ROADMAP TOWARDS

INCLUSIV[C]ITY

AN EXPLORATION OF NEIGHBOURHOOD PLANNING TO MINIMIZE PROCESSES OF DISPLACEMENT IN GENTRIFIED LONDON

MARIEKE DE BODE

P5 PRES - 20 JAN

“As the Mayor of London, I am proud of our city’s rich diversity and long tradition of openness towards people of all classes, faiths, nationalities and backgrounds.”

“London must prosper and grow in a way that benefits everyone”

“Together, we can create a more equal, inclusive, integrated city – a city that works for all Londoners.”

(Greater London Authority, 2017), (Greater London Authority, 2018)

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= Inclusive urban development

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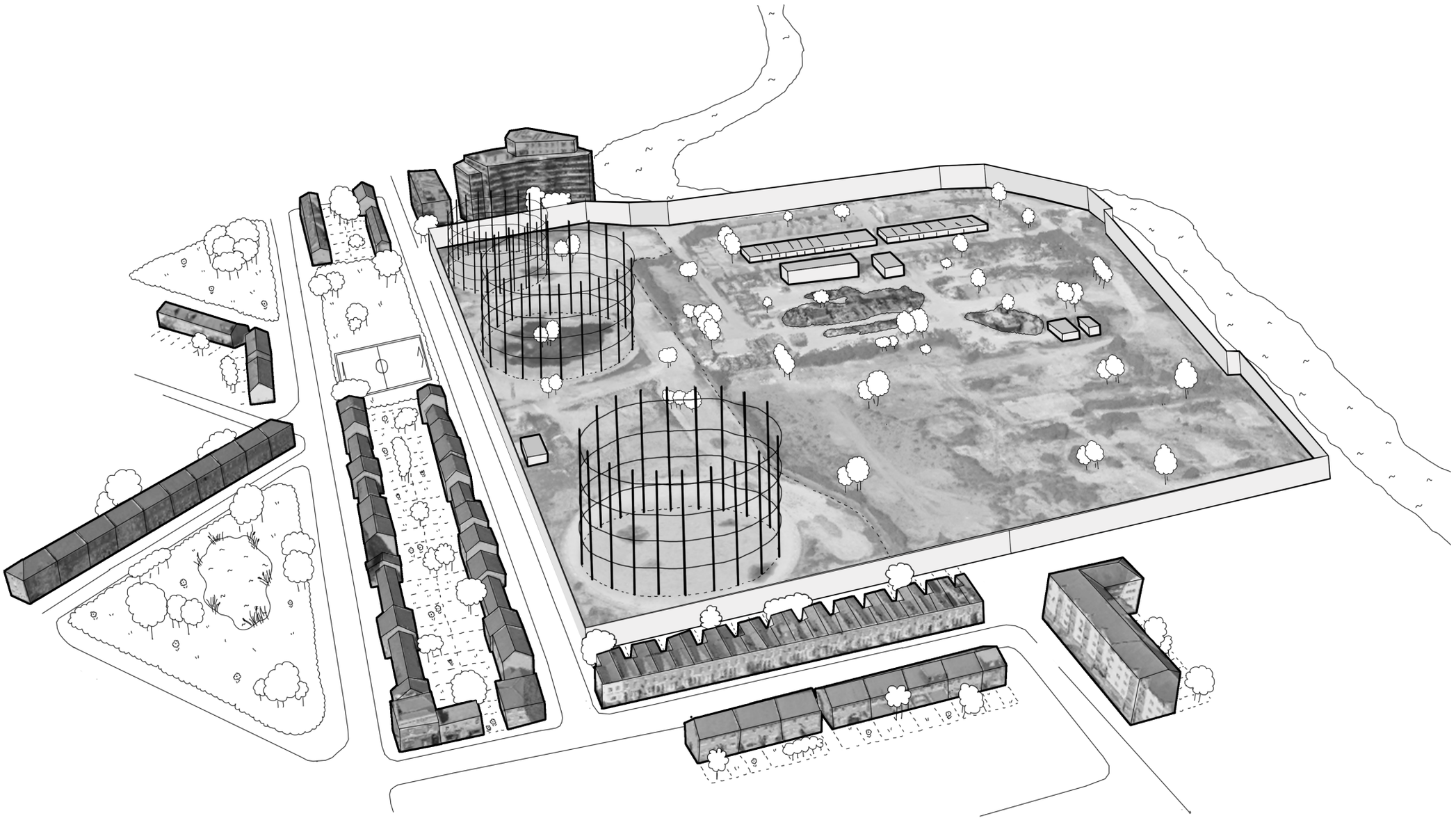
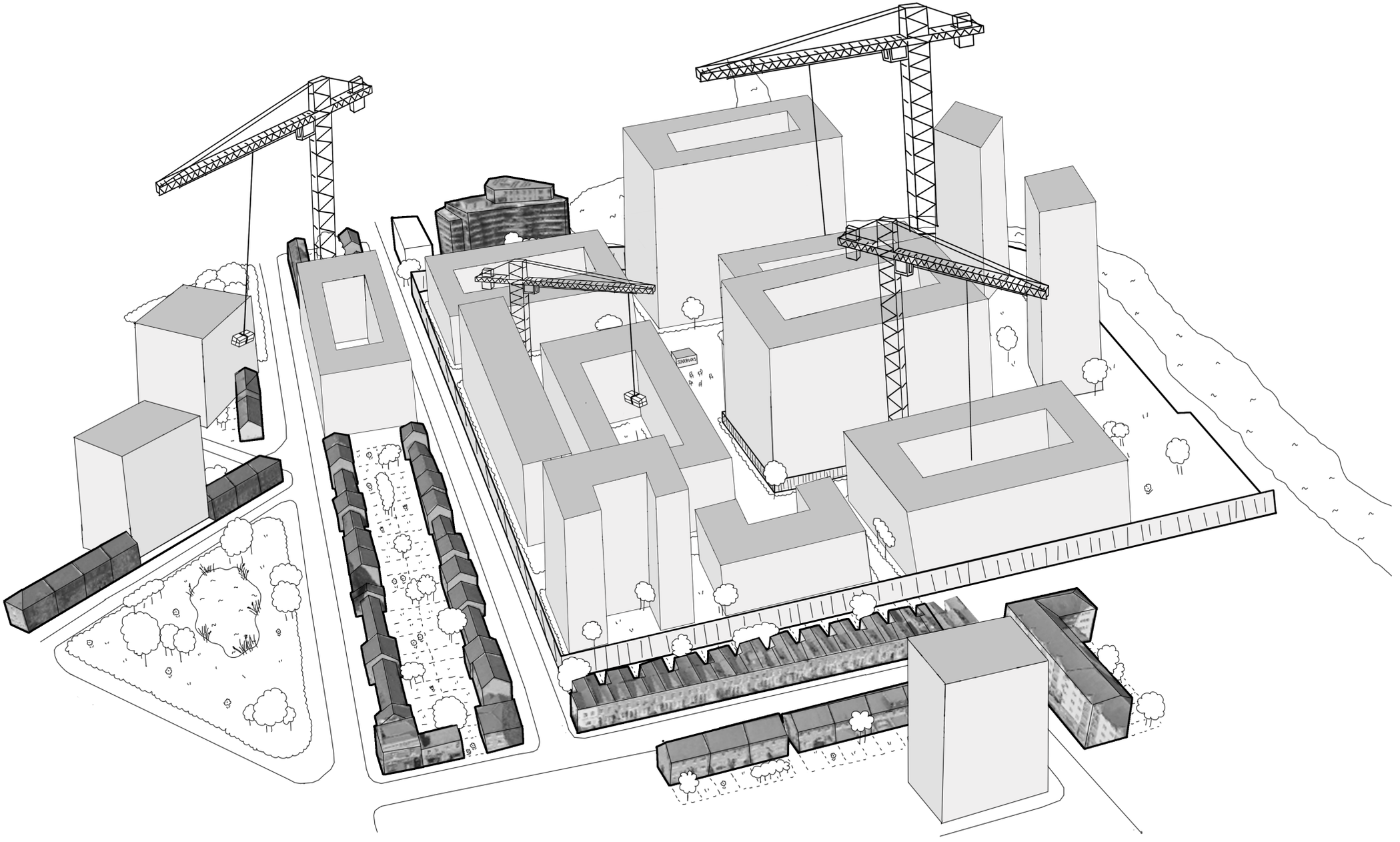
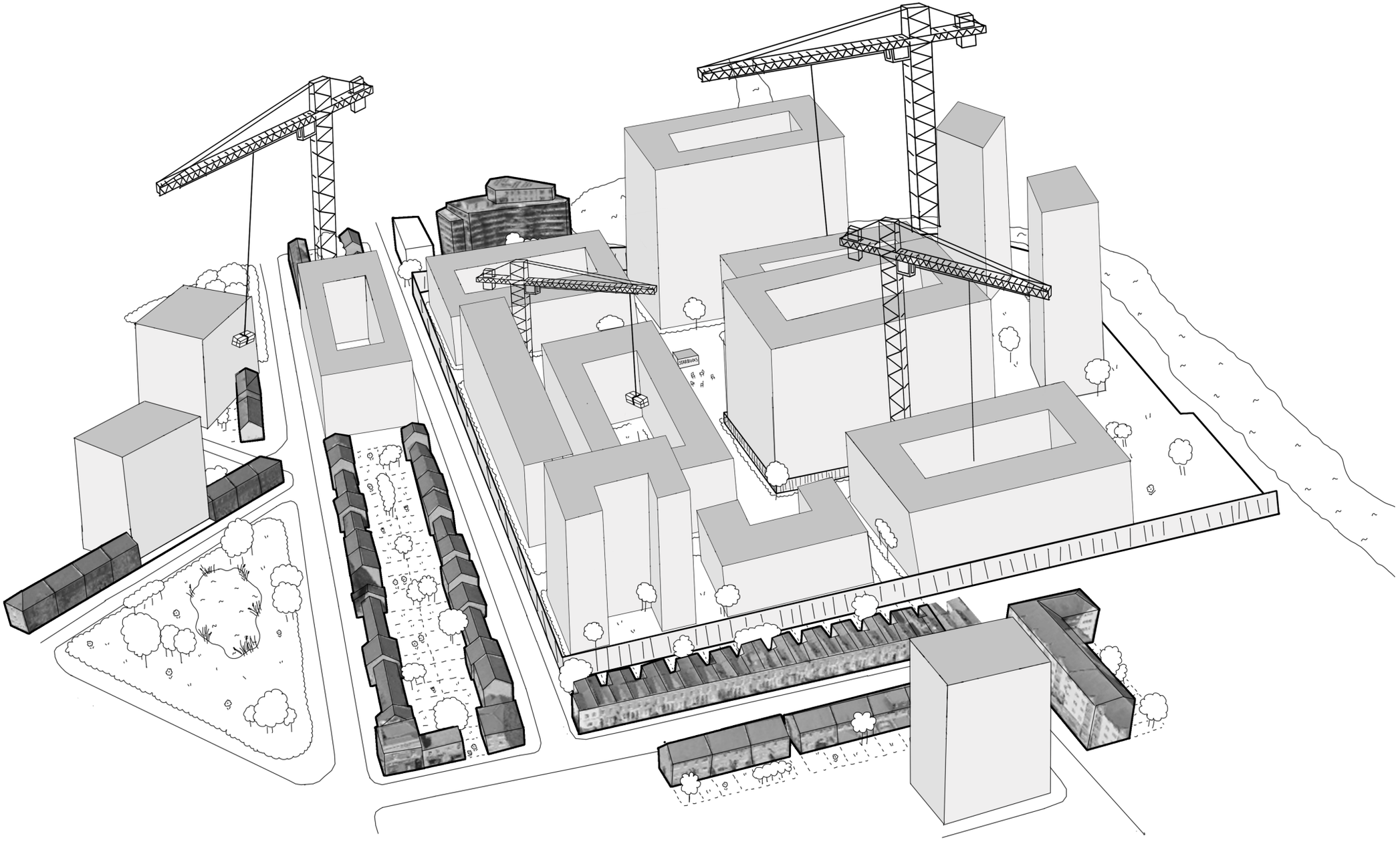




