



# Neighbourhood Planning in London

#neighbourhoodplanning

[www.neighbourhoodplanners.london](http://www.neighbourhoodplanners.london)





# Welcome

**Canon Giles Goddard,  
Vicar of St John's, Waterloo  
Trustee of South Bank & Waterloo  
Neighbours**





# Practicalities



**#neighbourhoodplanning**





# Agenda

**State of play**

**Context**

**NPSs**

**B**

**R**

**E**

**A**

**K**

**Government update**

**Design**

**Green Infrastructure**





# State of play

**Tony Burton**

**Convener,**

**NeighbourhoodPlanners.London**



# Our role



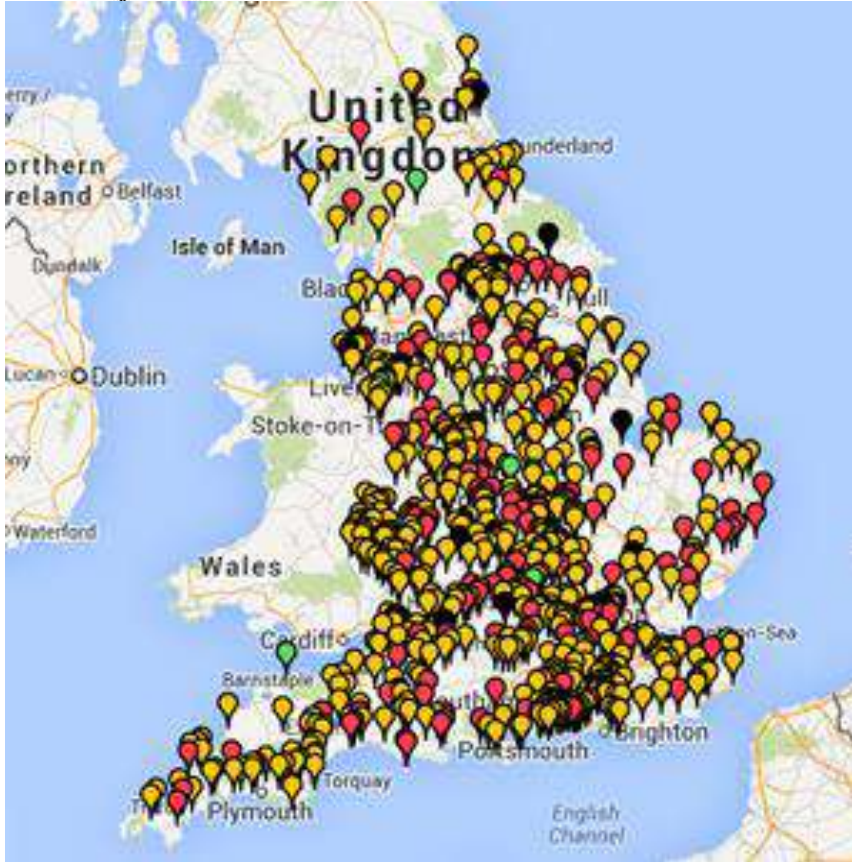
[www.neighbourhoodplanners.london](http://www.neighbourhoodplanners.london)  
[@NPlannersLondon](#)

1. **Online resources providing information and examples**
2. **A voice to Government and London-wide bodies (such as TfL and GLA)**
3. **Networking events where neighbourhood planners can meet, share and learn from each other**
4. **Simple website with details of London Neighbourhood Forums**





# The rise and rise.....



**>2800 communities**

**>75% local authorities**

**>14m people**

**>1350 referendums**

**< 5 unsuccessful**

**Average yes vote >80%**

**Average turnout matches local elections**

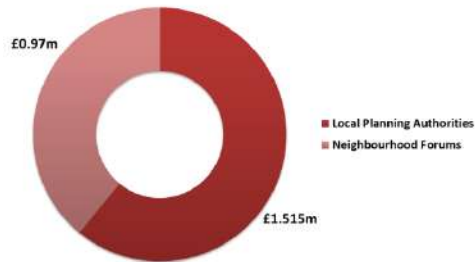
**4x more NPs than Local Plans**





# State of neighbourhood planning in London - 2022

Funding support from Government  
2013/14 - 2021/22



26

Number of made neighbourhood plans

+14

Change since 2019

67

Number of neighbourhood forums

-2

Change since 2019

23

Number of local planning authorities  
without a made neighbourhood plan

-3

Change since 2019

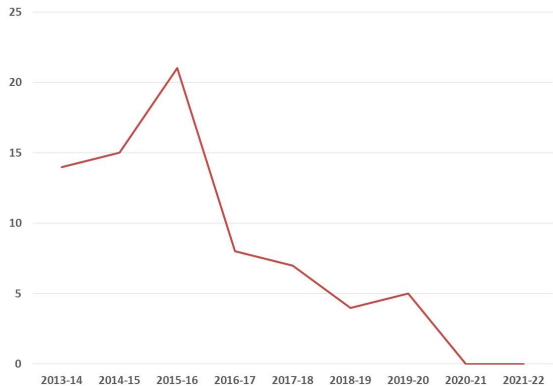
64<sup>months</sup>

Average duration from designation to  
referendum

+15

Change since 2019

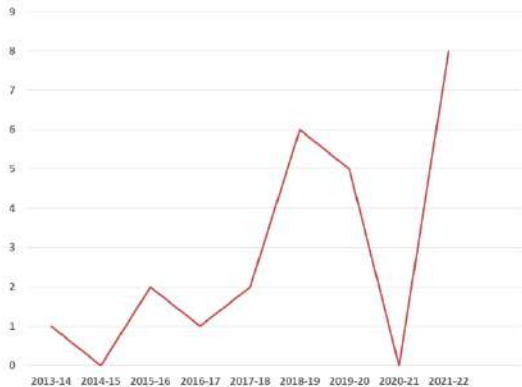
Number of Forums first designated



## Deserts



Neighbourhood plans completed







# Numbers

26

Number of made neighbourhood plans

+14

Change since 2019

*“Neighbourhood plans are now firmly established as part of the day to day decision making on new development across London”*

67

Number of neighbourhood forums

-2

Change since 2019

*“Volunteer neighbourhood planners continue to face significant challenges and there are worrying trends”*

**WATCH OUT FOR PIMLICO TOMORROW AND  
ROMAN ROAD BOW NEXT MONTH**





# Not renewed/blocked

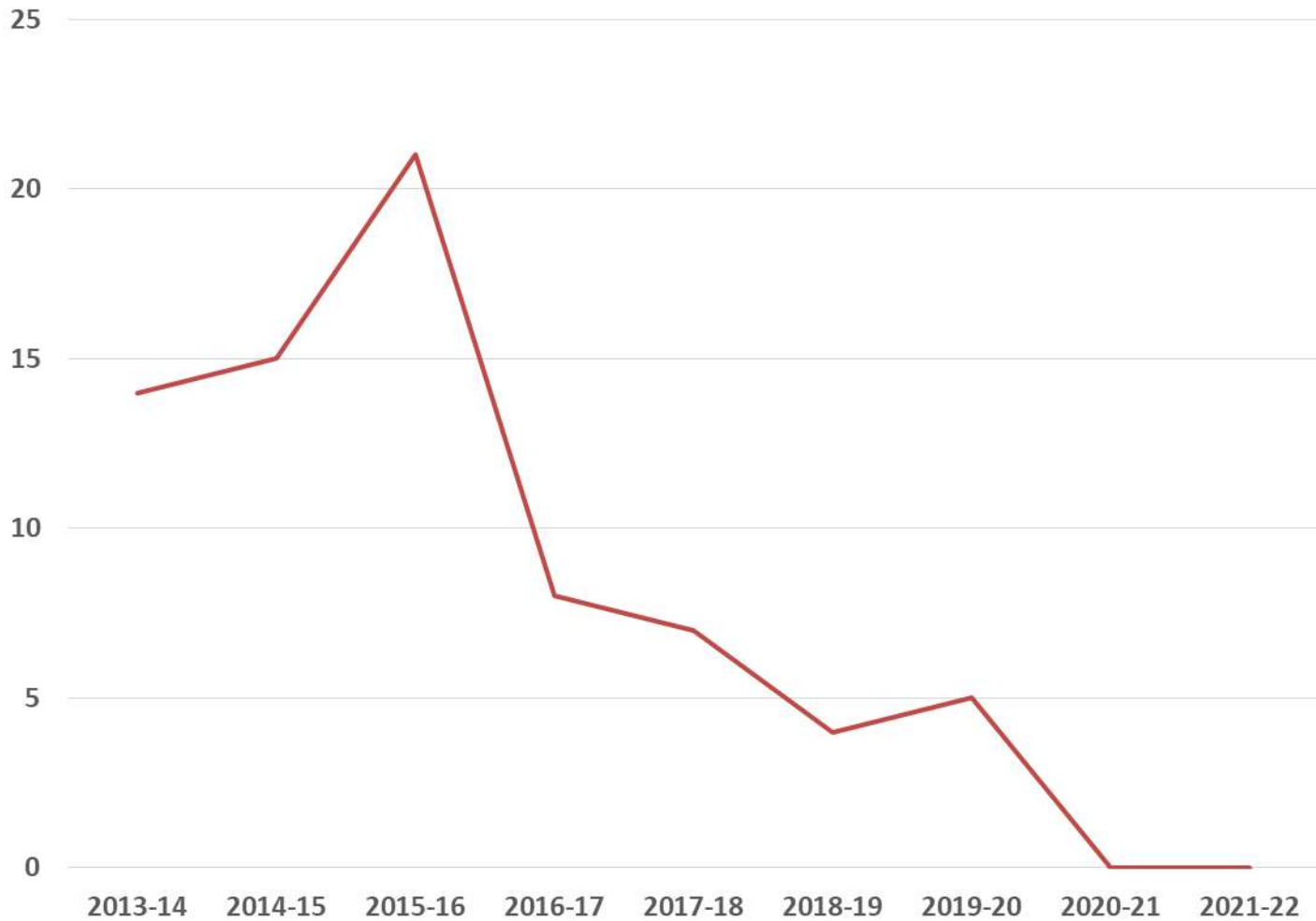
Mill Hill (Barnet)  
Hill View (Bexley)  
Church Row and Perrins  
Walk (Brent)  
Somers Town (Camden)  
West Ealing Centre (Ealing)  
Chatsworth Road (Hackney)  
Butts Farm (Hounslow)  
Corbett Estate (Lewisham)  
Bankside (Southwark)

Deptford (Lewisham)  
Elephant and Walworth  
(Southwark)  
East Shoreditch  
(Hackney/Tower Hamlets)  
Limehouse (Tower Hamlets)  
Tooting Bec and Broadway  
(Wandsworth)  
Churchill Gardens Estate  
(Westminster)





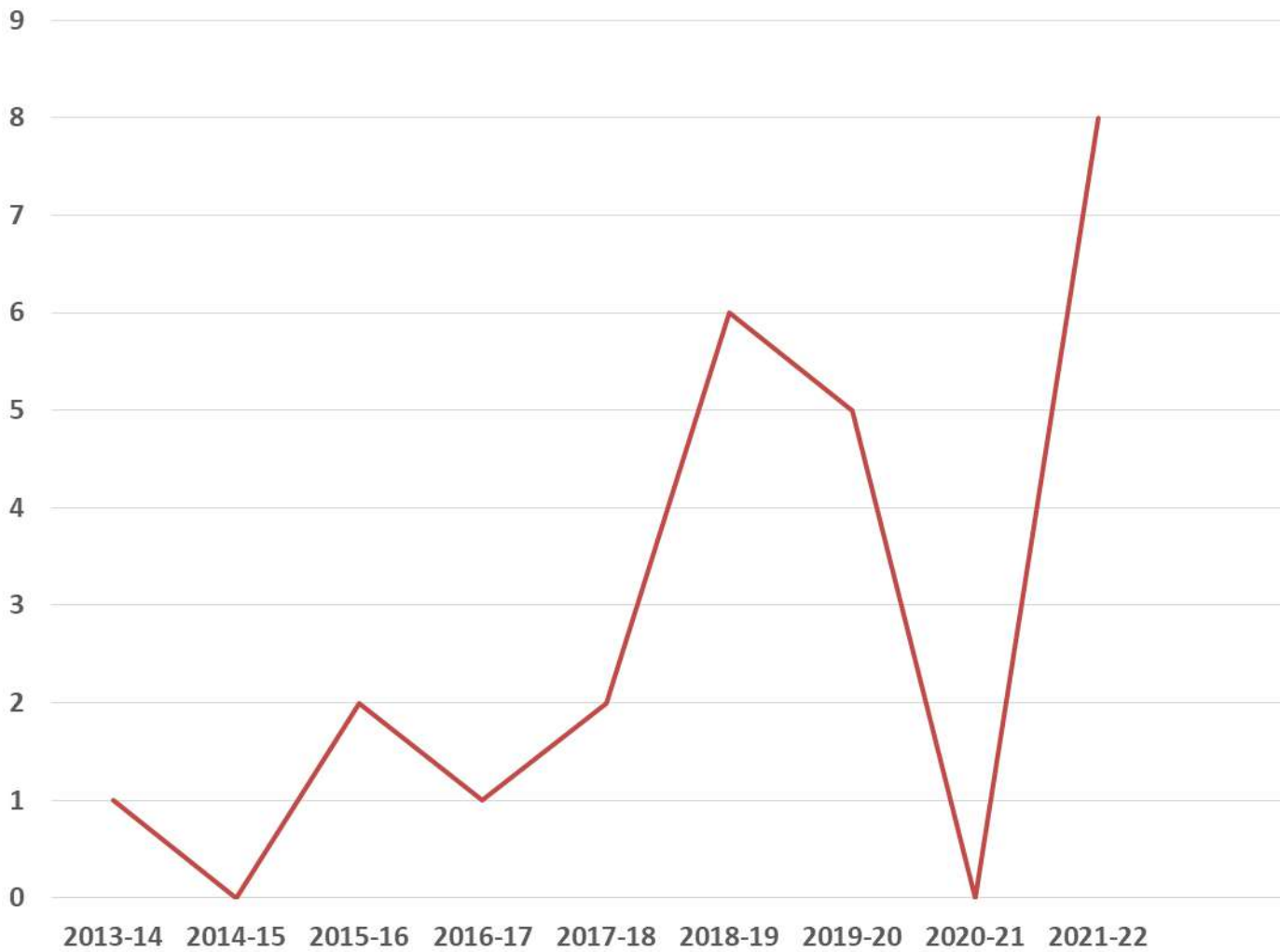
## Number of Forums first designated







# Neighbourhood plans completed







# Time taken

64<sub>months</sub>

Average duration from designation to  
referendum

+15

Change since  
2019

*“plans for Queens Park and Crofton Park & Honor Oak Park  
have both taken nearly eight years”*





# Gaps

23

**Number of local planning authorities  
without a made neighbourhood plan**

-3

**Change since  
2019**

**“We have also drawn attention to eleven orphan neighbourhood areas which have been designated without an accompanying neighbourhood forum to develop a plan.”**