Gentrification...

(Davidson & Lees, 2005), (Atkinson, 2004), (Lees, 2008).



Exclusive urban development

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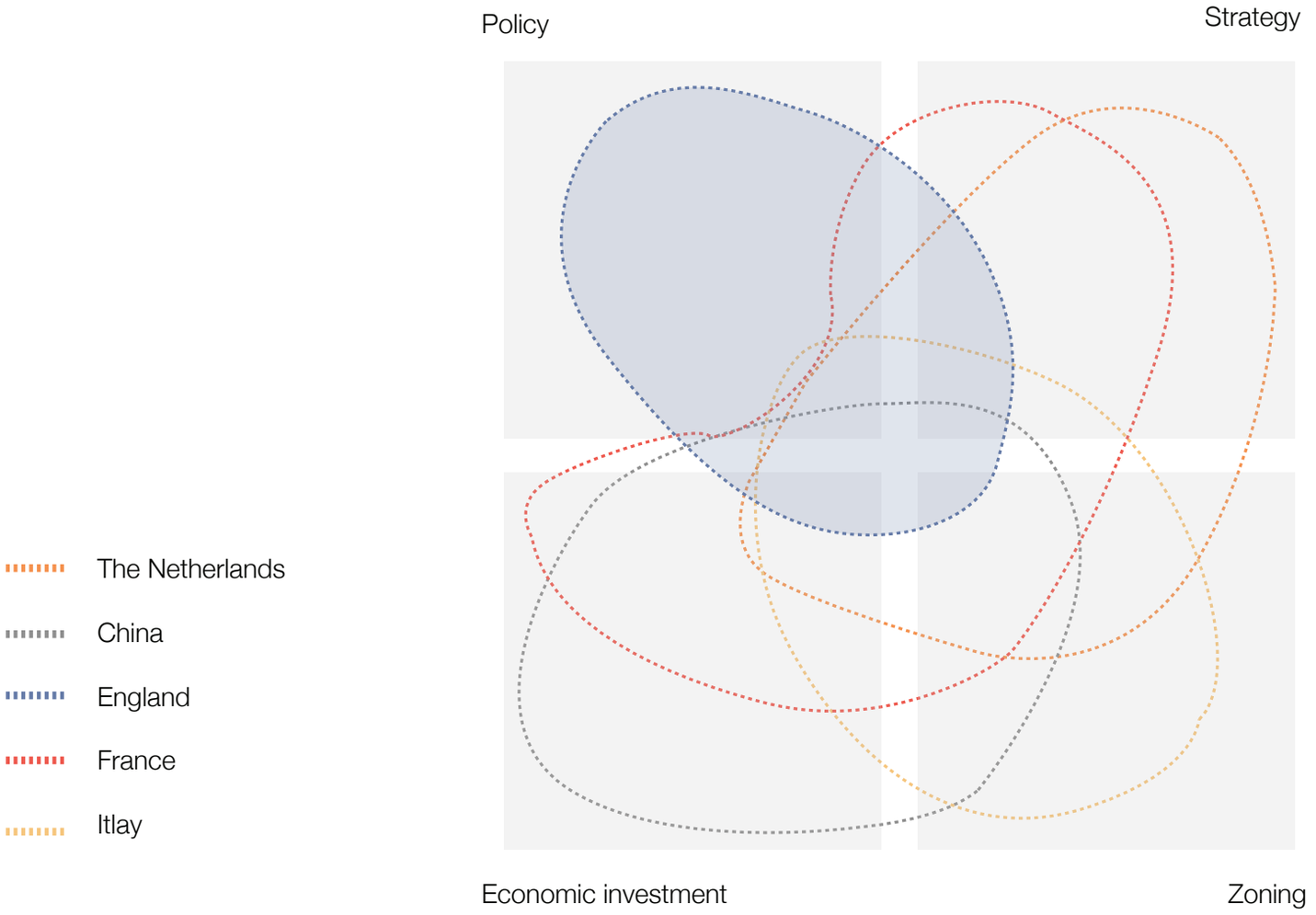
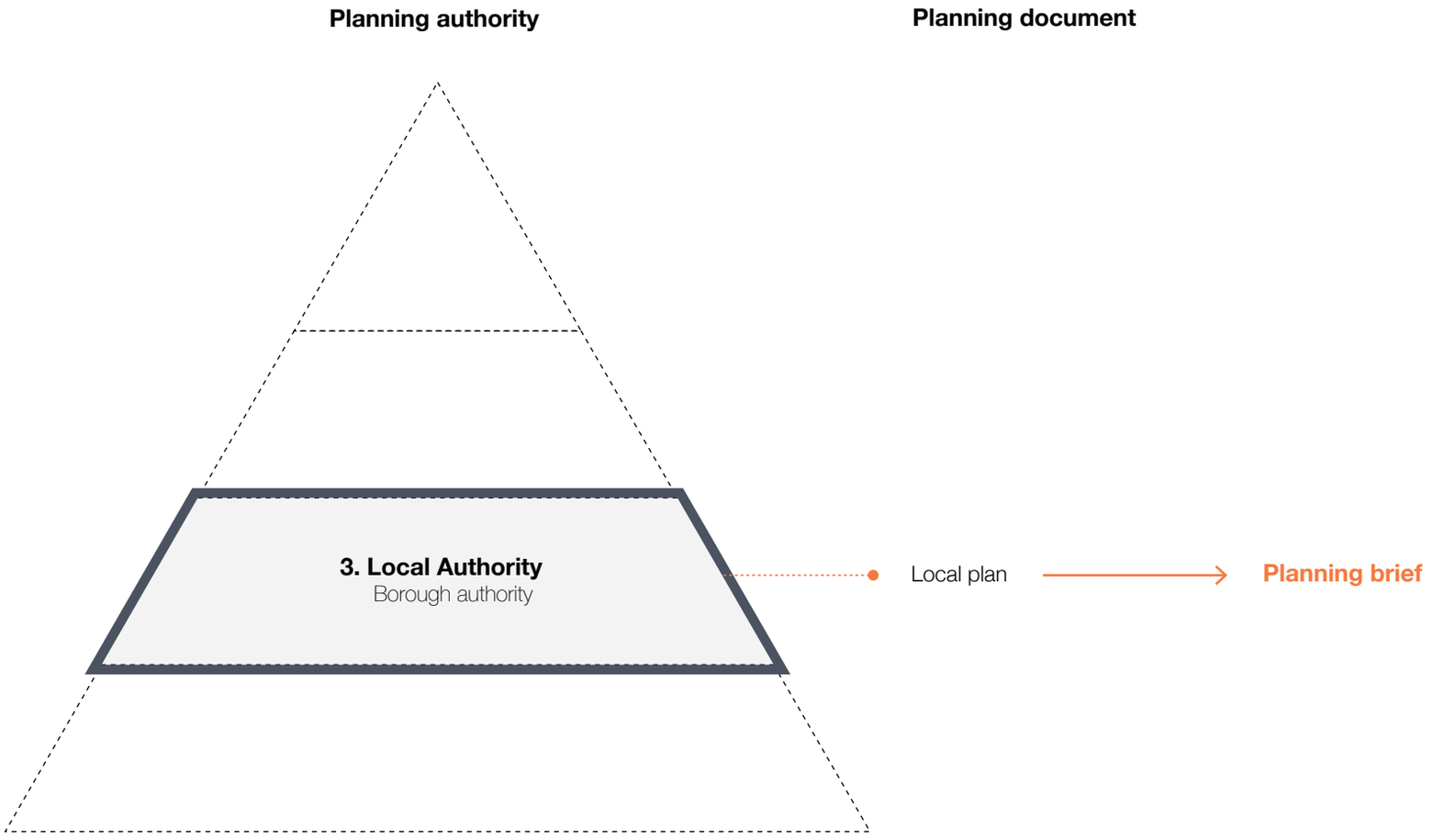
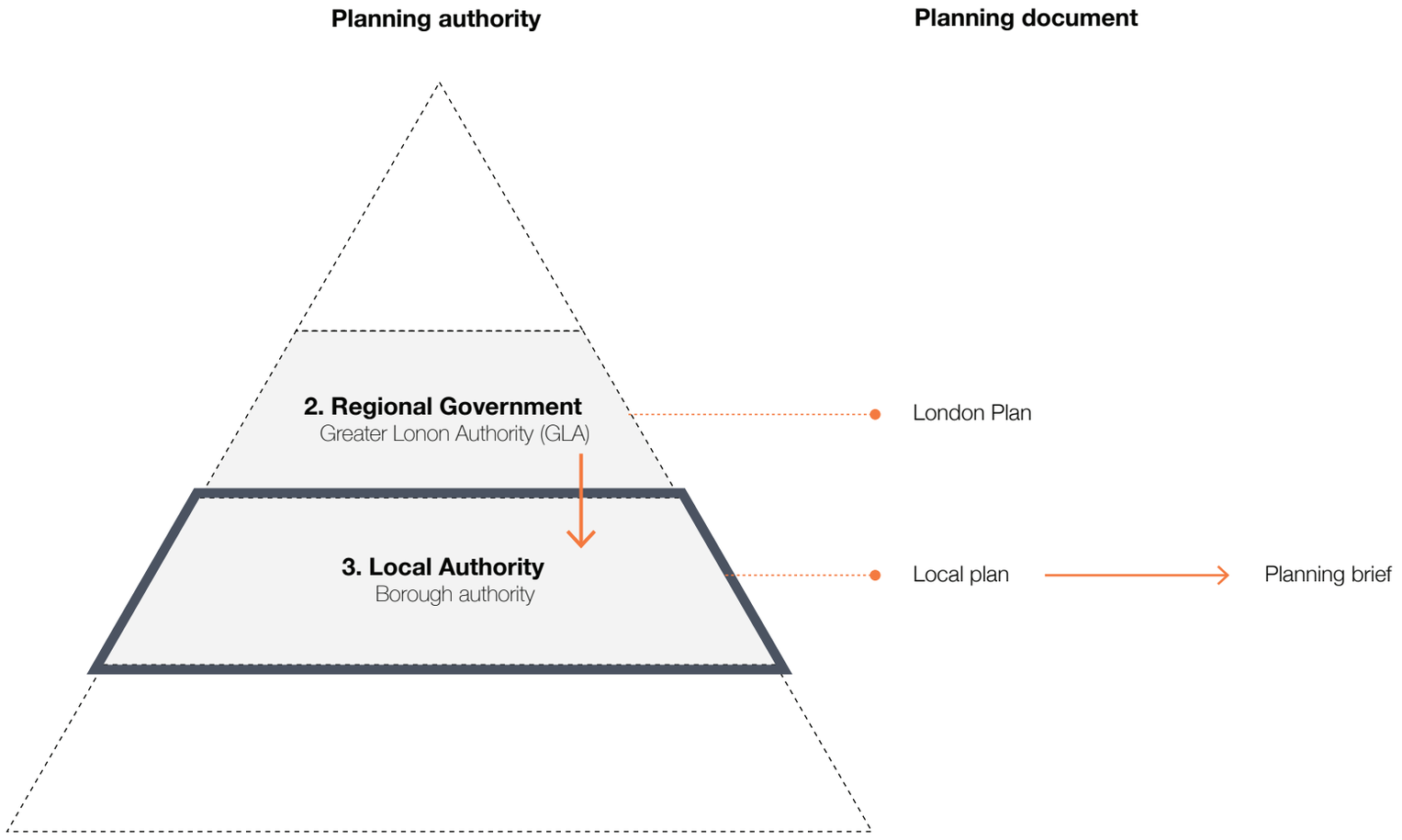