# Deserts

**IN – Bexley (Hill View)**

**OUT – Redbridge (South  
Woodford)**

**BARKING &  
DAGENHAM**

**BEXLEY**

**BROMLEY**

**CITY OF  
LONDON**

**CROYDON**

**HARROW**

**HAVERING**

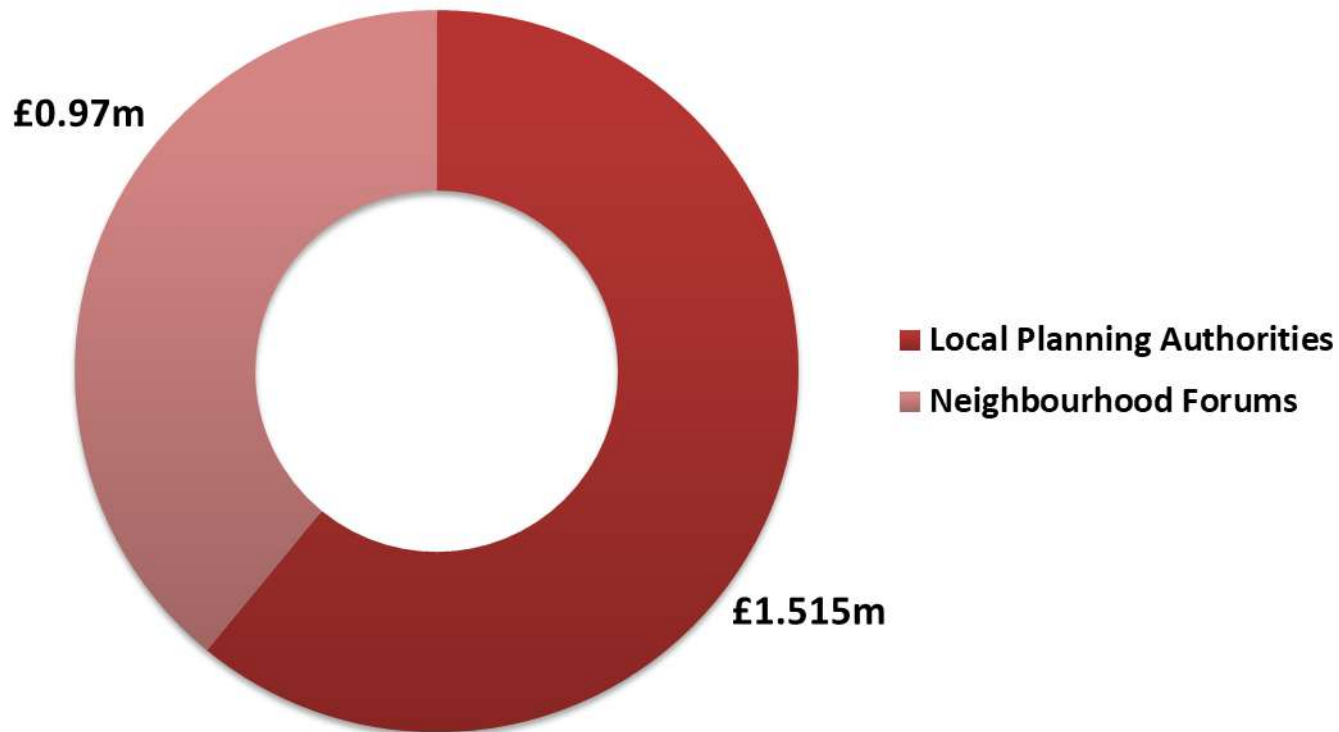
**MERTON**

**NEWHAM**





## Funding support from Government 2013/14 - 2021/22







# Priorities for action

- I. **Communities** – Continue to exercise your rights to neighbourhood plan and support the neighbourhood planning community in London
- II. **Boroughs** – Recognise and support the vital role of volunteer-led neighbourhood planning as part of London’s development plan framework and in planning decisions
- III. **Mayor** – Show strong leadership in supporting the strategic role of neighbourhood planning in securing “Good Growth” in the capital
- IV. **Government** - Refresh the neighbourhood planning support programme to strengthen and expand the advice and funding available, especially to neighbourhood forums
- V. **Government** – Give neighbourhood forums the same control over spending the local element of the Infrastructure Levy as town and parish councils
- VI. **Government** - Provide stronger legal safeguards for neighbourhood forums to progress through the different stages of plan preparation, including designation





# **Neighbourhood planning and community action**

**Tony Armstrong, Chief Executive,  
Locality**



# Neighbourhood planning and community action

Tony Armstrong



[locality.org.uk](https://locality.org.uk)







Our membership network has huge strength, reach and influence

Over  
**1,350**  
members



Supports around  
**307,000**  
people each week across the network



Supports approximately an additional  
**16,000**  
community groups annually



Employs over  
**6,400**  
people



Works with over  
**6,400**  
volunteers  
equivalent to over  
**108,500**  
hours each week



Owens  
**£555m**  
worth of land and  
building assets



Has a  
combined  
income of  
**£315m**



And a  
combined  
earned income of  
**£139m**



**locality**  
the power of community



# About Locality

Locality is the national membership network supporting local community organisations to be strong and successful. We believe in the power of community to transform lives and create a fairer society.

## Our vision:

A fair society where every community thrives

## Our mission:

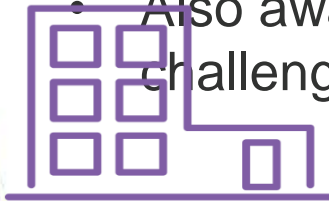
Supporting local community organisations to be strong and successful





# Locality and neighbourhood planning

- Neighbourhood planning helps unleash the power of community- supporting people to take the first steps in taking decisions that affect their local place
- Great case study of community action in practice
- Helping to address the housing crisis; protect and enhance green spaces; secure better designed development; genuinely meet local needs and tackle local issues
- Also aware of the limitations of NP powers and the challenges in different areas





# Community power: Decision making, local economy and public services

We know that true community power cannot be delivered through one piece of legislation, or any national programme or funding stream

Community power means a radical shift in WHERE and HOW we take decisions, and how we support local economies and public services

From localism to community power: a journey





# Locality and neighbourhood planning: support programme

We offer:

- Grant support of up to £18,000
- Technical support
- Advice service
- Toolkits and case studies
- Quarterly newsletter
- A champions network of volunteers supporting communities



Recognising the additional obstacles urban and deprived areas face, the programme has evolved to:

- Reinstate the designated neighbourhood forum and the group in a deprived area criteria to unlock Additional Grant and technical support
- Introduce a facilitation package specifically to provide more support to groups in urban and deprived areas



# Learning for groups- our insights from observing groups over the years

- Be aware of the support on offer- if you are stuck or stalled, we might be able to help
- Maximise the effectiveness of your grant pot
- Establish terms of reference with your LPA and ask them to set out what their duty to support will involve
- Maintain a good dialogue with the LPA and don't shut them out
- Your neighbourhood plan can be as long or short as it needs to be
- Don't spend time on general policies that don't add real value or repeat existing policy



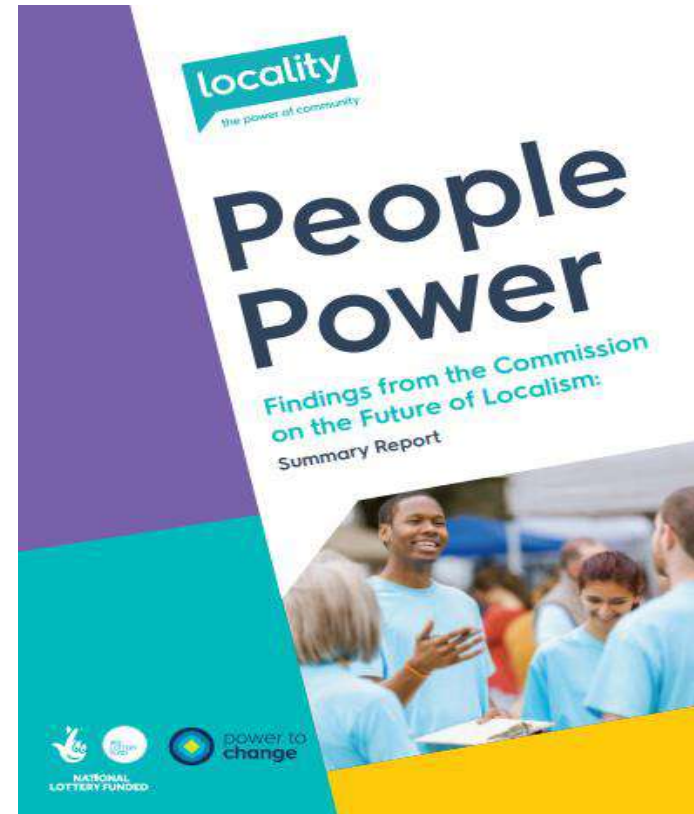
# People Power: Local decision making

We need a fundamentally different approach to power: power doesn't belong to decision makers to 'give away' it belongs in our communities. The task of our political system should be to support and harness the power of community.





# The Localism Commission

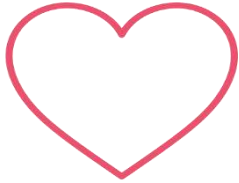




# Why localism?



**Policy making around place=**  
better social, economic and  
environmental outcomes



**Involvement in local action =**  
improved health and wellbeing



**Connections and belonging**  
= better civic engagement and  
improved community  
cohesion



# Sources of community power





# What blocks community power?

---

Narrow  
participation

Lack of  
resource  
control

Lack of data  
and  
information

Accountability  
deficit

Lack of trust  
and risk  
aversion

Top down  
decision  
making



# Strengthening community power: four domains



**1. Institutions:** healthy local governance makes power 'stick' to neighbourhoods



**2. Powers and resources for communities**



**3. Relationships:** local governments needs to trust and embrace community expertise



**4. Capacity in communities**



# Our recommendations



Central government to create a stronger framework for local decision making by strengthening the Localism Act



Localism must be at the heart of the devolution agenda



A new **power partnership** between local government and local people to unlock the potential of localism.

locality

the power of community



# The campaign for community power

People should have the **power to shape their places** and communities should have the rights and tools they need to come together and **take control of their own futures**.

We believe in a community-powered UK, where people across the country find connection, purpose and pride in local action. Where **decisions are made at the most local level possible**, and people's understanding of and passion for their areas is embraced and put to good use.

Where community organisations and groups are **trusted** and supported to get on with the work of improving their places, and **public institutions work in genuine partnership** with communities.

WE'RE  
RIGHT  
HERE.





# The Campaign for Community Power

We are campaigning for a **Community Power Act** to give communities more control over the spaces, services and spending decisions which shape their places and futures.

We see this as the first step towards bringing about the fundamental change we need, and unlocking the power and potential contained within each and every one of our neighbourhoods.

Neighbourhood planning an important source of ideas for the campaign-  
35 particularly the Neighbourhood Forum





# Looking forward: future of neighbourhood planning

- We think neighbourhood planning is here to stay
- LURB reinforces that view
- We will continue to champion neighbourhood planning as part of the wider planning system- key to democratic accountability at a community level
- Continue to identify other improvements and innovations to support policy development and good practice
- For us, this is part of the journey that started with the Localism Act and needs to now encompass a wider community power agenda





**Thank you**

**Questions?**





# **Neighbourhood Priorities Statements**

**Professor Gavin Parker, Reading University**

**Eileen Conn, Peckham Vision**

**Alex Nicoll, Hampstead Neighbourhood Forum**

**Marc Acton Filion, LB Tower Hamlets**





# Neighbourhood Priorities Statement

Any qualifying body may make a statement, to be known as a “neighbourhood priorities statement”, which summarises what the body considers to be the principal needs and prevailing views, of the community in the neighbourhood area in relation to which the body is authorised, in respect of local matters.

“Local matters” are such matters as the Secretary of State may prescribe, relating to—

- (a) development, or the management or use of land, in or affecting the neighbourhood area,
- (b) housing in the neighbourhood area,
- (c) the natural environment in the neighbourhood area,
- (d) the economy in the neighbourhood area,
- (e) public spaces in the neighbourhood area,
- (f) the infrastructure, facilities or services available in the neighbourhood area, or
- (g) other features of the neighbourhood area.





# NEIGHBOURHOOD PRIORITY STATEMENTS

**Prof Gavin Parker**  
**University of  
Reading**



**University of  
Reading**



# Levelling up and neighbourhoods

- LU White Paper - February 2022
- Neighbourhoods mentioned 55 times

***‘local agencies and planning authorities will need to be better at listening to communities and engaging with civil society to identify priorities, assets, and the policies and other actions needed to strengthen ‘community infrastructure’ (Parker, Sturzaker and Wargent, 2022: p100)***



# Neighbourhood Priority Statements

- Levelling Up White Paper - on NPS:

***As well as giving neighbourhood plans greater weight in planning decisions, the Bill will increase the accessibility of neighbourhood planning by allowing parish councils and neighbourhood forums to produce a simpler ‘neighbourhood priorities statement’ which the local authority will be obliged to take into account when preparing its local plan.***



# Issues - NPS

1. Basis, Function and process
2. Scope and audience
3. Accountability / Legitimacy
4. Timing
5. Linkage to NDPs
6. Transparency of action / response





# Neighbourhood Priority Statements

## 1. Basis, Function and Process

What will they actually do?

How will they be produced?

Format?



# Neighbourhood Priority Statements

## 2. Scope and audience

What to cover and who will respond?



# Neighbourhood Priority Statements

## 3. Accountability / Legitimacy

What 'tests'?



# Neighbourhood Priority Statements

## 4. Timing

e.g. in relation to the local plan cycle – when will NPSs fit / be useful?



# Neighbourhood Priority Statements

## 5. Linkage to NDPs

- Free from NDP / or basis in NDP? Or...?
- How to build on NPS activity and mobilise to progress a NDP?



# Neighbourhood Priority Statements

## 6. Transparency of action / response

How will neighbourhoods know they have been listened to?



# **Neighbourhood Priority Statements – do they have a role? The Peckham experience**

Eileen Conn  
Peckham Vision  
Neighbourhood Planning in London  
Conference at St John's, Waterloo  
21<sup>st</sup> September 2022

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# **Peckham planning context**



# Peckham Vision

- Action group on planning in town centre
  - Led by residents
  - With local businesses
- Group emerged from campaign against tram depot plans in 2005-2009
- Continued on other town centre issues – planning & non-planning



# Planning context

- Council Development Plans
  - 2004-2021 consultations, EiPs and adoptions
  - Two Borough Development Plans
  - Peckham Area Action Plan (PNAAP)
- Town Centre Planning applications
  - 2015-2017 tsunami following PNAAP
- Assets of Community Value (ACV)
  - 2013 - Peckham Liberal Club Georgian Villa
  - 2017 - Peckham Multi Storey car park
- Heritage
  - Peckham THI (Townscape Heritage Initiative)
  - Local List & Conservation Area
- Statement of Community Involvement (SCI)
- London Plan EiP x 2



# **Community Planning main actions from 2004**

- major development sites around station:
  - campaigns saving self-regenerating economy from demolition:
- Townscape Heritage Initiative (THI):
  - Successful community proposal - £2.3m
- Community engagement
  - 13,000+ locals connected digitally
  - Much community discussion
  - Significant responses to consultations
- Plus non-planning town centre matters



# Some achievements

- Prevented major demolitions
- Historic buildings re-used
- Leveraged restoration 10 historic buildings
- Peckham Rye Station stage 2 Listing, and town centre Conservation Area
- Saved self-regenerating local economy
- Time Out two annual **global** surveys: town centre is 11<sup>th</sup> coolest neighbourhood in the world, and 1<sup>st</sup> in UK.



# **Role of Neighbourhood Priority Statements?**



# Why no Neighbourhood Forum?

- Could not commit to Neighbourhood Plan
- No capacity to set up a parallel local group
- Since 2012 fully occupied on:
  - 2008-2013 Council's Peckham AAP
  - 2013-2017 station & multi-storey campaigns
  - 2015-2021 New Southwark Plan



# Why Neighbourhood Forum?

- Gives visibility to community planning work
- Strengthens links between local groups
- Brings in informal community groups
- Council ignores our work
- **Local structure Council can recognise**
- **Source for funding = essential for its development and operation**



# Why Neighbourhood Priority Statements?

- Local people can relate to the issues
  - direct community concerns & street experience
- Technocratic planning & other aspects are parts of solutions not starting points.
- Incentive to create Neighbourhood Forum, as long as funding for its creation provided
- With experience Neighbourhood Plans would emerge where appropriate



## How do they fit with -

- Community Improvement Districts (CIDs)?
- Town Teams?
- Business Improvement Districts (BIDs)?

-----

- Community Improvement Districts (CIDs)
  - A discussion Paper

<https://www.powertochange.org.uk/research/community-improvement-districts-discussion-paper>



# Peckham Vision links

Peckham Vision shop at Holdron's Arcade

135a Rye Lane, SE15

Window display lights on 2-8pm every day

<http://www.peckhamvision.org>



*frequently updated news:*

[facebook.com/PeckhamVision](https://www.facebook.com/PeckhamVision)

[twitter.com/PeckhamVision](https://twitter.com/PeckhamVision)

*occasional email newsletter:*

[info@peckhamvision.org](mailto:info@peckhamvision.org)





# **Neighbourhood Priorities Statements**

**Alex Nicoll**

**Hampstead Neighbourhood Forum**





# Neighbourhood Planning Pilot

**Marc Acton Fillion**

**London Borough of Tower Hamlets**



# Neighbourhood Planning Pilot

LB Tower Hamlets Experience





# Neighbourhood Planning in Tower Hamlets



## Neighbourhood Forums:

- Spitalfields
  - No definitive referendum result
  - Neighbourhood Plan going to Council for adoption decision
- Isle of Dogs
  - Adopted Neighbourhood Plan in force
- Roman Road Bow
  - Neighbourhood Plan proceeding to referendum in October
- Poplar
  - In early stages of drafting policies





# Neighbourhood Planning Pilot



- Call for submissions in April 2021
- Originally stated purpose
  - To test a simpler approach to neighbourhood planning
  - Address the lack of resourced within neighbourhood forums
  - Reduce the perceived complexity
  - Overcome barriers to neighbourhood planning
  - Setting placemaking and spending priorities
  - Test innovative approaches
  - Develop creative approaches to engagement





# Neighbourhood Planning Pilot



- What we proposed
  - The development of a Design Vision
  - Procurement of an engagement consultant to develop innovative engagement methods with neighbourhood forums
  - Focus on groups and demographics that don't normally engage
  - Based on National Model Design Code – the Design Vision would form the first stage of a more detailed design code
  - Would have planning weight as a vision document, could lead to a more detailed Design Code and would form part of the evidence for the Local Plan





# Neighbourhood Planning Pilot



- Successful boroughs announced January/February 2022
- Government's approach
  - Focus on Neighbourhood Priority Statements
  - Favouring a one-size-fits-all outcome document
  - Not necessarily design focused – but support us keeping that focus
  - Testing the Priority Statement process with the intention to introduce it via legislation
  - Would have weight in planning decisions once legislation is adopted





# Neighbourhood Planning Pilot



- Officers' Thoughts
  - The Government's new approach may be too proscriptive – our original intention was to support an output tailored to the needs and resources of the forum
  - The Government's original intention was the support an expansion of neighbourhood planning in underserved urban and more deprived areas – it's unclear how the priority statement supports this
  - In the absence of the final legislation it is unclear how the priority statements will fit within the planning process, how much weight they will have or what the adoption process will look like for local authorities
  - It is also unclear what they intend the pilot funds to be used for





# Neighbourhood Planning Pilot



- Where are we now?
  - Proceeding slowly
    - Forums have other priorities
    - Waiting to see what happens with adoption of two plans
    - Hard for forums to find the resources







# DISCUSSION





# **BREAK**

**Network**

**Refreshments**

**Donations**

**Other Forum's documents**





# **Neighbourhood Planning – Government Update**

**Rob Griffith, Department for Levelling-up,  
Housing and Communities**





Department for Levelling Up,  
Housing & Communities

# Neighbourhood Planning in London Conference

21 September 2022

Rob Griffith





## **Who we are and what we do**

- We advise Ministers on neighbourhood planning policy and support the government in implementing any reforms they decide to take forward
- We engage with the sector to help us do our work - we are always interested in hearing about your experiences and your ideas





## **Strong progress continues to be made across the country**

- Over 2,850 neighbourhood planning groups have started the process since 2012 and over 1,350 plans are now in place\*.
- Some parts have very high concentrations of neighbourhood planning activity

\*as at 31 March 2022.





## **There are issues we need to address to strengthen neighbourhood planning and make it more accessible**

- Uptake in urban and more deprived areas, and parts of the north, is low
- Not all areas have the capacity to prepare a full neighbourhood plan
- Communities often have broader priorities that go beyond planning and development





## **The Levelling Up and Regeneration Bill will help us extend the reach of neighbourhood planning**

- Neighbourhood plans will remain a key part of the planning system
- Introduction of Neighbourhood Priorities Statements
  - A simpler and easier form of neighbourhood planning
  - Provides a formal input to the local plan
  - Potential to act as a launchpad for preparing a design code, neighbourhood plan or other community initiatives





## **We're thinking about the details to ensure communities can take full advantage of the changes**

- Testing ideas through pilots – there are options for how we implement Neighbourhood Priorities Statements
- Developing secondary legislation and guidance
- Considering how we transition to the new system
- Exploring what support arrangements may be needed





**In the meantime, groups are encouraged to press ahead with their neighbourhood plans and take advantage of the support available**

- The existing legislative and policy framework continues to apply
- The Government's Neighbourhood Planning Support Programme is open to applications for grants and technical support





## Feedback and questions

- Interested to hear your views and ideas, including on support arrangements
- You can also contact us at *[neighbourhoodplans@levellingup.gov.uk](mailto:neighbourhoodplans@levellingup.gov.uk)*





# **Being a Design Code Pathfinder**

**Angela Koch, Convener, Neighbourhood  
Planners.London**

***with***

**Hugh White, Finsbury Park & Stroud Green  
Neighbourhood Forum**

**Pearl Arbenser-Simmonds & Justin Brown,  
South Woodford Neighbourhood Forum**



# The role of Design Codes |

## Early lessons

### Introduction

Angela Koch

ImaginePlaces | Co-Convenor Neighbourhood Planners London

### Being a Design Code Pathfinder

Hugh White, Finsbury Park & Stroud Green Neighbourhood Forum

Pearl Arbenser-Simmonds & Justin Brown, South Woodford Neighbourhood Forum



“Paragraph 132 of the National Planning Policy Framework states that development that is not well designed should be refused permission, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design codes and guides.”



## Design Codes in a Neighbourhood Plan

“Delivering new places compliant with co-produced design codes which are carried by a positive user ballot/ referendum, focused on key areas of change has the ability to **build back trust into a plan-led system** aimed at supporting a broad range of social, environmental and economic outcomes, balancing public benefit with private interest and **supporting new places and buildings people (and planet) are fond of.**”



# What is a Design Code?

**“A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.”**





*Design Codes & Regulating Plans are around for centuries & in all kinds of planning /development control systems.*

## TOP LESSON |

**THE most important success factor is that one delivers on the spirit and the detail of the codes.**



# National Model Design Code

## Part 1 The Coding Process



Ministry of Housing,  
Communities &  
Local Government





# National Model Design Code 2021

## Coding Process

21. The process of preparing a local design code is based on the following seven steps:

### 1. Analysis

**1A - Scoping:** Agreeing on the geographical area to be covered by the code and the policy areas that it will address.

**1B - Baseline:** Bringing together the analysis that will underpin the code and inform its contents.

### 2. Vision

**2A - Design Vision:** Dividing the area covered by the code into a set of typical 'area types' and deciding on a vision for each of these area types.

**2B - Coding Plan:** Preparing a plan that maps out each of the area types and also identifies large development sites from allocations in the local plan.

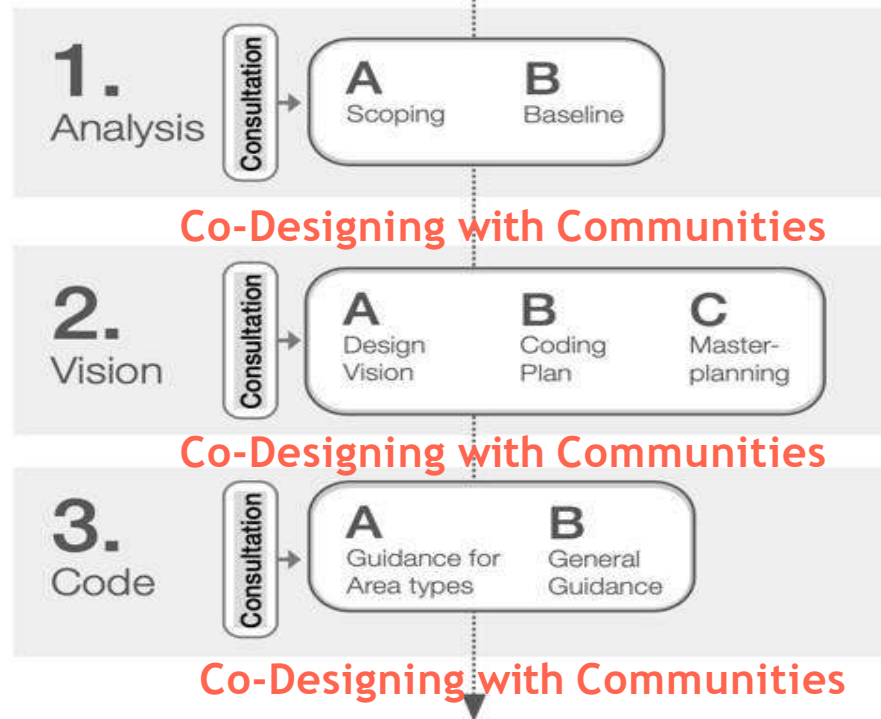
**2C - Masterplanning:** On larger sites working with land owners and developers to agree a masterplan for each of the development sites establishing the key parameters and area types.

### 3. Code

**3A - Guidance for Area Types:** Developing guidance for each area type by adjusting a set of design parameters.

**3B - Code Wide Guidance:** Agree on a set of policies that will apply equally across all area types.

Figure 1. Design Code Process



Part of the Neighbourhood Plan / Policy



... Their content should also be informed by the 10 characteristics of good places set out in the National Design Guide, and the National Model Design Code.

....

Design codes can be applied to all development types including residential, commercial, mixed use, open space, landscape or public realm requirements. They can be adopted as a supplementary planning document, or appended to a Neighbourhood Plan, Community Right to Build Order or Neighbourhood Development order.



# National Model Design Code 2021

## DESIGN CODES | LONG LIST

If the design code covers...		URBAN EXT'L	INFILL SITE	SMALL SITES
<b>Context</b>				
C.1.i	Character Types	*	*	*
C.1.ii	Site Context	*	*	*
C.1.iii	Site Assessment	*	*	*
C.2.i	Historic Assessment	*	*	*
C.2.ii	Heritage Assets	*	*	*
<b>Movement</b>				
M.1.i	Street Network	*	*	*
M.1.ii	Public Transport	*	*	*
M.1.iii	Street Hierarchy	*	*	*
M.2.i	Walking + Cycling	*	*	*
M.2.ii	Junction + Crossings	*	*	*
M.2.iii	Inclusive Streets	*	*	*
M.3.i	Car Parking	*	*	*
M.3.ii	Cycle Parking	*	*	*
M.3.iii	Services + Utilities	*	*	*
<b>Nature</b>				
N.1.i	Network of Spaces	*	*	*
N.1.ii	OS Provision	*	*	*
N.1.iii	Design	*	*	*
N.2.i	Working with Water	*	*	*
N.2.ii	STUNIS	*	*	*
N.2.iii	Flood Risk	*	*	*
N.3.i	Net Gain	*	*	*
N.3.ii	Biodiversity	*	*	*
N.3.iii	Street Trees	*	*	*

If the design code covers...		URBAN EXT'L	INFILL SITE	SMALL SITES
<b>Built Form</b>				
B.1.i	Density	*	*	*
B.1.ii	Whether Buildings Con	*	*	*
B.1.iii	Types and Forms	*	*	*
B.2.i	Blocks	*	*	*
B.2.ii	Building Line	*	*	*
B.2.iii	Height	*	*	*
<b>Identity</b>				
I.1.i	Local Character	*	*	*
I.1.ii	Legibility	*	*	*
I.1.iii	Masterplanning	*	*	*
I.2.i	Design of buildings	*	*	*
<b>Public Space</b>				
P.1.i	Primary	*	*	*
P.1.ii	Local+Secondary	*	*	*
P.1.iii	Tertiary	*	*	*
P.2.i	Meeting Places	*	*	*
P.2.ii	Multi-functional	*	*	*
P.2.iii	Home Zones	*	*	*
P.3.i	Secured by Design	*	*	*
P.3.ii	Counter Terrorism	*	*	*
<b>Uses</b>				
U.1.i	Efficient Land Use	+	+	+
U.1.ii	Mix	*	*	+
U.1.iii	Active Frontage	*	*	*
U.2.i	Housing for All	+	+	+

If the design code covers...		URBAN EXT'L	INFILL SITE	SMALL SITES
U.2.ii	Type	+	+	+
U.3.i	Schools	*	+	+
U.3.ii	Community Facilities	*	+	+
U.3.iii	Local Services	*	+	+
<b>Homes and Buildings</b>				
H.1.i	Space Standards	+	+	+
H.1.ii	Accessibility	+	+	+
H.2.i	Light, Aspect, Priv.	+	+	+
H.2.ii	Security	+	+	+
H.2.iii	Gardens+Balconies	+	+	+
<b>Resources</b>				
R.1.i	Energy Hierarchy	+	+	+
R.1.ii	Energy Efficiency	+	+	+
R.1.iii	Neighborhood Energy	+	+	+
R.2.i	Embedded Energy	+	+	+
R.2.ii	Construction	+	+	+
R.2.iii	MMC	+	+	+
R.2.iv	Water	+	+	+
<b>Lifespan</b>				
L.1.i	Management Plan	+	+	+
L.1.ii	Participation	+	+	+
L.1.iii	Community	+	+	+