... London urban planning via policies

(Heurkens, 2012)



(Nadin & Stead, 2014)



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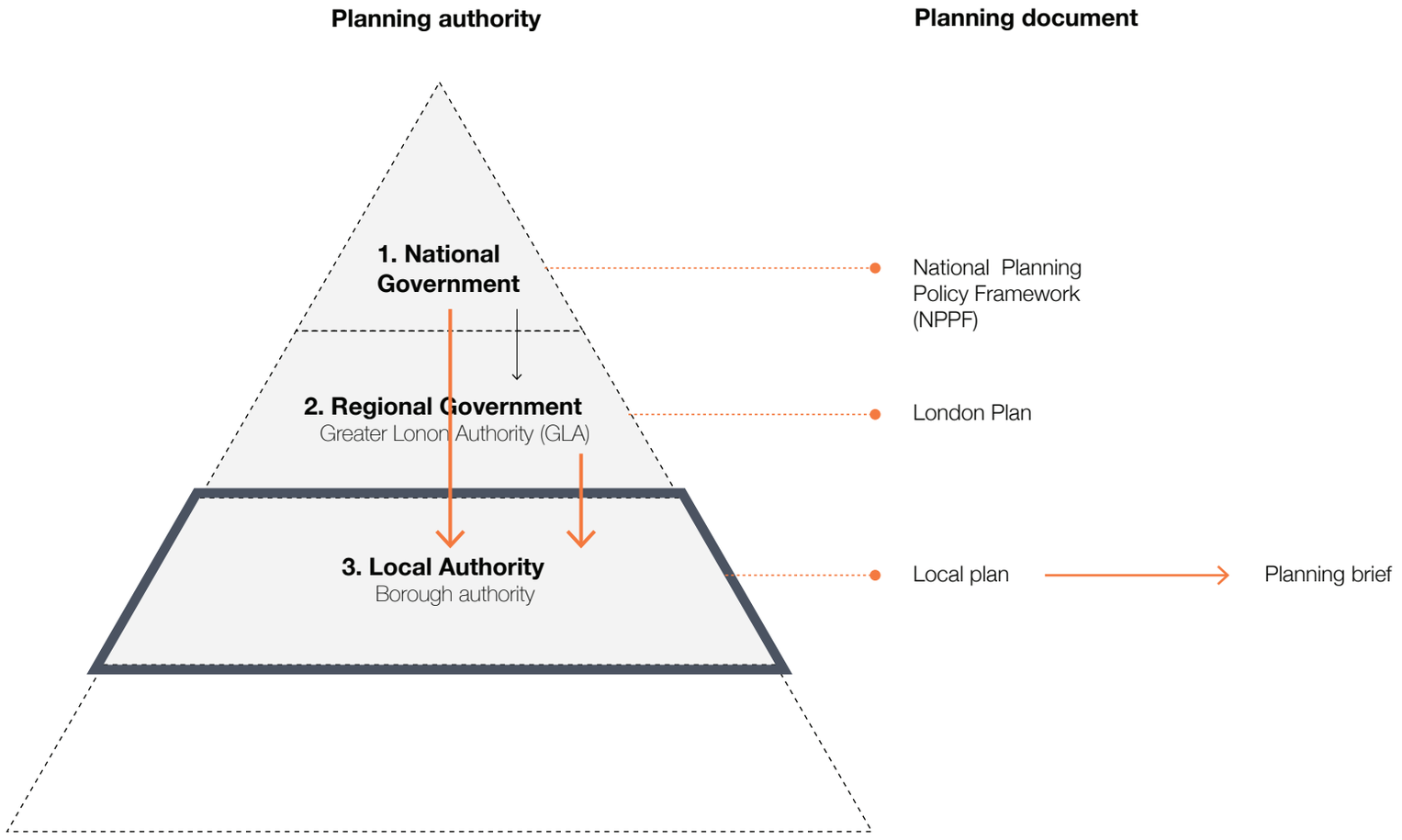
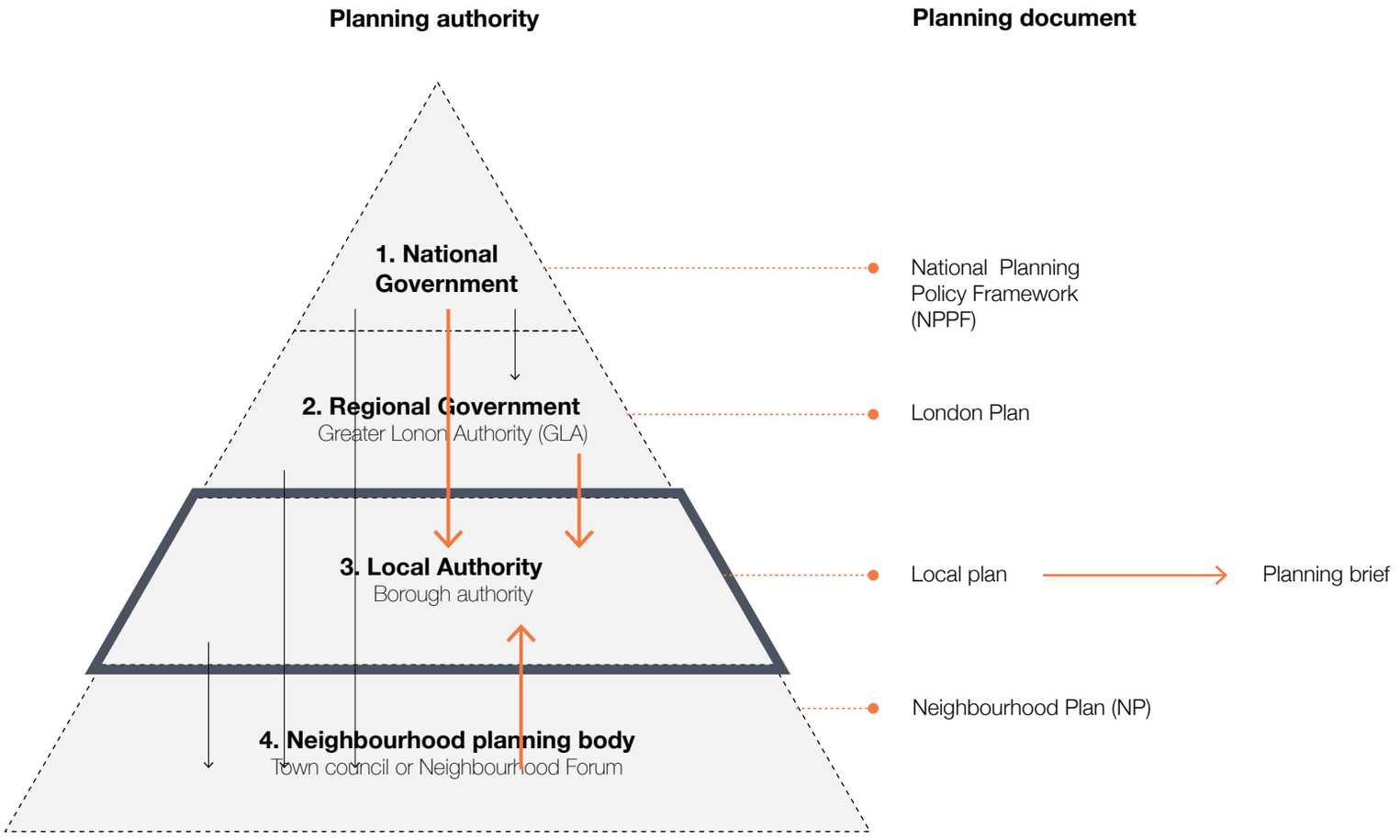