\* Issues that you would expect to be covered in a code

⊕ Issues that may be covered elsewhere and so not included in the code

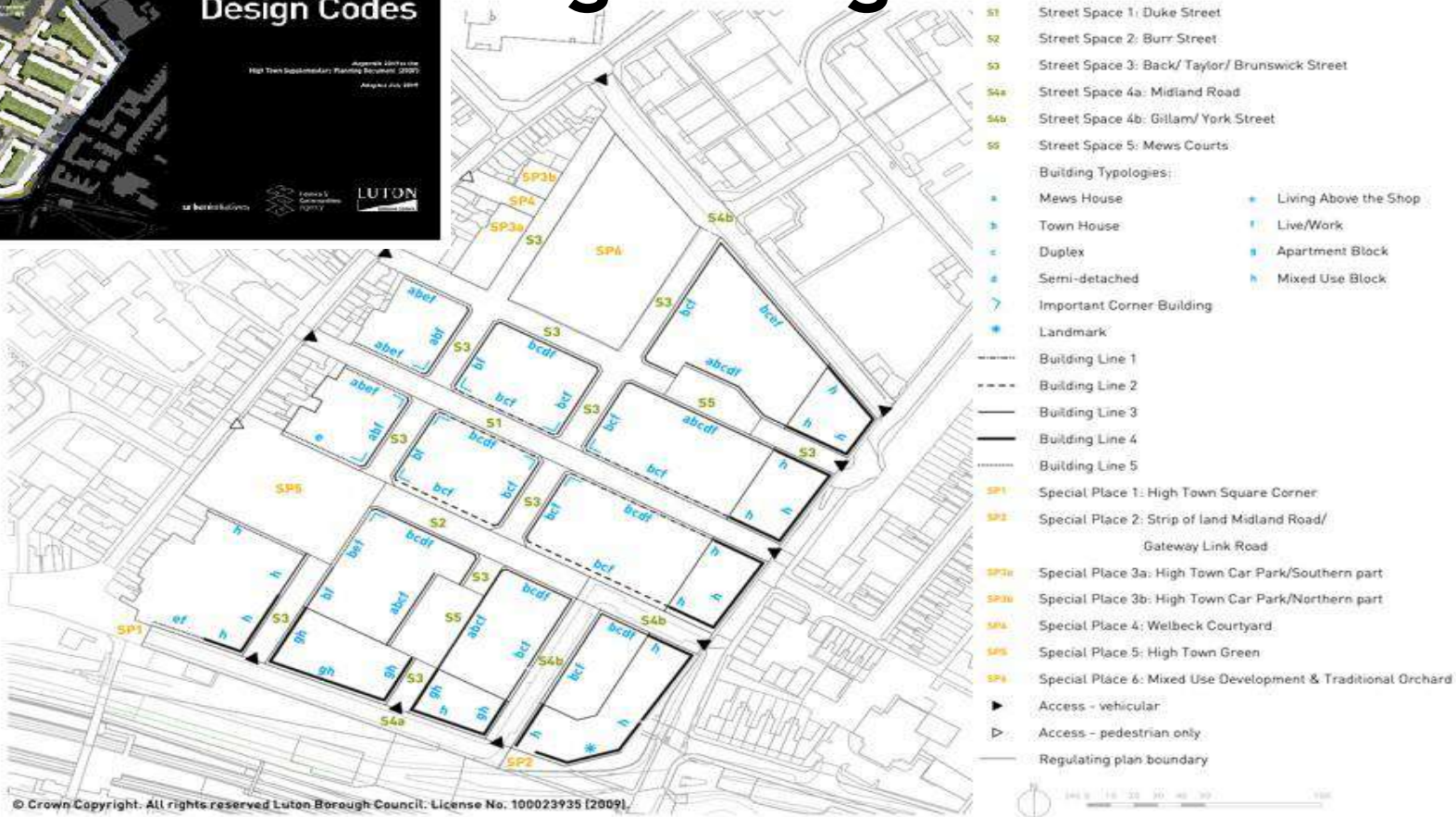


## High Town East Village Design Codes

Appendix 1 (links to the  
High Town Supplementary Planning Document (SPD))  
Adopted July 2009



# Regulating Plan





# S2 Shared Spaces

## Street Space 2: Burr Street

Burr Street (marked as S2 on Regulating Plan) will be a tree-lined residential street, forming an important pedestrian connection between High Town Road and the adjacent Hart Hill residential area. It is a space to move through and stay in. Generous width and large front gardens with fruit trees will give this space its special character.

The medium/large trees proposed for the streetscape and the perpendicular parking arrangement are used to discourage through-traffic.

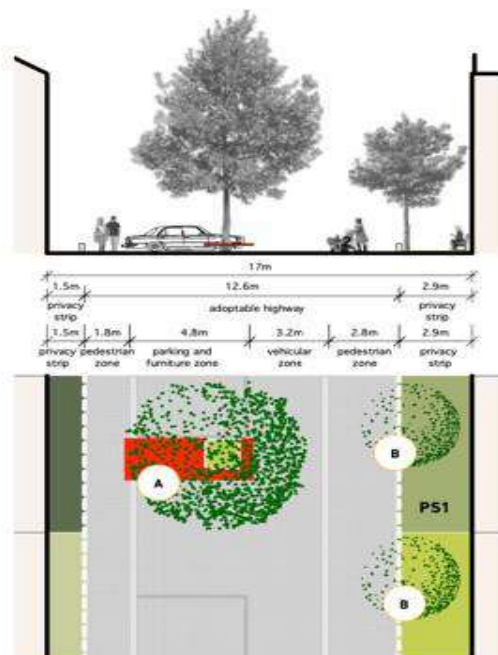
The standard surface material palette is used, the drainage channel being a strong design feature.

Street lighting units will be aligned with the street drainage, together with other street furniture. On-street individual and lockable cycle storage shall be provided intersecting the parking zone.

### The Applicant shall:

Comply with the Area-wide Design Codes, in addition:

- Provide on-street 'personal and lockable bicycle storage'.
- Plant one fruit bearing tree in each of the generous south-west facing front gardens.



Privacy strip can provide positive contribution to ambience, seasonality and biodiversity



Lockable Cycle Storage



Parking in a generous shared space



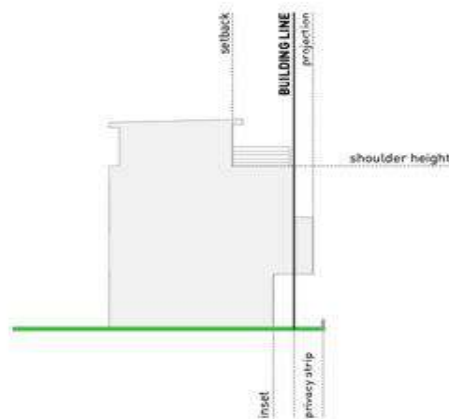
# Buildings B3

## Building Lines (BL1,BL2,BL3,BL4,BL5)

The permitted dimensions of projections, setbacks and insets are specific for each building line as referred to in the Regulating Plan.

The fine grain development along the streets should also allow for small variations in building shoulder height. This will allow for visual interest and a mixture of internal sizes and ceiling heights.

Any new proposals for properties currently recommended for retention will take into account the existing context, especially in proximity to the Conservation Area, and reduce any negative impacts that may arise from the immediate change in scale. Sudden changes in height can create difficulties in overshadowing and be visibly jarring.



Setback, building line, projections, shoulder height, inset and privacy strip explained

### The Applicant shall:

Comply with the requirements set out in the Regulating Plan and the Area wide Design Codes.

The buildings shall create a strong frontage towards the streets, with the majority of the building frontage (>80%) on the building line.

**Building line 1**  
Setback storey allowed: yes, up to 3m  
Insets: 0m 0.75m  
Projections: 0m 1.5m

**Building line 2**  
Setback storey allowed: yes, up to 3m  
Insets: 0m 1.5m  
Projections: 0m 1.5m

**Building line 3**  
Setback storey allowed: yes, up to 3m  
Insets: 0m 1.5m  
Projections: 0m 1.0m

**Building line 4**  
Setback storey allowed: yes, up to 3m  
Insets: 0m 1.5m  
Projections: 0m 1.25m

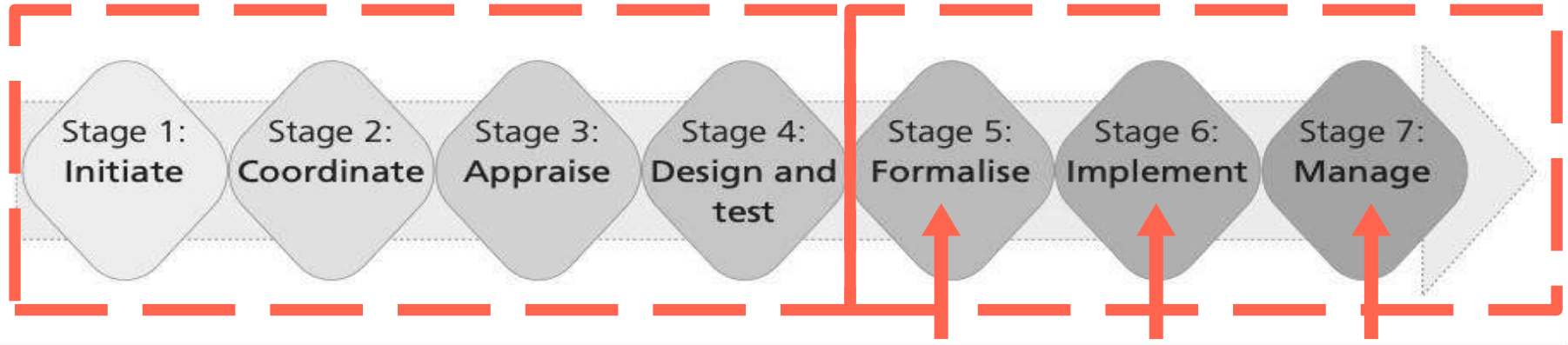
**Building line 5**  
Building frontage: 100% of the building line.  
Setback storey allowed: No  
Insets: No  
Projections: 0 0.75m



Projections and insets can provide a variety of amenity spaces



## An 'optimum' design code process



*“Note: Design codes do not guarantee exceptional design... that requires exceptional designers and exceptional craftsmen and builders”*





*Design Codes & Regulating Plans are around for centuries & in all kinds of planning /development control systems.*

## TOP LESSON |

**THE most important success factor is that one delivers on the spirit and the detail of the codes.**



# There is a tension | Risks of code failure ...

Design Code requirements, standards and performance based policy in New London Plan, TfL, Network Rail, NHS, GLA's funding requirements and other good LA wide Design Policies/Codes/ SPDs.



1. Permitted Development Rights
2. Regulatory separation of 'Streets and Transport' from land-use planning
3. Local Validation List Requirements too flimsy
7. Uncertainty about Outline Planning applications and how they sit with code requirements
4. Lack of ambitious enough performance standards in Building Regulations
5. Under-resourced/skilled/empowered Planning Policy/Control/Enforcement Departments
6. Significant value engineering pressures after planning permission is granted
7. Examiners 'uncomfortable' with Design Code 'musts'



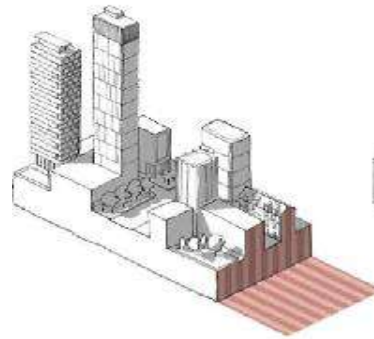
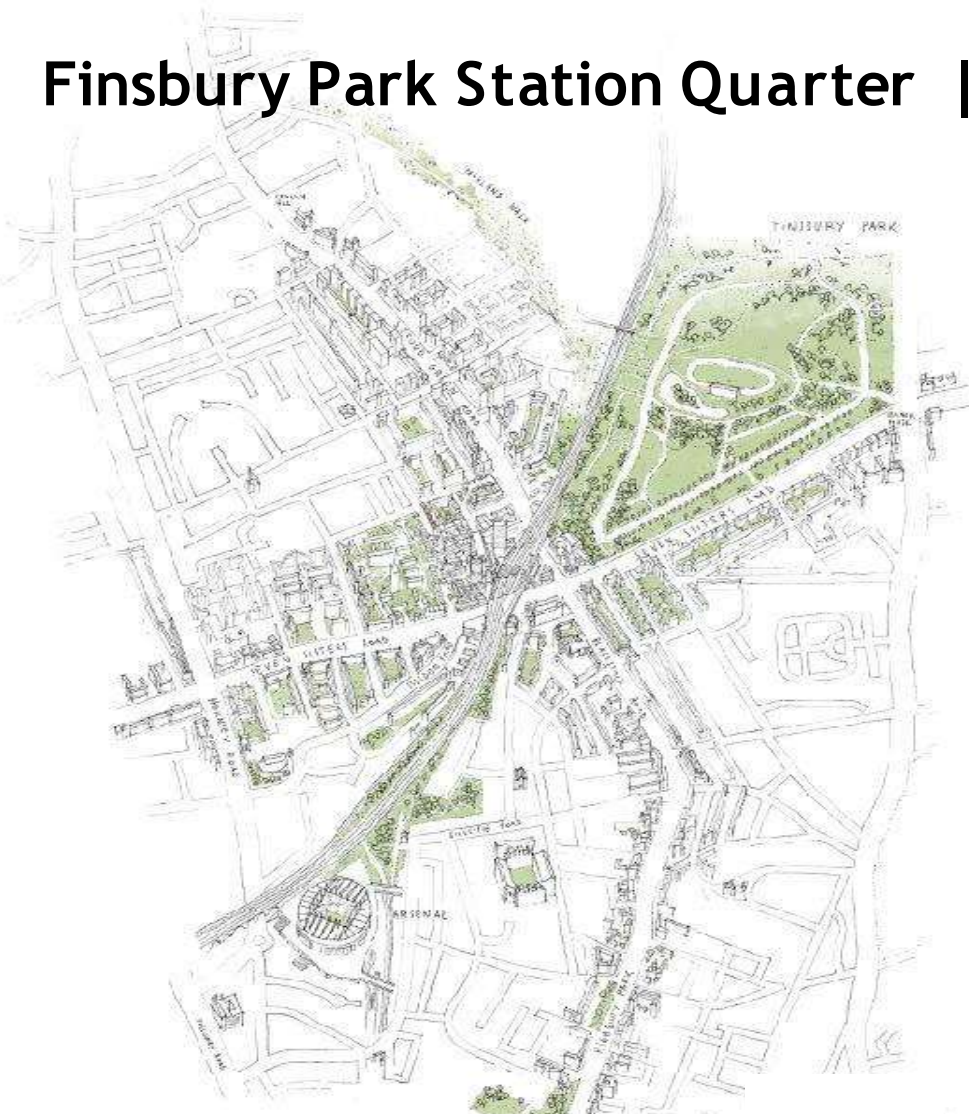
# Why **well supported** Neighbourhood Forums are a good co-producers of Design Codes...

1. Co-designed codes with hook into more agile N Plans
  2. **Focus on areas** of significant change /of public interest
  3. Opportunity to set **higher performance benchmarks** (resource efficient)
  4. Codes/requirements for better **pre-application engagement**
- 

5. Primacy of NPlan embedded codes | other/older policy /SPDs
6. Need for design code / NPlan compliance checklist integrated into Local Validations List (Outline/ Detailed/Conditions)
7. Code area should have an Article 4 / Only 'Full Application route' available
8. Using Planning conditions & Section 106 to further secure compliant delivery of codes
9. Design Review Panels to support the securing adopted codes
10. Need for more standardised 'Regulating Plans'

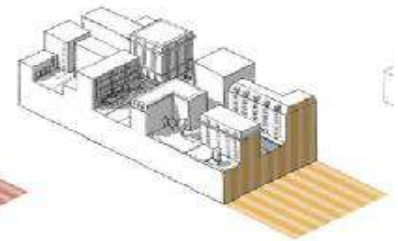


# Finsbury Park Station Quarter | Design Code



## High rise city

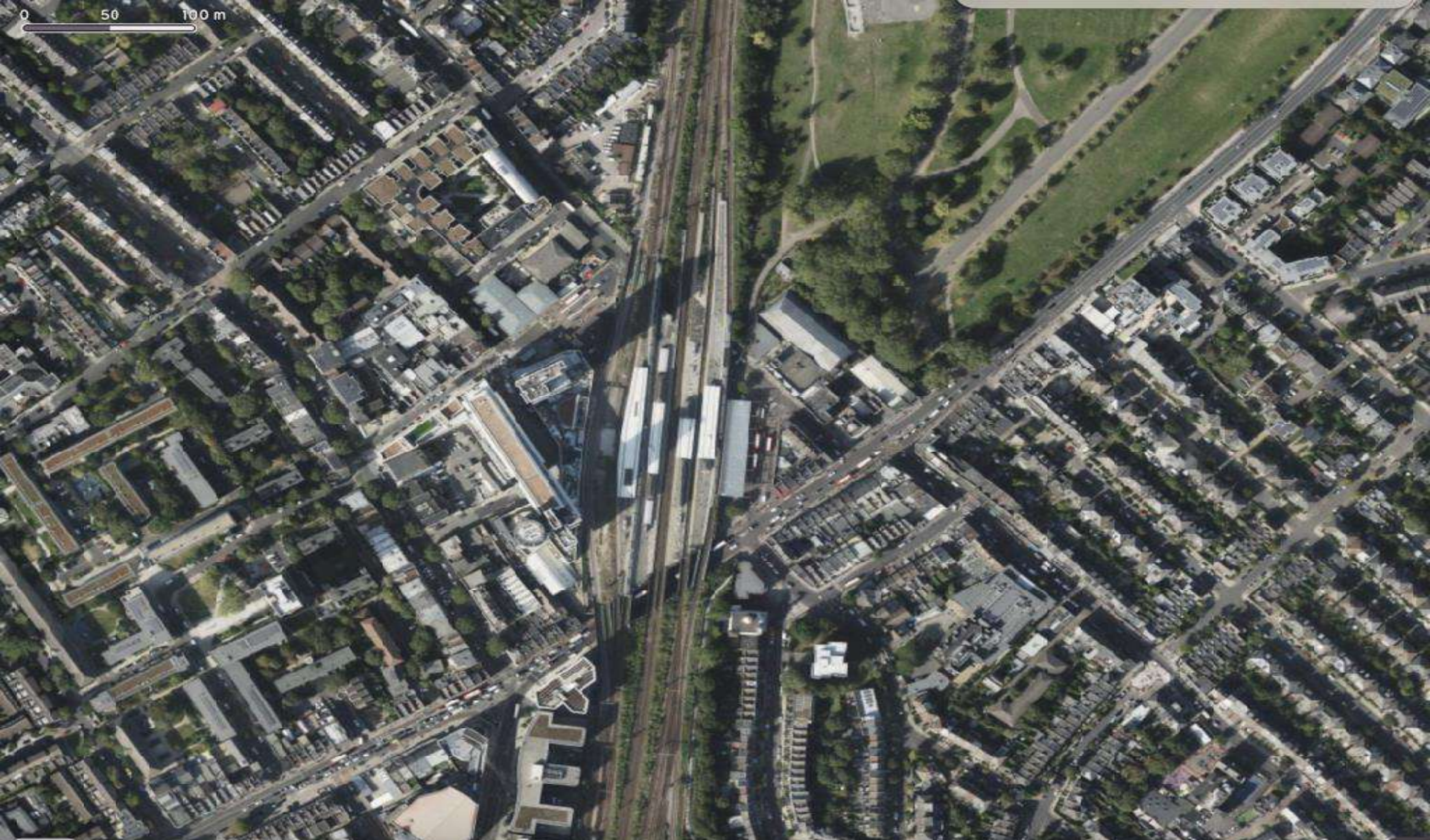
This could apply to parts of large city centres where there would be limited restrictions on height.



## Town/City centre

A typical dense city typology with over 120 dwellings per hectare (dph) and a strong mix of uses.

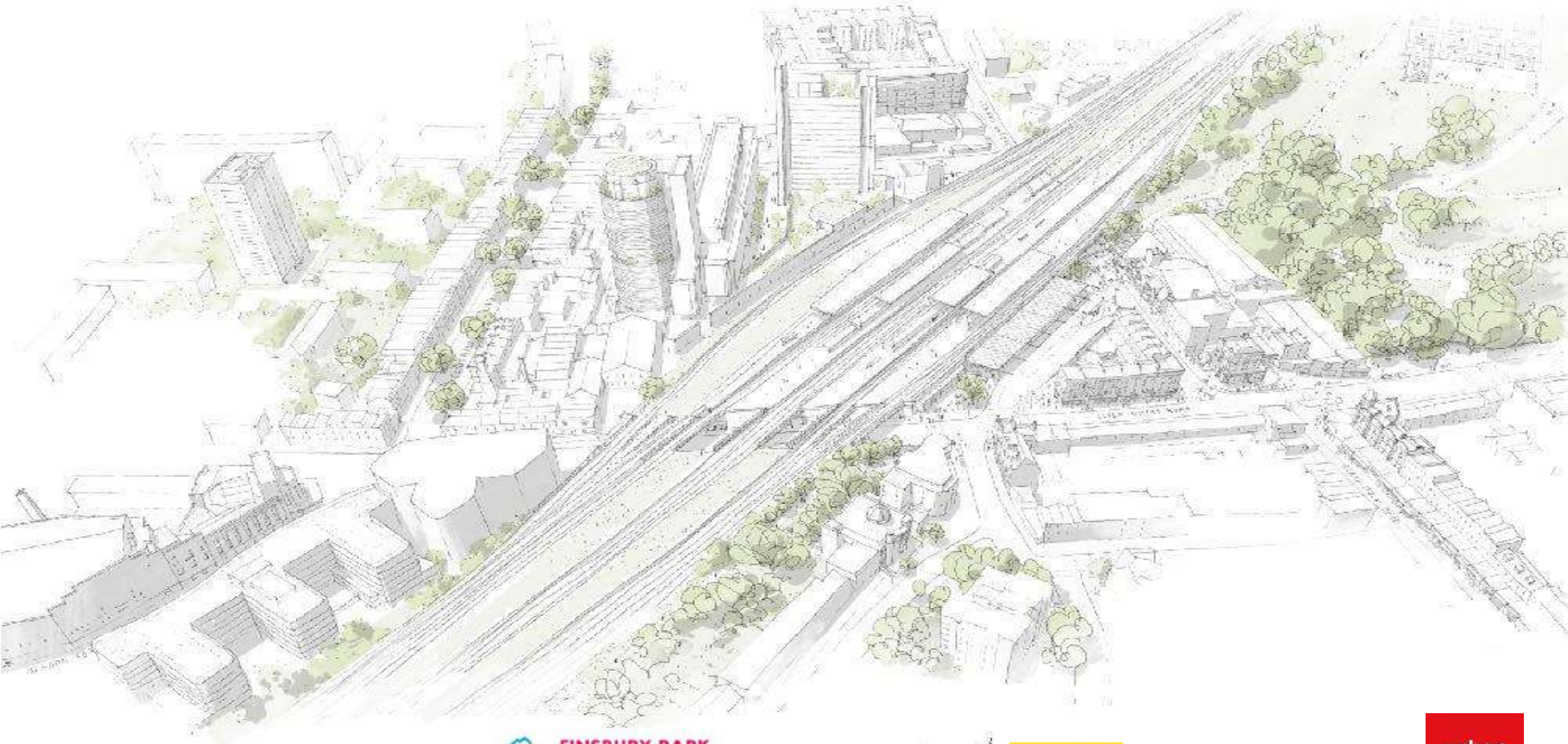




0 50 100 m



# Finsbury Park Station Quarter | Design Code



Ash Sakula Architects



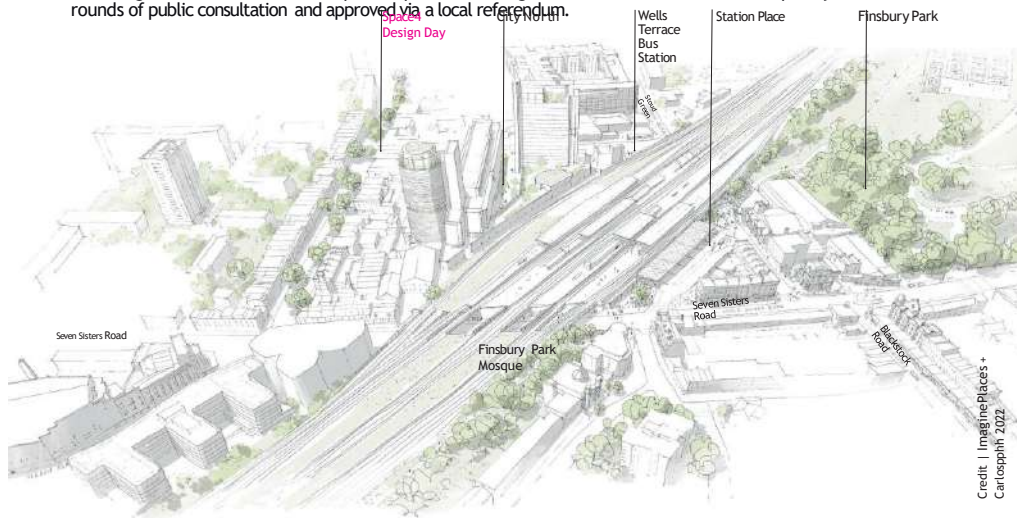


8 OCT DESIGN DAY + 19 OCT ONLINE DEBRIEF

# JOIN US! Help to design a better Finsbury Park Station Quarter ...

## What is this about?

The heart of Finsbury Park Town Centre - the Finsbury Park Station Quarter - is likely to change over the next decade or so. Local planning policies principally support several new tall buildings as well as more homes, employment, better public spaces and more shops. The Finsbury Park and Stroud Green Neighbourhood Forum want the local community to have a big say in this. As part of this ambition, we are drafting design rules/codes for the station area. Come and join us in doing so. The design codes will become an important part of our Neighbourhood Plan which will be shaped by two rounds of public consultation and approved via a local referendum.



## When?

8 October 2022 | Attendance from 10am to 5pm | Light lunch and coffee/tea will be provided

## Where?

Space4 | 113-115 Fonthill Road, N4 3HH | 2nd Floor (lift)

We have 40 places for this interactive design workshop day. Please **BOOK** your place for the full day emailing us by 30 September. Thank you.

[finsburyparkstroudgreen@gmail.com](mailto:finsburyparkstroudgreen@gmail.com)

If you cannot join us for the 8 October all day workshop, why not join us for a **ZOOM** online debriefing on our work to date?

**When?** 19 October | 7pm to 8.30pm

## ZOOM LINK

<https://us02web.zoom.us/j/81773033945>

Meeting ID: 817 7303 3945





**Mixed Stakeholder 3D Model workshops**





How are we coding for this to mixed-use place and townscape to happen more often in designated tall building clusters? There is a school in there too.

Housing Design Winner 2022  
**Keybridge /Vauxhall**  
**Allies and Morrison**





How are we coding for this to mixed-use place and townscape to happen more often in designated tall building clusters? There is a school in there too.

Housing Design Winner 2022  
**Keybridge /Vauxhall**  
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# Interchange Best Practice Guidelines

Comprehensive guide 2021

MAYOR OF LONDON



**TRANSPORT  
FOR LONDON**  
EVERY JOURNEY MATTERS



**Much is to be learnt from more performance based approaches to deliver across the full range of objectives while codes can staying relevant over time and are able to focus on key design matters with significant public interest....**



# Sustainable Development Framework



## The SDF Dimensions are:

---

### Promoting Vibrant and Diverse Communities



#1  
Vibrant  
Places



#2  
Social  
Cohesion



#3  
Liveable  
Communities

---

### Creating Healthy Places for People and Planet



#4  
Health and  
Wellbeing



#5  
Climate and  
Ecological Resilience



#6  
High Performance  
Buildings

---

### Supporting and Developing Local Economies



#7  
Financial  
Sustainability



#8  
Local  
Prosperity



#9  
Neighbourhood  
Investment

The following sections give an overview of each Dimension, supported by example projects from our portfolio. There is also a summary table showing the Indicators that make up each Dimension.





## Health and Wellbeing Indicators

ID	Indicator	What it does	Applies to	RIBA Stages	Metric	Unit	Range	Good practice Leading practice
HW1	Outdoor Air Quality – Transport Residential	Aims to use residential transport strategies that reduce pollution and improve air quality, for example by encouraging cycling, walking and use of public transport	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Masterplan	●●●○○●●● 0, 2, 5, 7	% Percentage	Percentage of Improvement on AQN Benchmark	85% ✓ 0% 100%	★
HW2	Outdoor Air Quality – Transport Commercial	Aims to reduce pollution caused by commercial traffic and improve air quality in the area	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Masterplan	●●●○○●●● 0, 2, 5, 7	% Percentage	Percentage of Improvement on AQN Benchmark	85% ✓ 0% 100%	★
HW3	Outdoor Air Quality – Buildings	Aims to improve the external air quality of an area long term by eliminating combustion plant systems	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Masterplan	●●●○○●●● 0, 2, 5, 7	% Percentage	Percentage of Improvement on AQN Benchmark	100% ✓ 0% 100%	★
HW4	Thermal Comfort – Homes DSY1	Conducts a thermal analysis against the adaptive criteria requirements for CIBSE DSY 1 2020s weather files (a moderately warm summer)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Masterplan	○●●●○○○○ 1-3	% Percentage	Compliance with CIBSE TM59 under DSY1	100% 0 100%	✓ ★
HW5	Thermal Comfort – Homes DSY2	Conducts a thermal analysis against the adaptive criteria requirements for CIBSE DSY 2 2020s weather files (a short, intense warm spell)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Masterplan	○●●●○○○○ 1-3	% Percentage	Compliance with CIBSE TM59 under DSY2	100% 0 100%	★
HW6	Thermal Comfort – Homes DSY3	Conducts a thermal analysis against the adaptive criteria requirements for CIBSE DSY 3 2020s weather files (a long, less intense warm spell)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Masterplan	○●●●○○○○ 1-3	% Percentage	Compliance with CIBSE TM59 under DSY3	100% 0 100%	★
HW7	Thermal Comfort – Commercial	Ensures the building can provide an appropriate level of thermal comfort for its users according to BREEAM criteria	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Masterplan	●●●●●○○● 0-4, 7	○ Points	Number of Credits – BREEAM Hea 04	1 2 3 ✓ 2	3 ★





# Healthy Streets

The Healthy Streets Approach – a key priority in the Mayor's Transport Strategy – is a system of policies and strategies to help Londoners use cars less, and walk, cycle and use public transport more.

The Mayor's Transport Strategy sets out the ambitious aim that 80 per cent of total trips in London should be made by walking, cycling and public transport by 2041. As interchange hubs play a key role in the whole customer journey experience, it is important to adopt Healthy Streets objectives that can support projects to deliver these improvements.

If a new development is likely to severely impact transport within an area, a Transport Assessment is required to ensure a planning application demonstrates how the new development supports the Healthy Streets Approach. It also helps us to assess the application and gives both the developer and local borough advice on how it fits with the London Plan, a framework that describes how London will develop over the next 20 to 25 years.