(Heurkens & Hobma, 2014), (Chetwyn, 2018)



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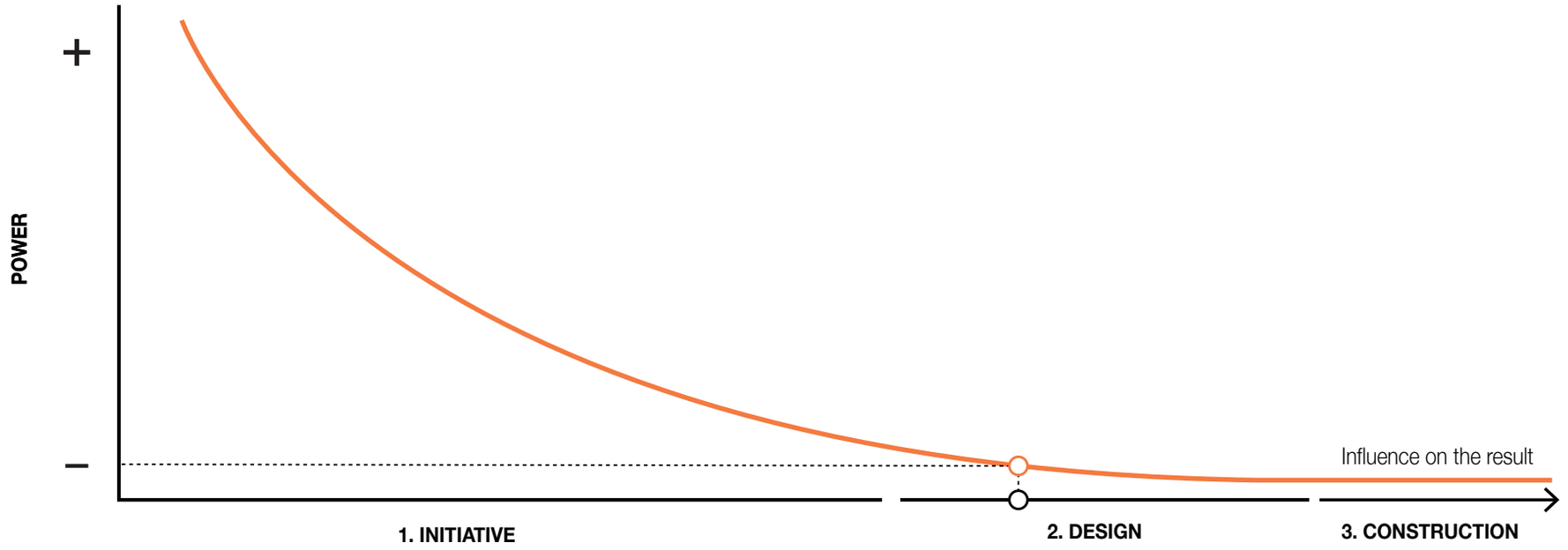
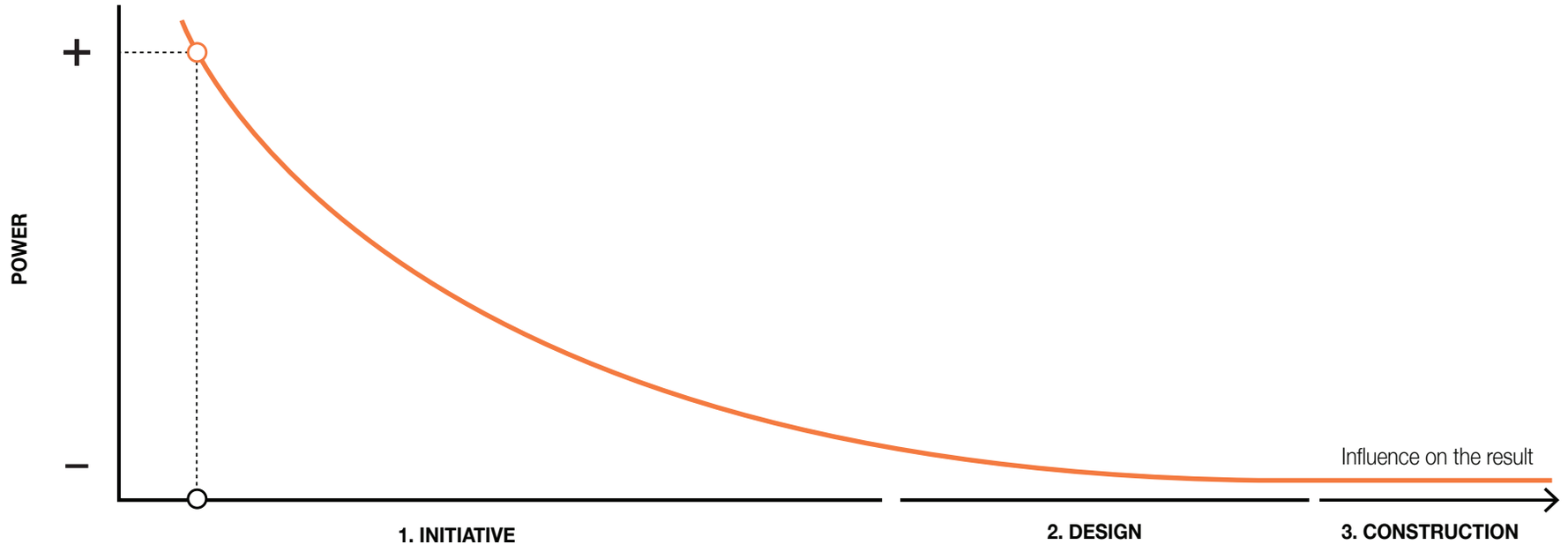


Influence in the planning process WITHOUT Neighbourhood plan

(Chetwyn, 2018)



Influence in the planning process WITH Neighbourhood plan

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[ ]Neighbourhood Plan

Research question

Within the London planning system, how can Neighbourhood Planning support inclusive urban development in order to minimise the processes of gentrification-led-displacement?