## Healthy Streets Indicators



**01**  
Pedestrians from  
all walks of life



**02**  
People choose to  
walk, cycle and use  
public transport



**03**  
Clean air



**04**  
People feel safe



**05**  
Not too noisy



**06**  
Easy to cross



**07**  
Places to stop  
and rest



**08**  
Shade and shelter



**09**  
People feel relaxed



**10**  
Things to see  
and do



# Example of benchmarks and multi-criteria performance frameworks

Passivhaus Standard

Active House Standard

Building with Nature Standard

London Plan Standards

GLA funding Standards Network

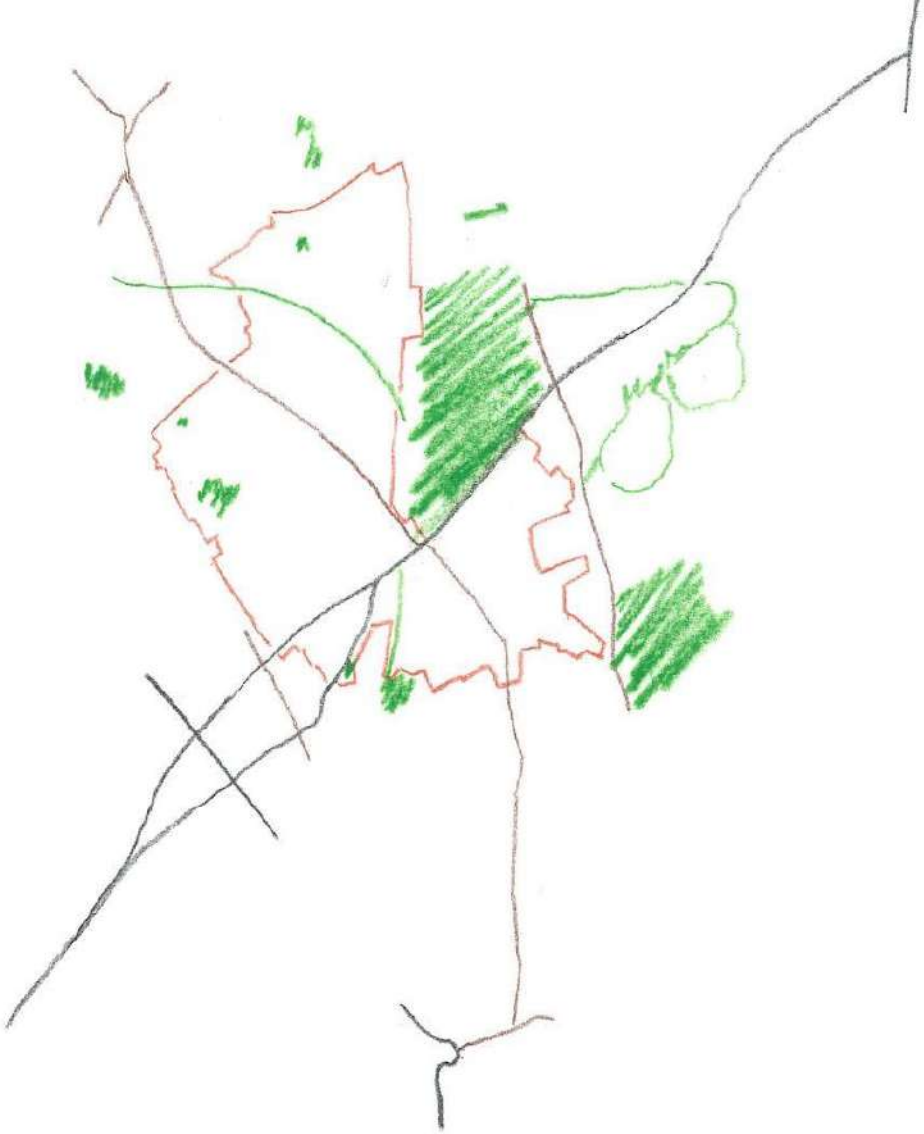
Rail Design Standards TfL

Standards



*Thank you!*





# Being a Design Code Pathfinder

Finsbury Park & Stroud  
Green Neighbourhood  
Forum

ImaginePlaces







- **Finsbury Park is an important transport hub: Piccadilly Line, Victoria Line, ThamesLink, National Rail, and a bus station**
  - **It is the busiest transport hub outside Zone 1**
- **The area is bisected by a main road (A503) and quadrisected by rail lines and busy secondary roads**
- **It is on the edge of three boroughs: Hackney, Haringey and Islington**

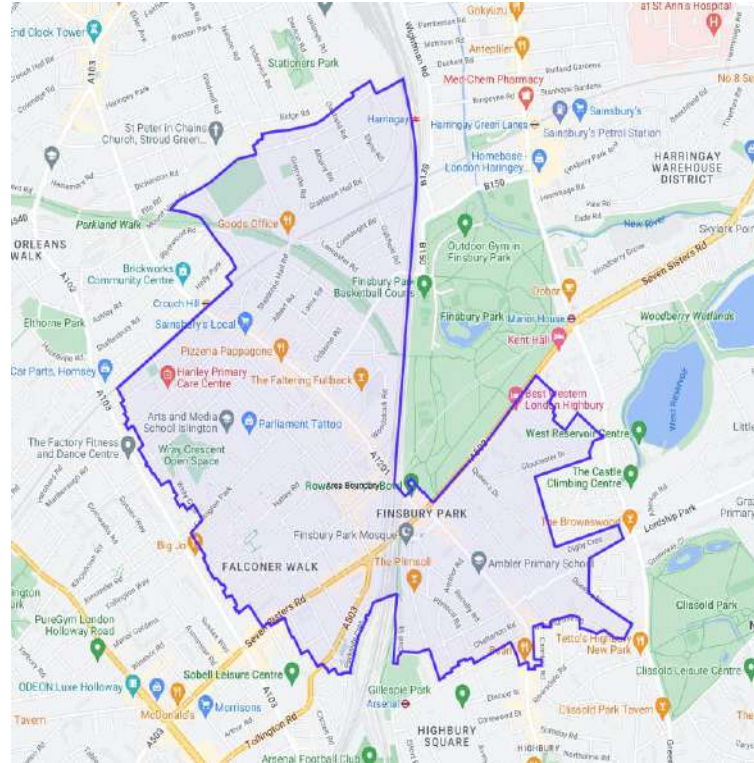


# **Finsbury Park & Stroud Green Neighbourhood Forum**

- **Started in 2015; designated 2018 (must redesignate 2023)**
- **Covid slowed us down**
- **Presently about 900 members**
- **Officers and Steering Group total 18**
- **Benefit from the Finsbury Park Trust (support, meeting room, and act as “accountable body”)**
- **Strong history of community action in the area (save the Reservoirs Campaign; Finsbury Parker published for many years, Friends of Finsbury Park)**



# FP & SG Neighbourhood Area



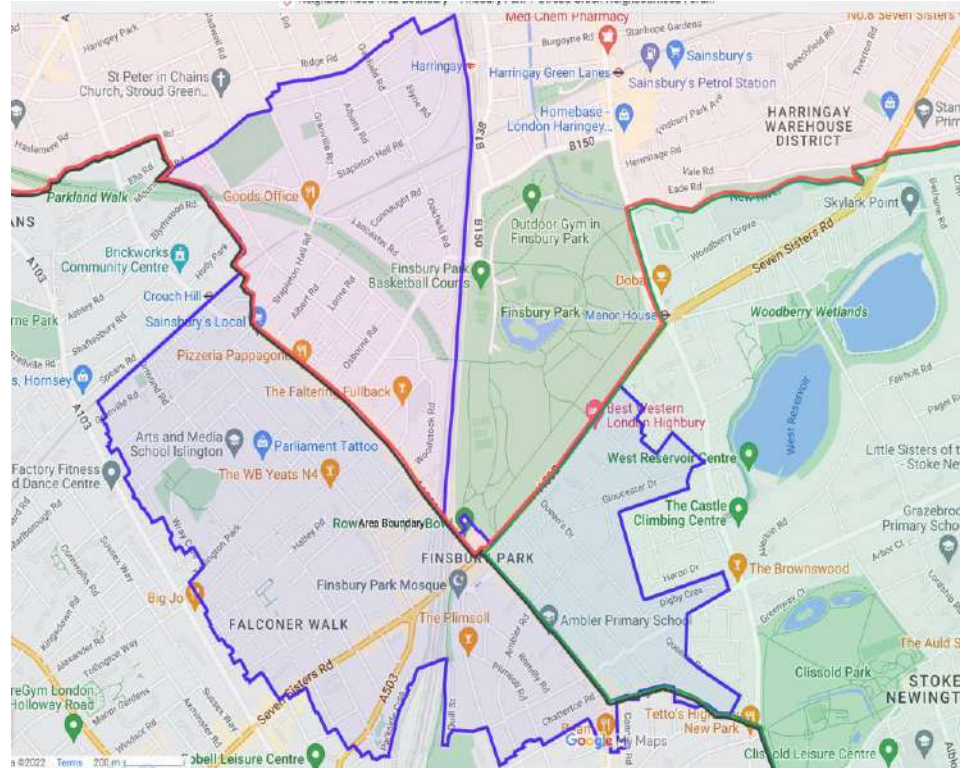


# FP&SG Neighbourhood Area with Boroughs

Hackney: green

Haringey: pink

Islington: blue





# Features of the Neighbourhood Area

- **FP&SG N area has about 30,000 population**
- **Some parts have high levels of deprivation**
- **Some parts are thoroughly gentrified Victorian/Edwardian housing**
- **Parts of 3 conservation areas are included**
- **Large and medium council estates**
- **Street trees, green spaces and proximity to Finsbury Park provide moderate “greening” factor**
- **Many local shops, cafés and restaurants**
- **A very diverse population**
- **Fonthill Road – a unique concentration of clothing trade shops**



# Fonthill Road shops





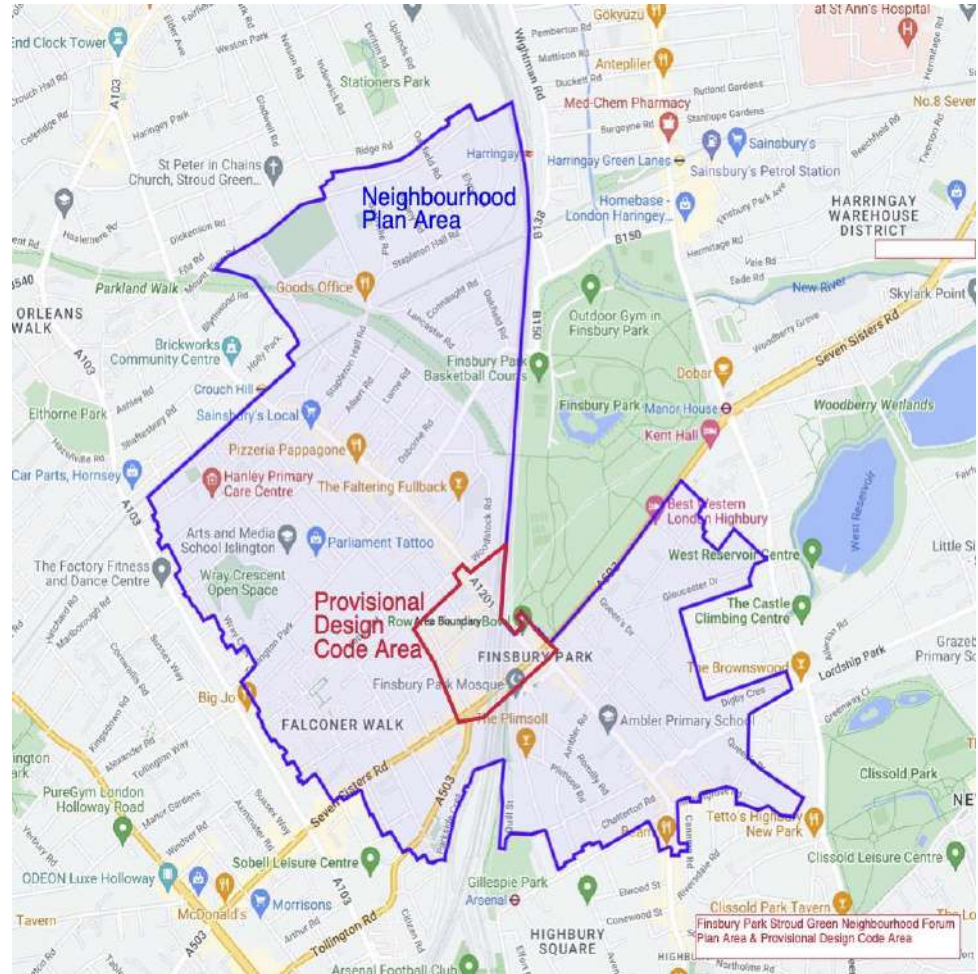
# **An act of masochism?**

- **FP & SG NF applied to take part in the Design Code Pilot**
- **We were selected!**
- **After much discussion we decided that our project should be a design code for the area around the transport hub: “The Station Quarter”**
- **The Station Quarter is likely to see development in the coming years and has Haringey and Islington site allocations.**
- **ImaginePlaces has been appointed as consultants to assist us**



# Design Code Area: “Station Quarter”

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# Railway bridge “tunnels”

- The Station Quarter features two road “tunnels” – areas under multiple railway bridges
- The bridges over Stroud Green Road are low and this divides the bus station into two sections.





# Station Forecourt

- The Station Quarter has little plant life. These are two of the very few trees.
- Finsbury Park offers much more greenery - the Park entrance is straight on – if uninviting
- Rowan's bowling is beyond: a popular feature of the Station Quarter – but it is a site allocation for a tall building....