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Gentrification

“...the process of renovation, redevelopment and renewal of run-down inner city environment through encourage the influx of more affluent persons...” (Knox & Pinch, 2014).

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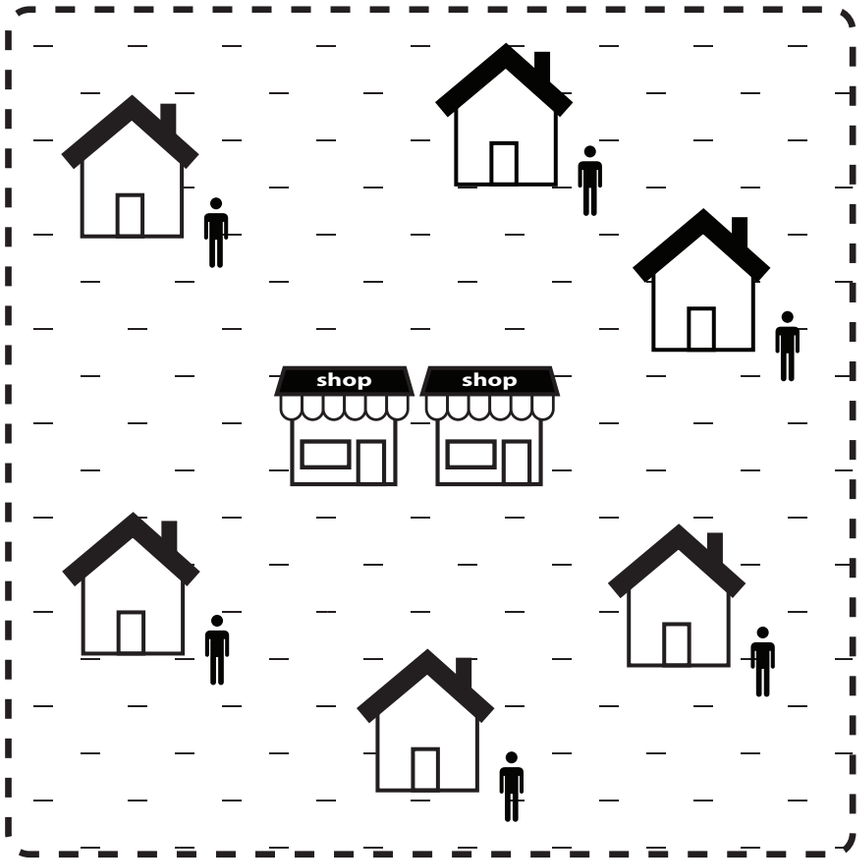
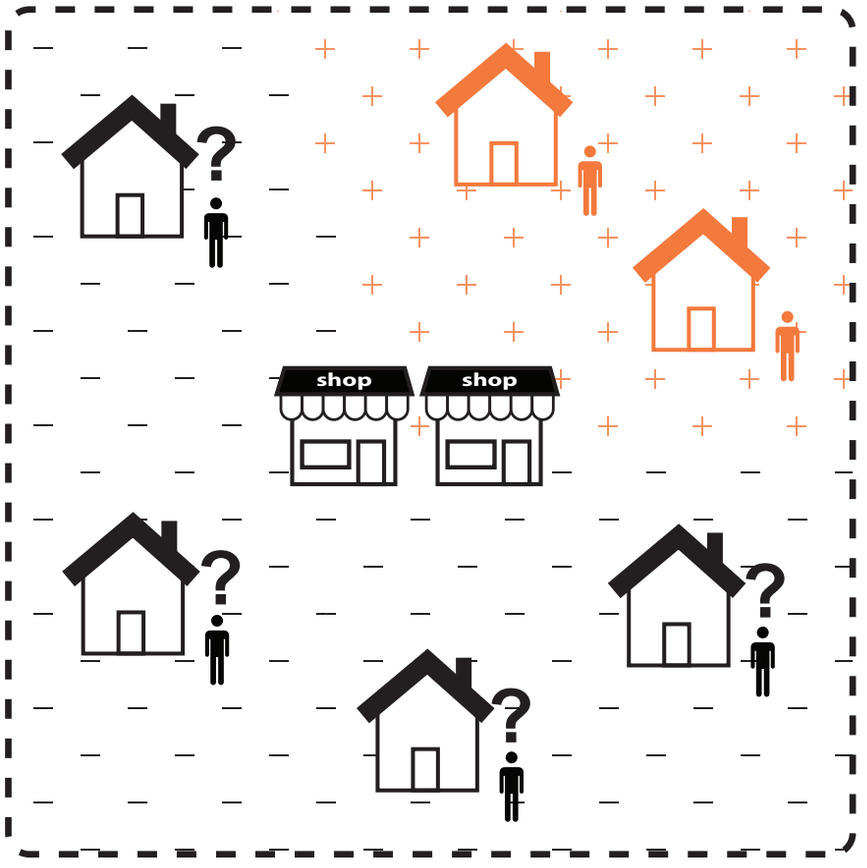


Classic gentrification

(Glass, 1964), (Hackworth & Smith, 2001), (Rérat, Söderström, Piguet, & Besson, 2010)



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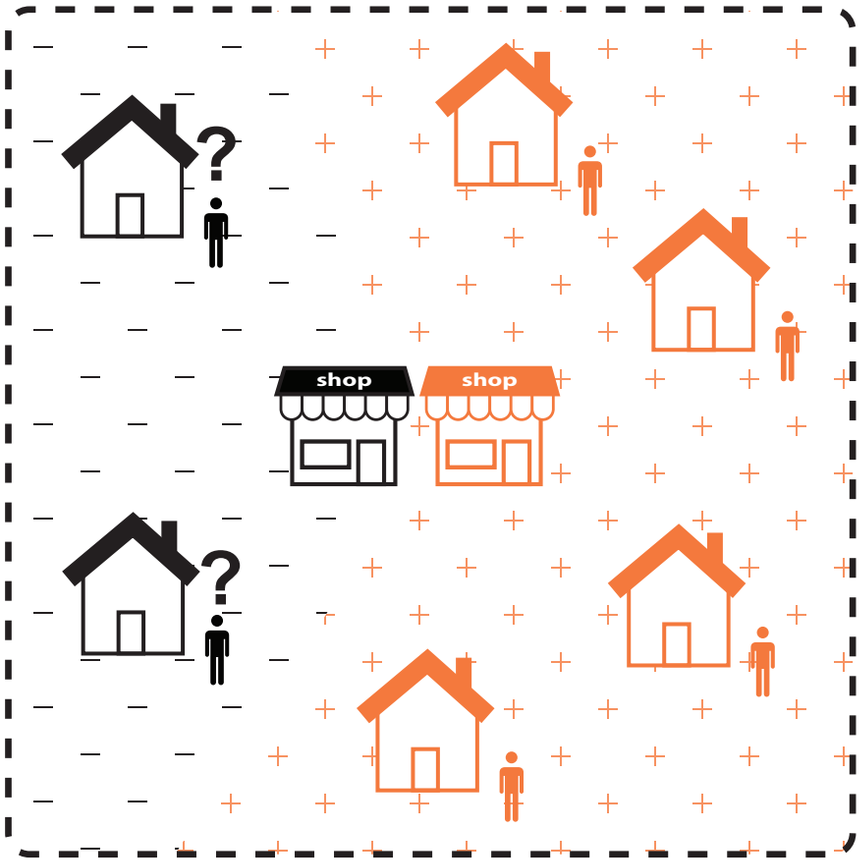

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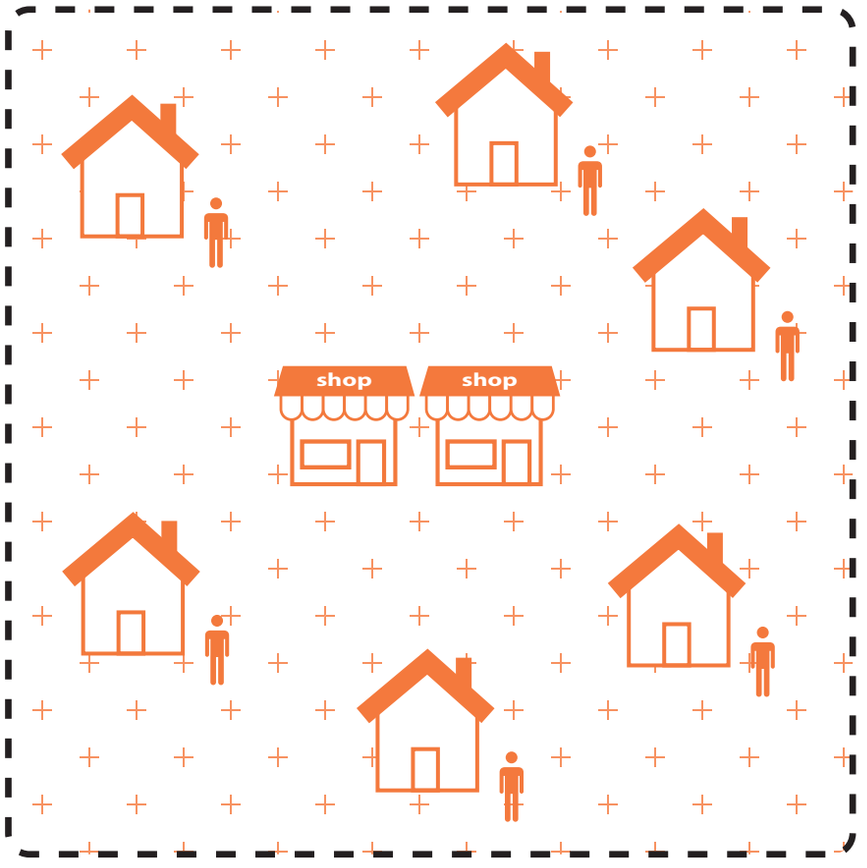