**The low railway bridges over Stroud Green Road divide the bus station into two so buses dominate two sides of the station**

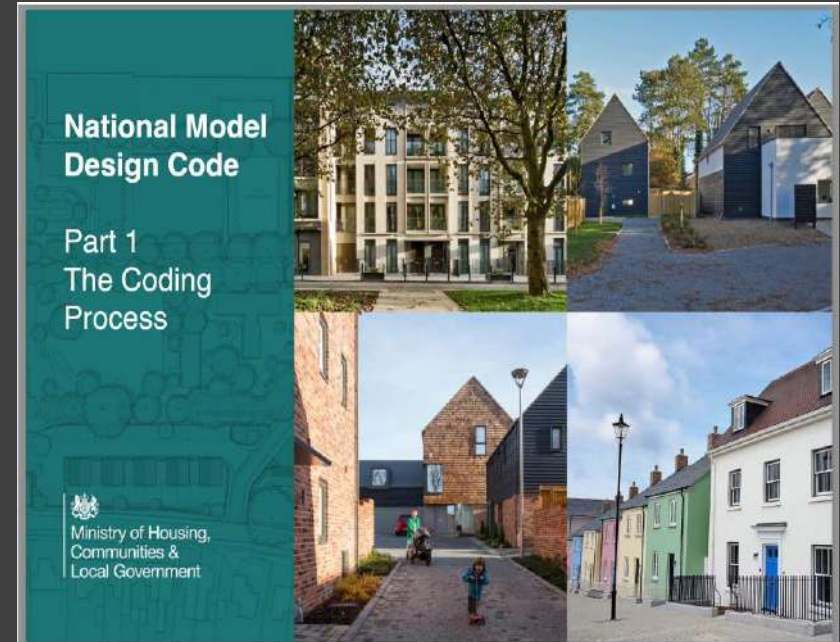




- **The Station was once very different!**





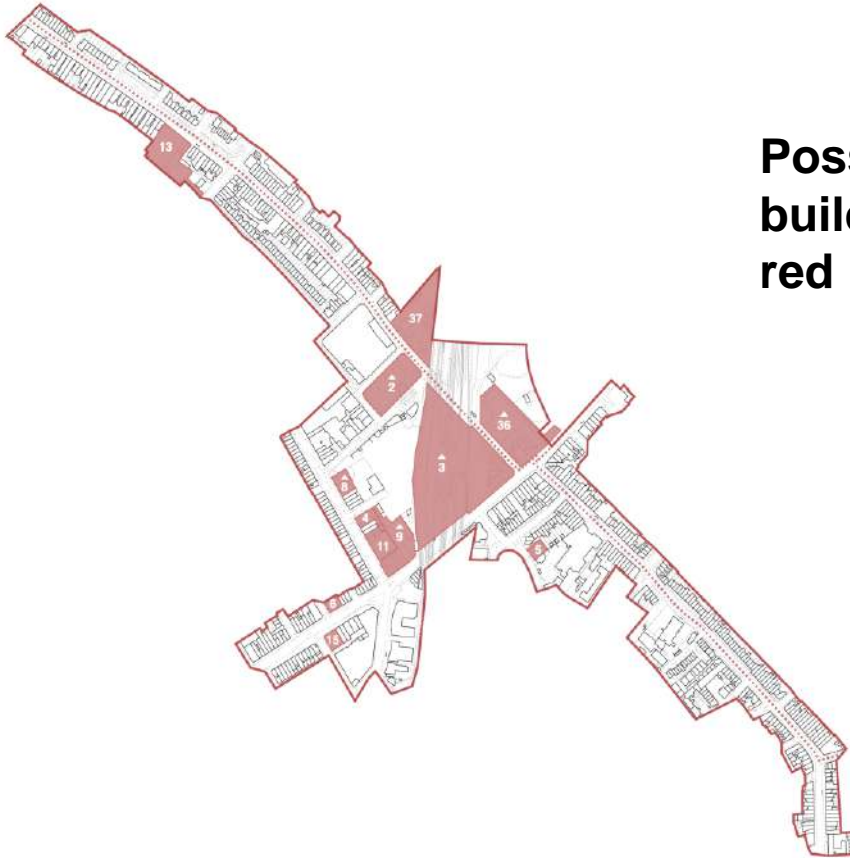


**Why a design code?**

- The station quarter fails all of the 10 characteristics of a well designed place



# Site allocations in the Station Quarter



Possible tall  
building sites in  
red

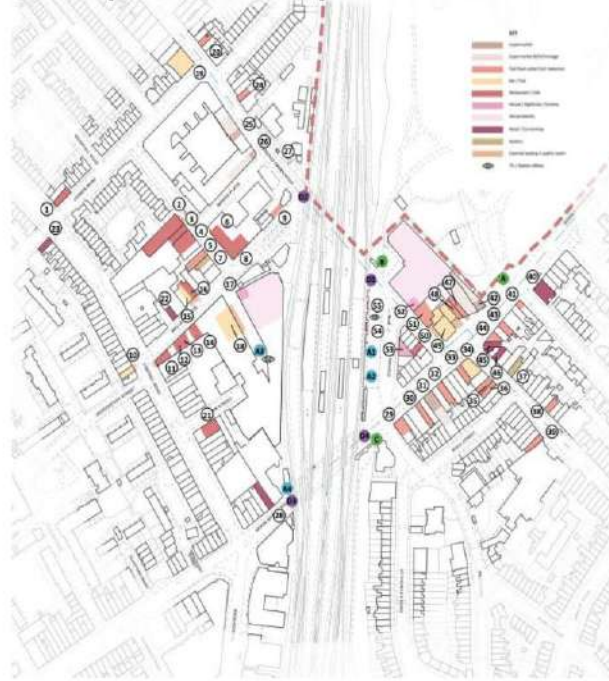
Number	Full Number	Tall Building ▶	Residential Use	Retail Use	Commercial Use	Community Use	Number of Owners	Urgency	Planning Status
Islington									
2	FP2	48m	x	x	x		Multiple	Med	
3	FP3	76m	x	x	x		Multiple	Low	
4	FP4	No		x			Single	Med	
5	FP5	No		x			Single	Med	
6	FP6	No		x			Single	Med	
8	FP8	37m	x	x			Mixed	Low	
9	FP9	48m	x	x	x		Mixed	High	Pre-app
11	FP11	No	x	x	x		Single	High	Previous
13	FP13	No	x	x			Single	High	
15	FP15	No		x	x		Single	Med	
Har									
36	SA36	Yes	x	x	x	x	Mixed	Med	Previous
37	SA37	No		x	x	x	Single	Med	



# Intensive study of the area has been a first step. This has included observations at night (by ImaginePlaces).



9 PM | MIDWEEK | SUMMER 2022





# **Public engagement:**

- **We have set up our stall in places around the station with maps and questions. People made comments on large post-it notes: “stickies”**
- **So far we have collected over 300 stickies – we plan more engagement sessions**
- **We ran a questionnaire on our website that brought some 140 detailed responses**
- **The results of the public engagement will inform our “Design Day” on 8<sup>th</sup> October: a workshop for 40 with models provided by ImaginePlaces.**



# Engagement in Station Forecourt



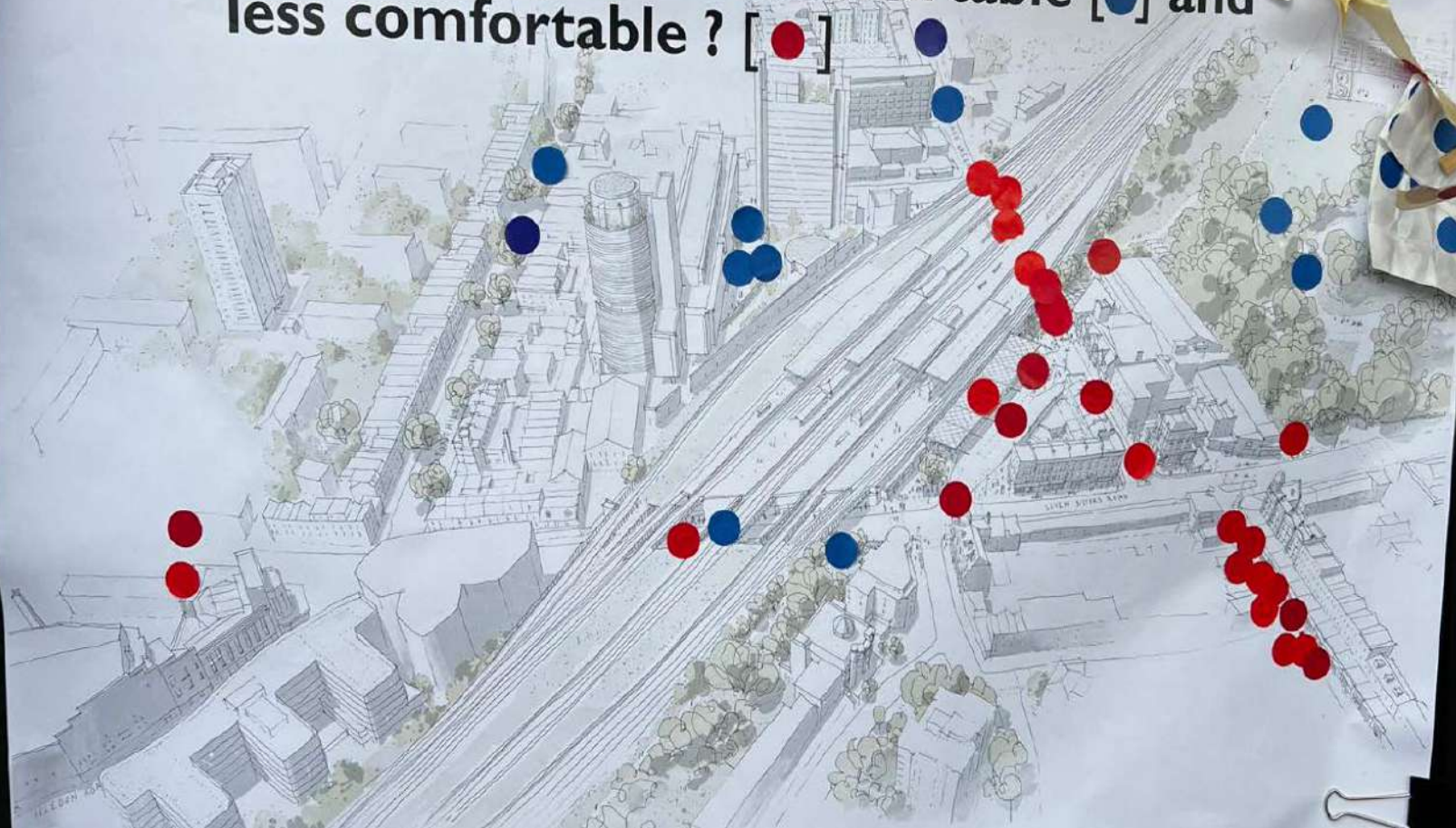






02 #Better #FinsburyPark #StationQuarter

**Finsbury Park Station Quarter |**  
**Where do you feel comfortable [●] and**  
**less comfortable? [●]**





# We are co-operating with My Place : a project with young people in Finsbury Park





# Design Day Invitation

Our next big step on 8th October

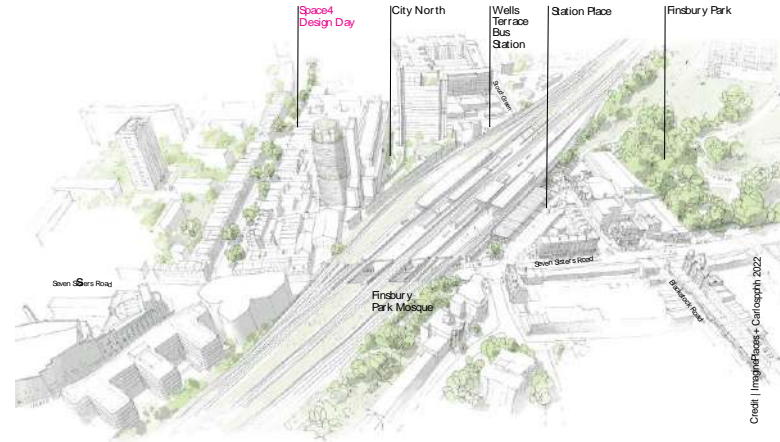


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**When?** 19 October | 7pm to 8.30pm

### Zoom Link

<https://us02web.zoom.us/j/81773033945>  
Meeting ID: 817 7303 3945

Your Team |



[www.finbur\\_yparkstroudgreen.com](http://www.finbur_yparkstroudgreen.com)



Ash Sokula Architects





An architectural sketch of a city quarter, likely Finsbury Park Station Quarter, showing a railway line running through the center, flanked by various buildings and green spaces. The sketch is rendered in a light, illustrative style with green trees and grey buildings.

## **Emerging Scope | Design Code and Principles**

**01 Codes Sheets for public realm, tunnels & green infrastructure**

**02 Code Sheets for land-use mix at street level**

**03 Code Sheets for living and working well in taller buildings |  
Social and Environmental Infrastructure/ Building  
Performance Standards**

**04 Regulating Plan for Finsbury Park Station Quarter**



# **Our experiences as Pathfinders so far:**

- **Of the 25 pathfinders only 4 are Neighbourhood Forums**
- **The 21 local authorities have – if underfunded & overworked – experience and expertise**
- **They have Pathfinder grants of £120,000: Forums get £30,000**
- **Forums are made up of volunteers with jobs, families, other commitments**
- **DLUHC provide useful training sessions but aimed more at planning authorities than forums**
- **Locality have provided training sessions more focused on forums**



# A lot of work!

- There is a lot of work and a big time commitment apart from the actual task of making a design code
- Monthly reports (online) take time
- Time limited programme – must complete in one year but start was quite slow
- Hard to combine with work on our Plan for the whole area
- Will we survive?
  - *Probably* with the help of ImaginePlaces!
  - Was it worthwhile? Ask us in a year's time!



**And so we struggle on.....**





# Overview

1. South Woodford Society formed

2. Neighbourhood Plan began

3. Official designation

4. Work ongoing!



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# Neighbourhood Plan

1. About South Woodford
2. Typical London challenges
3. Available major sites
4. Redevelopment and infill



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# Neighbourhood Plan

1. Application to Locality

2. Introduction to Pathfinder

3. Awarded Pathfinder status



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# Pathfinder programme

## Pros

1. Groundbreaking project
2. Access to expertise
3. Grant funding
4. Workshops
5. Level of support
6. Opportunity for change

## Cons

1. 'Guineapigs'
2. Time expectation
3. Depth of information
4. Consultant procurement
5. Level of reporting
6. Potential impact uncertain



# Lessons learnt

1. Consultation is key
2. Mixture of volunteers
3. Positive experience
4. More Neighbourhood Forums



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# DISCUSSION





# **Tackling Green Infrastructure**

**Chris Moss**

**University of Manchester**

**Greengage**





# Greening Neighbourhood Plans: Integrating Green Infrastructure within community-led planning initiatives

Chris Moss – 21.09.22





# Agenda

- Research overview
  - Emergent gaps and key considerations
  - Aim and objectives
  - Approach and initial findings
- Examples from London
- Reflections and next steps





# Emergent gaps

Emergent gaps	Key research considerations:
<b>Theme: Policy and process</b>  <b>The distribution and framing of GI within 'made' neighbourhood plans is undocumented</b>	<ul style="list-style-type: none"> <li>- Establishing a baseline of where GI is being considered within neighbourhood plans</li> <li>- Assessing the multiple framings of GI within neighbourhood plans</li> <li>- Understanding the ways in which GI is being mobilised by neighbourhood plans</li> </ul>
<b>Theme: People and place</b>  <b>The conditions conducive for community engagement with GI planning are undefined in relation to the NPP</b>	<ul style="list-style-type: none"> <li>- Defining the precise drivers for and barriers to utilising the NPP for GI outcomes</li> <li>- Evaluating the capacity of communities to consider GI within neighbourhood plans</li> <li>- Assessing the context (spatial, demographic, economic, socio-cultural, policy, and governance) within which GI-inclusive plans are produced</li> </ul>
<b>Theme: Outcomes and value</b>  <b>The efficacy of the NPP to deliver and sustain positive outcomes for GI has not been assessed</b>	<ul style="list-style-type: none"> <li>- Evaluating the impact of the NPP on GI and its scope (including the resilience of engagement)</li> <li>- Assessing the impact of GI-inclusive neighbourhood plans on development</li> <li>- Understanding the value of GI to communities and how this is captured via the NPP</li> </ul>



# Aim and objectives

## Aim:

*To examine how GI can be embedded, sustained, and enhanced through the NPP to determine the processes' propensity to foster community support for GI and deliver ecosystem services at the neighbourhood scale.*

## Objectives:

1. To establish the current positioning of GI within neighbourhood plans across England.
2. To identify professional and local perspectives on the opportunities and challenges to integrating GI effectively into neighbourhood planning.
3. To assess the impact of 'made' neighbourhood plans on delivering and sustaining positive outcomes for GI and community members.
4. To develop guiding principles and recommendations that align with the needs of decision-makers, planning practitioners, and local communities, which encourage GI to be sustained and enhanced at neighbourhood scales.