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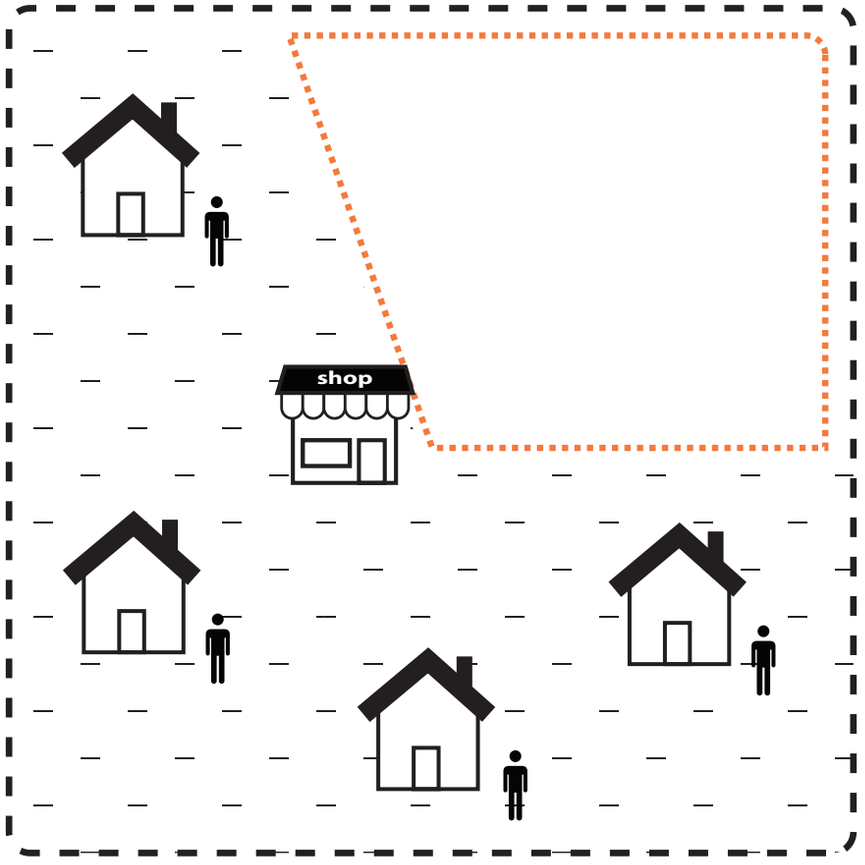

New-build gentrification

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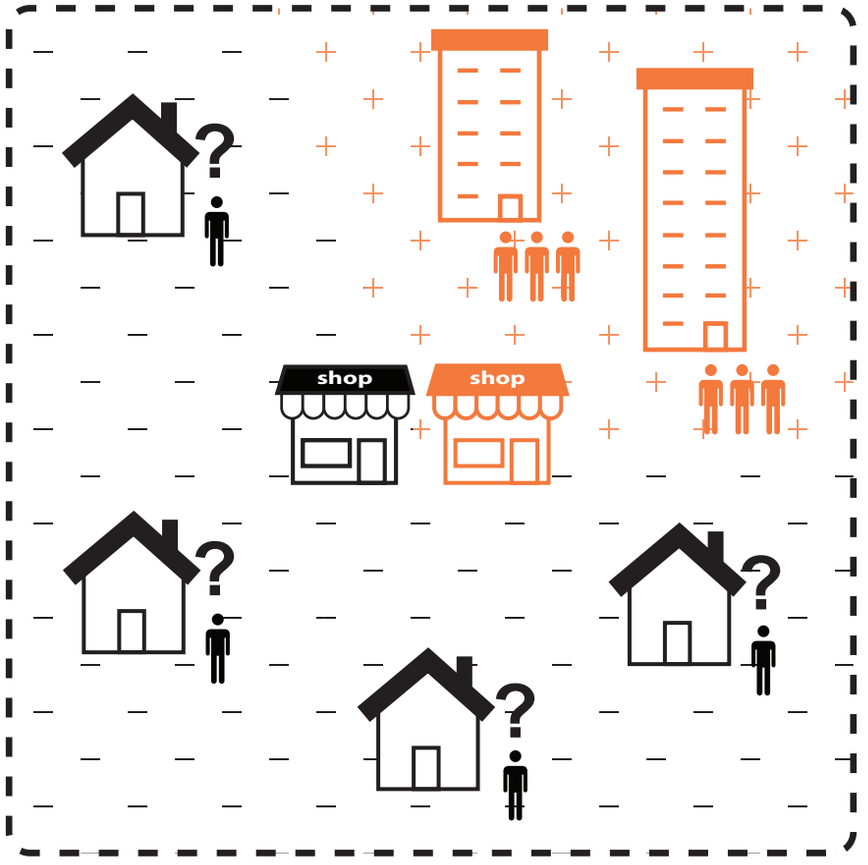

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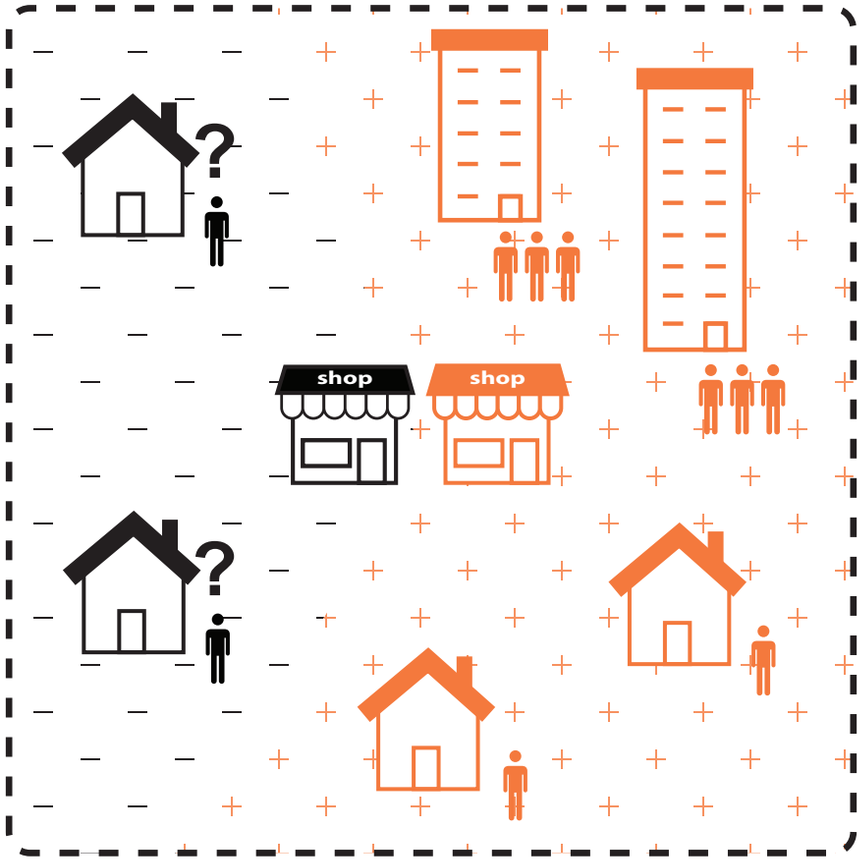

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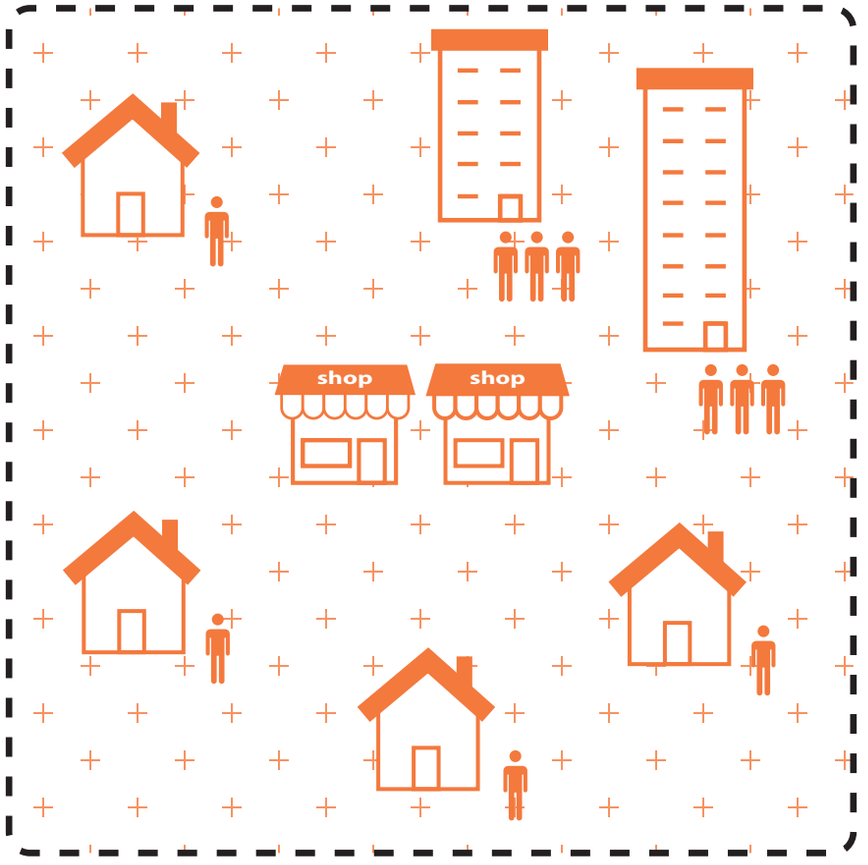