# Approach

- Analysis of 998 'made' plans
- 'Content Analysis' using NVivo
- Defined 17 'Text Search Criteria' under 3 core 'nodes':
  - Technical
  - Non-technical
  - Discursive

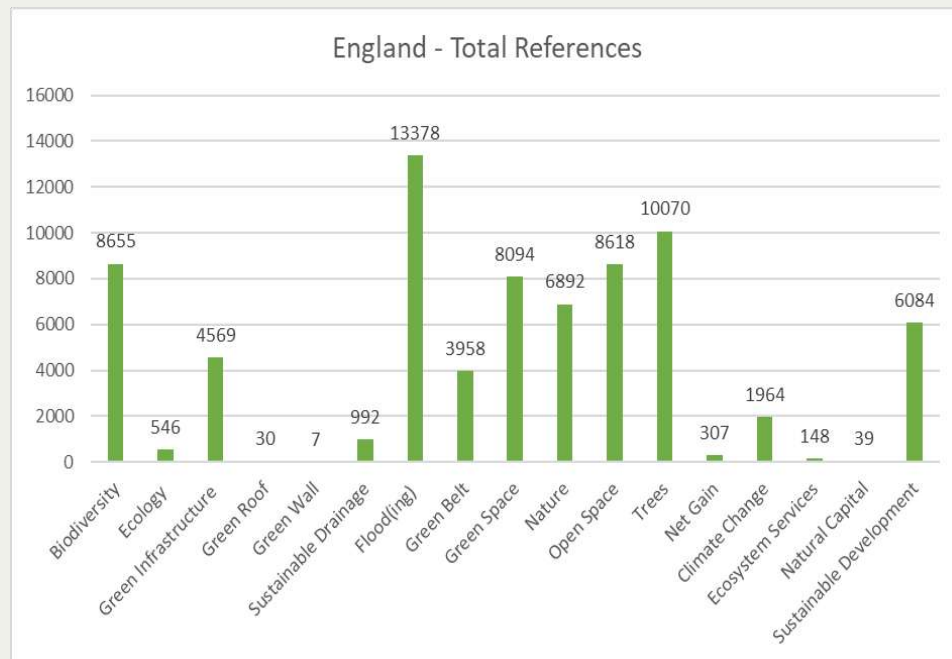
## Framework for NVivo analysis:

		'Child Nodes'
'Nodes'	Technical reference	Biodiversity
		Ecology
		Green Infrastructure
		Green Roofs
		Green Walls
		Sustainable Drainage
	Non-technical reference	Flood(ing)
		Green Belt
		Green Space
		Nature
		Open Space
		Trees
	Discursive reference	Net Gain
		Climate Change
		Ecosystem Services
		Natural Capital
		Sustainable Development



# Initial findings - England

- Top 3 most referenced terms:
  1. Flood(ing)
  2. Trees
  3. Biodiversity
- Ranking of 'nodes'
  1. Non-technical – 51,010 refs
  2. Technical – 14,799 refs
  3. Discursive – 8,542 refs

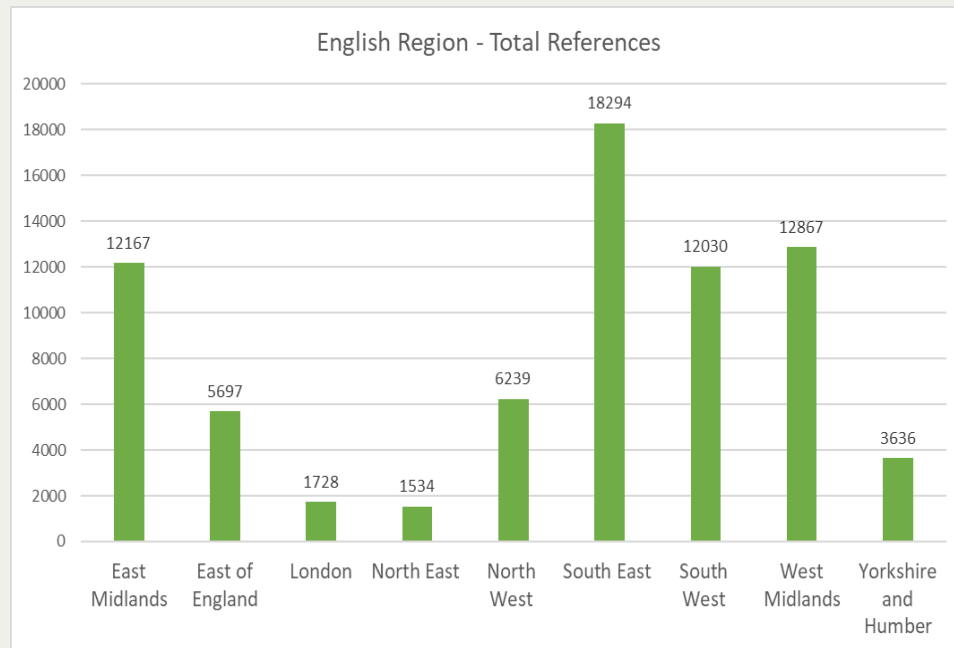




# Initial findings – Regions

No. of 'made' plans by region:

1. South East – 251
2. South West – 181
3. West Midlands – 168
4. East Midlands – 165
5. East of England – 84
6. North West – 76
7. Yorkshire and Humber - 38
8. London / North East – 16 each





# Further analysis

- Calculated the interquartile range of the whole dataset.
- Used Excel's filter function to identify all the plans ranked in the top and bottom 25% quartiles for both 'Total' and 'Green Infrastructure' references.



# Initial findings – Top 25%

## Snapshot:

- 9 regions
- 61 LPAs
- 99 neighbourhood plans

## Top 3 regions:

1. South East
2. South West / West Midlands
3. East Midlands

Region	No. of LPAs	No. of Plans
East of England	6	11
East Midlands	9	12
London	2	2
North East England	1	3
North West England	6	7
South East England	10	19
South West England	11	17
West Midlands	10	17
Yorkshire and the Humber	6	11



# Initial findings – Bottom 25%

## Snapshot:

- 8 regions
- 43 LPAs
- 66 neighbourhood plans

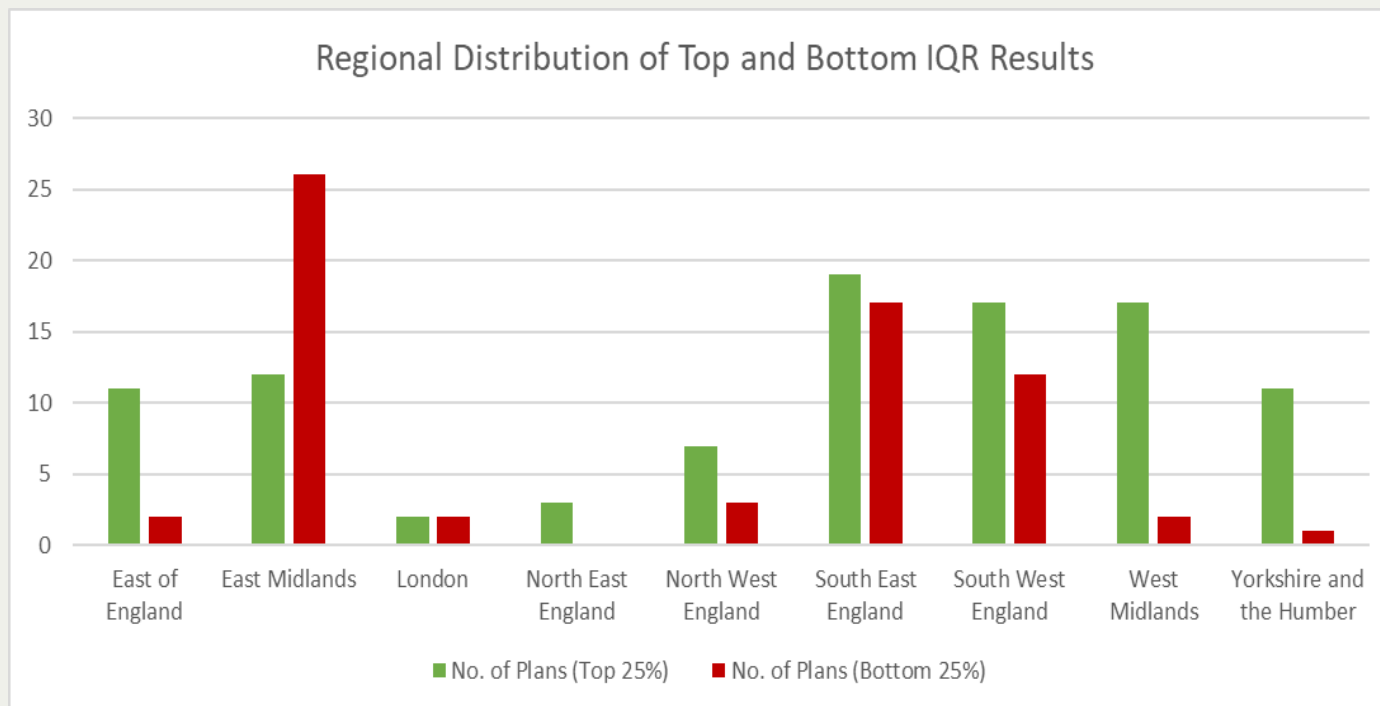
## Top 3 regions:

1. East Midlands
2. South East
3. South West

Region	No. of LPAs	No. of Plans
East of England	3	3
East Midlands	14	26
London	2	2
North East England	0	0
North West England	3	3
South East England	11	17
South West England	7	12
West Midlands	2	2
Yorkshire and the Humber	1	1



# Top and Bottom 25% - Regions





# Top and Bottom 25% - LPAs

- As the analysis progresses, areas of interest begin to emerge.
- LPAs with plans ranked in both the top and bottom quartiles present potential case study areas.
- At present, thoughts are to approach:
  - Cornwall (UA)
  - Herefordshire (County)
  - West Lindsay (District)

Region	Local Planning Authority	No. of Plans (Top 25%)	No. of Plans (Bottom 25%)
East Midlands	Bassetlaw District Council	2	1
	Daventry District Council	1	2
	Harborough District Council	1	3
	West Lindsey District Council	1	5
North West	Cheshire West & Chester Council	1	1
South East	Arun District Council	4	2
	Basingstoke and Deane Council	2	1
	Buckinghamshire UA	1	5
	Chichester District Council	1	1
	Mid Sussex District Council	3	2
	South Oxfordshire District Council	3	1
South West	Cornwall Council	4	4
	Dorset Council	1	1
	East Devon District Council	2	1
	Teignbridge District Council	1	1
	Wiltshire Council	2	2
West Midlands	Herefordshire County Council	5	1
Yorkshire and the Humber	Doncaster Metropolitan Borough Council	1	1



# From a London perspective...

- Using the database, London has 2 plans in the top 25%:

## **South Bank and Waterloo (238 refs)**

6 policies under 'GI, green space, and air quality'

Key policy points:

- Mitigate/enhance green/open space quality and quantity via development
- Consider green roofs where feasible and/or 'alternative climate change mitigation approaches'
- Deliver publicly accessible amenity open space or

## **Hackbridge and Beddington Corner (133 refs)**

9 policies under 'Environment'

Key policy points:

- Improve access to greenspaces and connectivity of the GI network
- Designate LGSs
- Protect/enhance tree canopy or compensate for losses
- Manage existing greenspaces to enhance biodiversity and leisure opportunities
- Design/manage new



# From a London perspective...

- Using the database, London has 2 plans in the bottom 25%:

## **Sudbury Town (36 refs)**

Policy LGS1 – Local Green Spaces

- Designates 3 LGSs across the neighbourhood area

Key considerations:

- Town centre enhancement and regeneration
- Promoting economic development
- Enhancing the public realm and improving accessibility
- States ambition to ‘protect, improve, and clean up our green spaces’ (referring to green and

Greening Neighbourhood Plans

## **Norland (4 refs)**

11 policies for new development

Key considerations:

- Character conservation
- Architectural design and heritage perseveration
- In its own words: ‘Norland is, first and foremost a historic conservation area, with a well-defined layout and fine buildings’



# Reflections and next steps

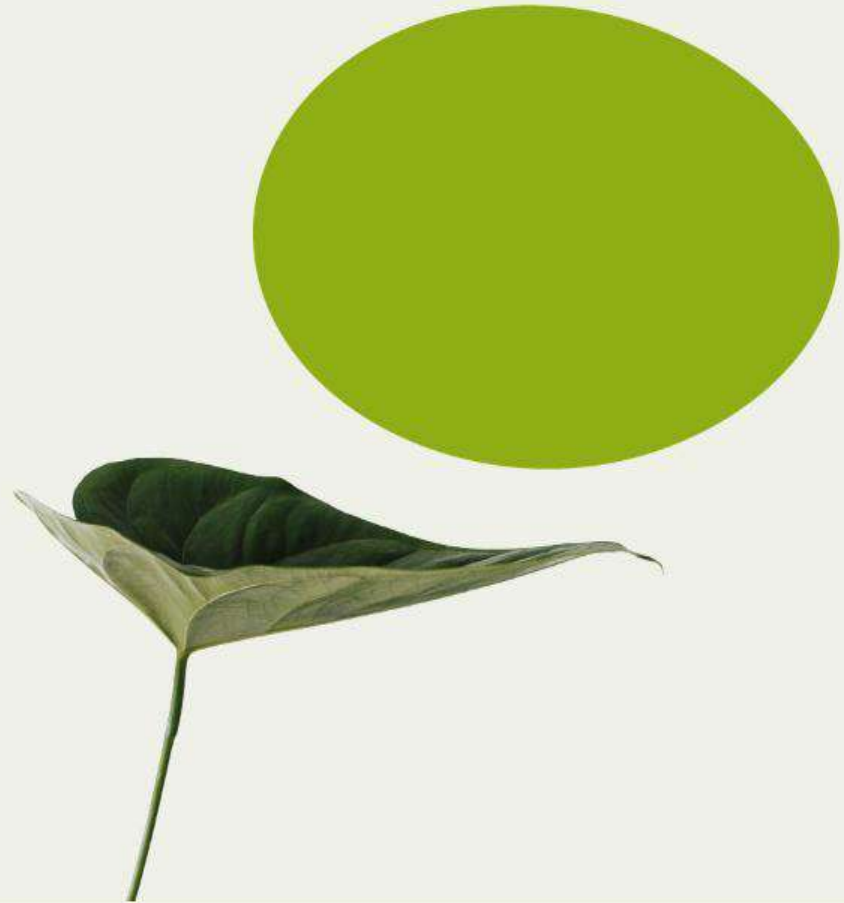
- The database offers a means of screening a large amount of data.
- It is not perfect, nor is it a judgement of 'good' or 'bad' neighbourhood plans.
- However, the tool has proven adept at identifying plans of known value for GI, as demonstrated in the examples from London and by the inclusion of plans such as Wilmslow NP (Cheshire East Council) and Southbourne NP (Chichester District Council) within the Top 25% bracket.
- The devil will, however, be in the detail. A more focused analysis of a smaller set of plans / groups is required, to understand how communities themselves are engaging with GI in plans, why they are doing so, and to what end.



# Questions

If you would like to participate in my ongoing research, please let me know today, or contact me via:

[chris.moss@greengage-env.com](mailto:chris.moss@greengage-env.com)







# Round Up

**Tony Burton**

**Convener, Neighbourhood  
Planners.London**

***Please feedback on back of programme***



# Stay in touch



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