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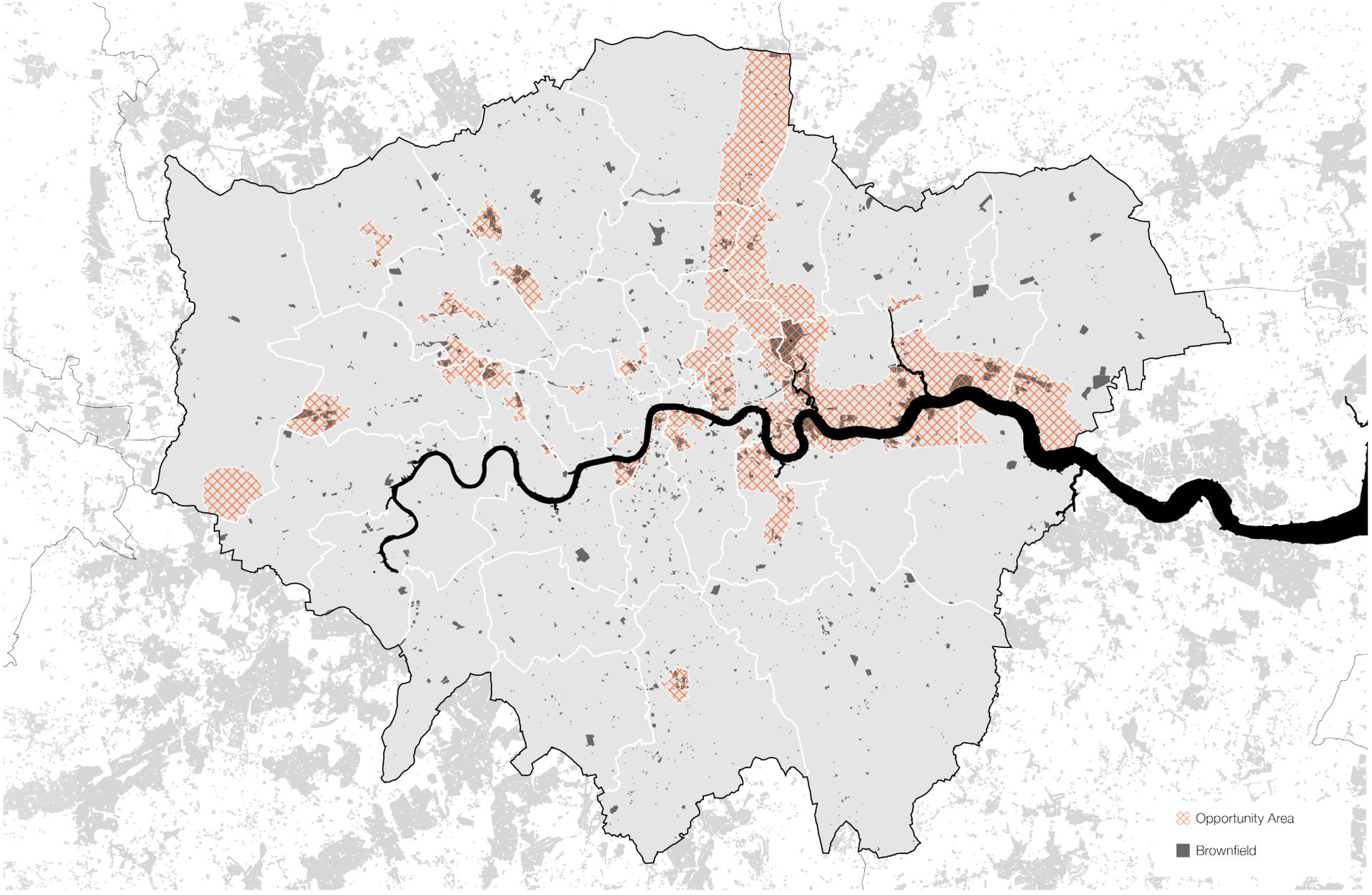

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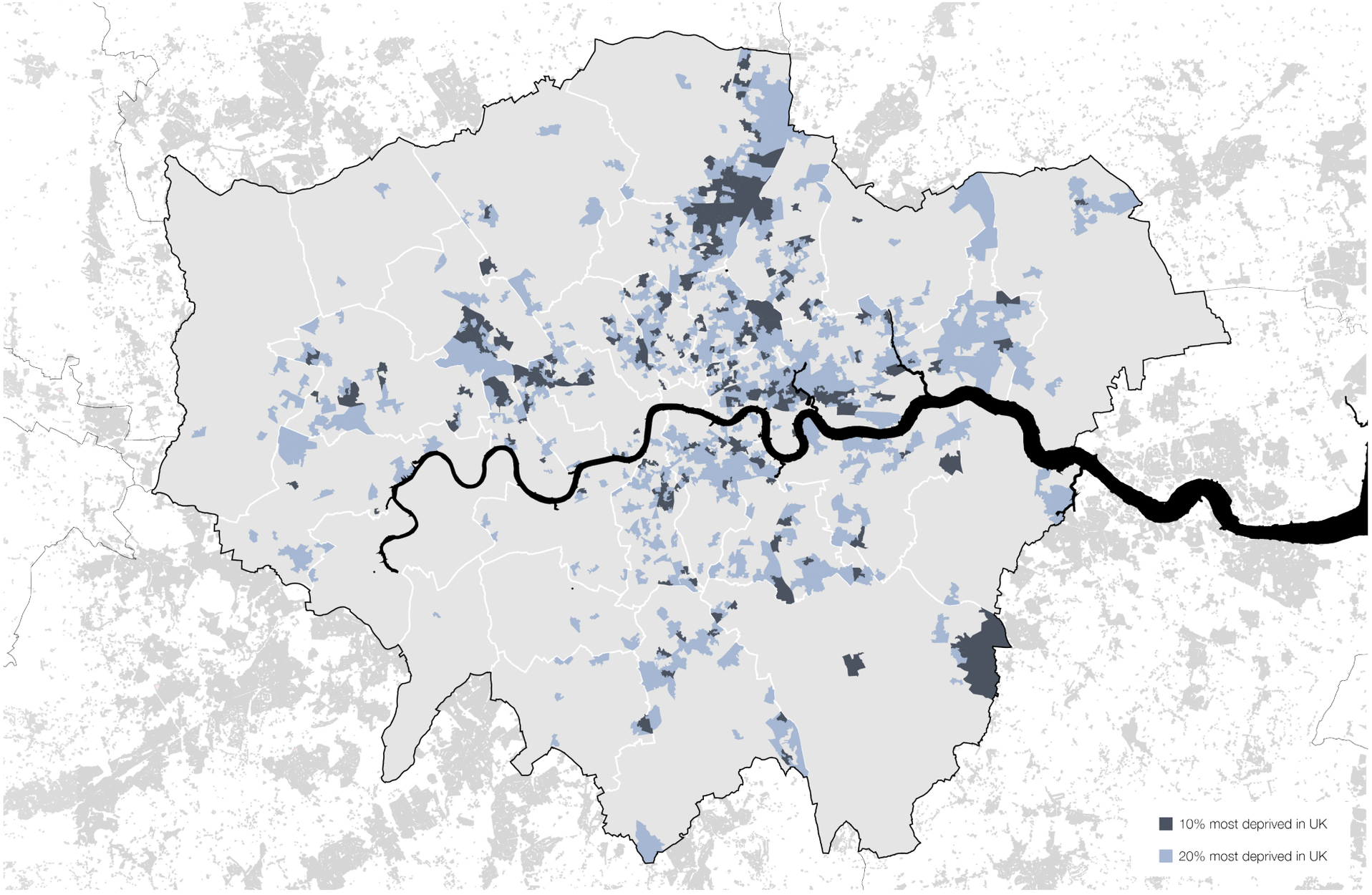

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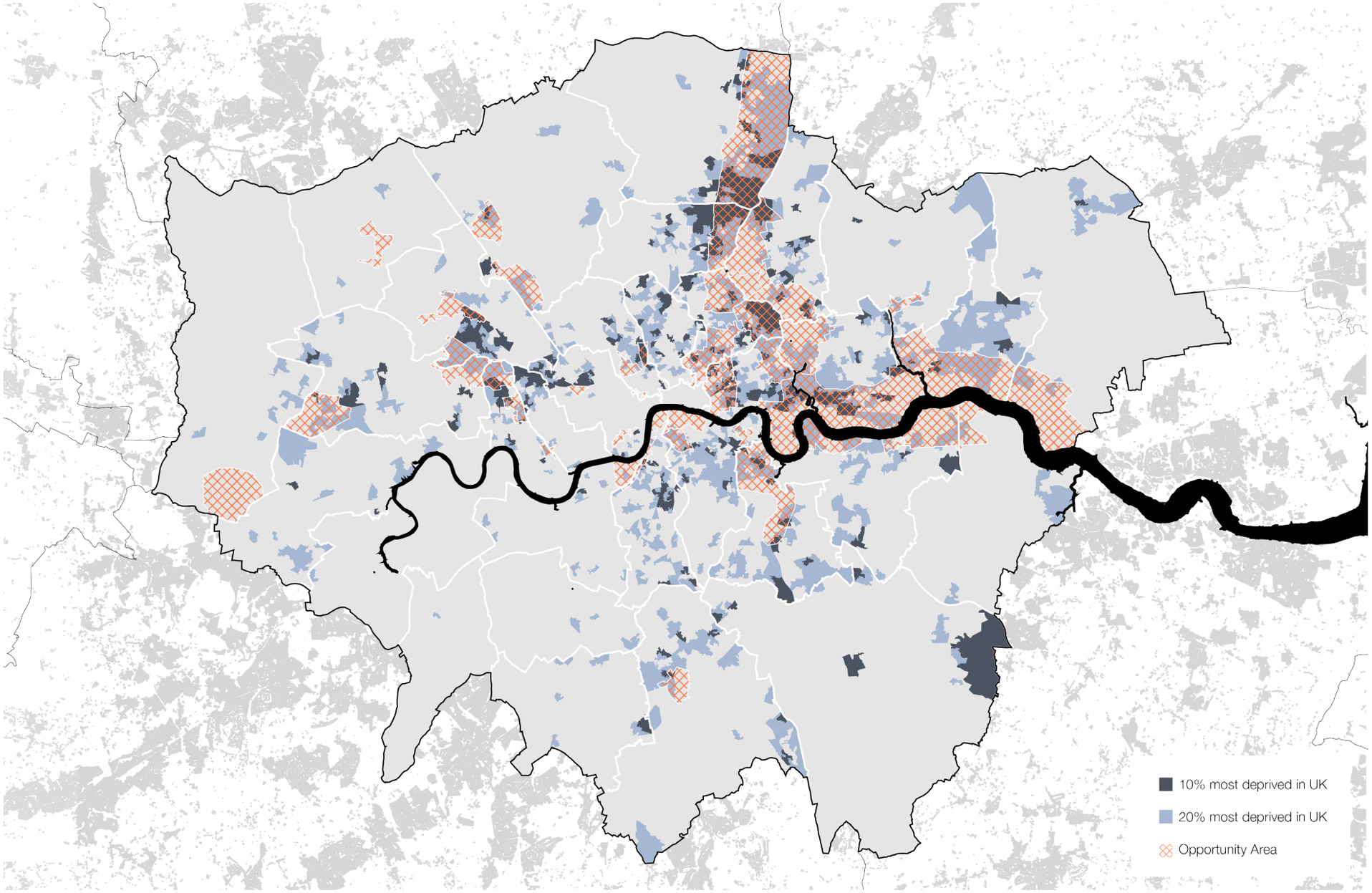

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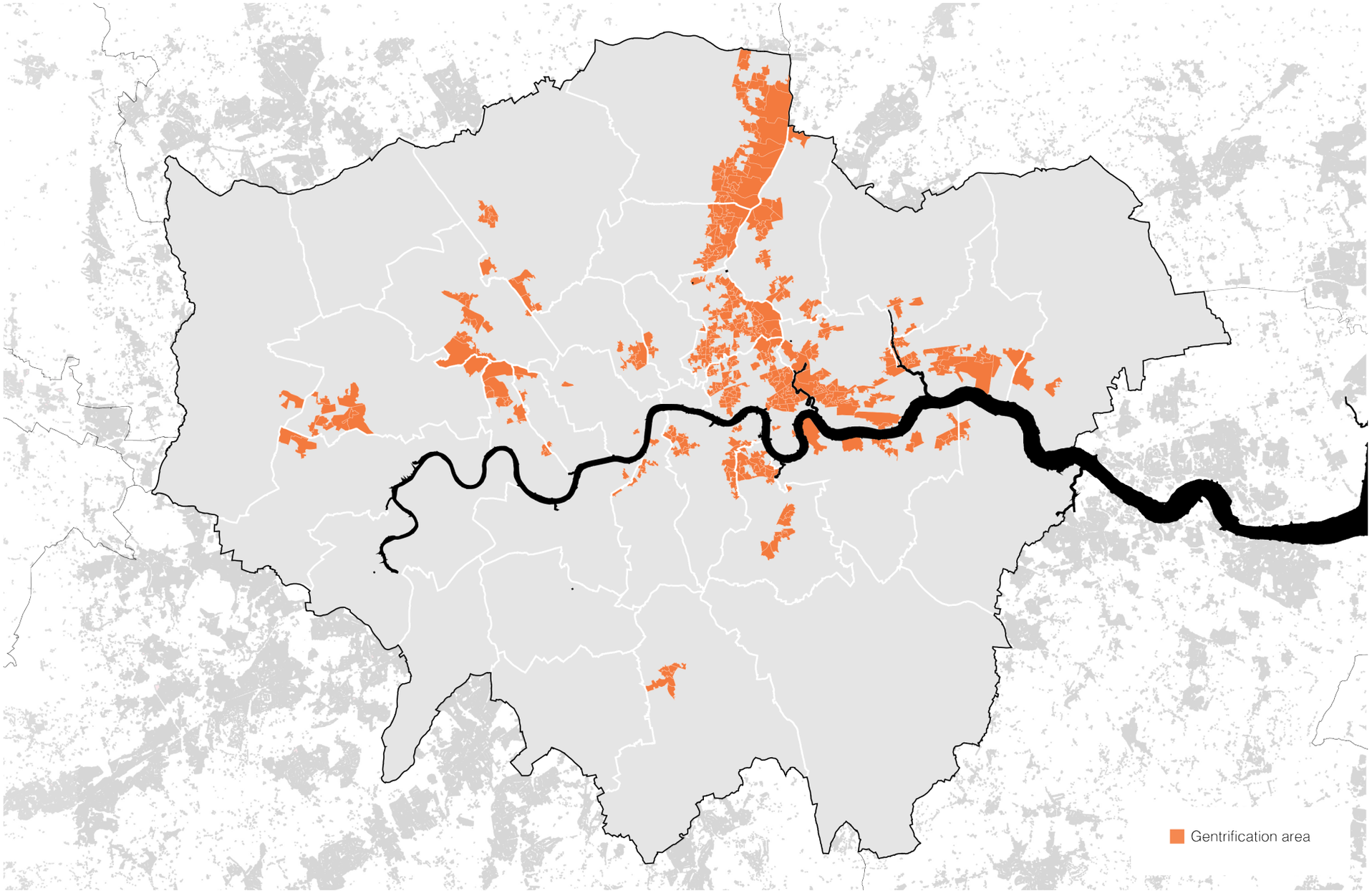

Neighbourhoods with high risk of facing processes of gentrification


HENRY


HENRY


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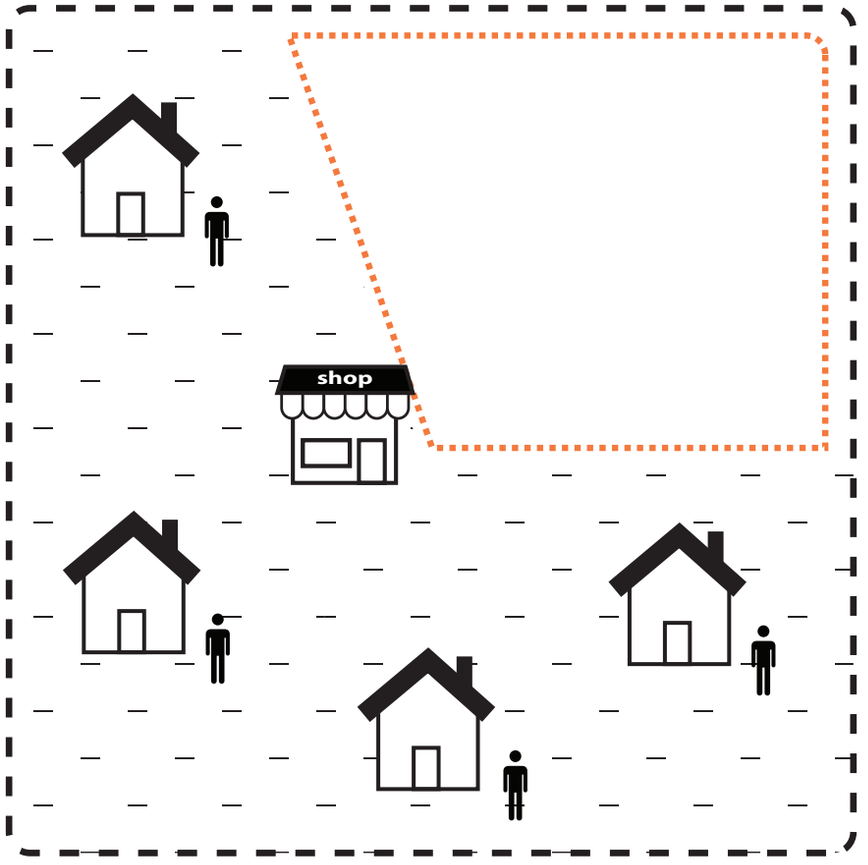
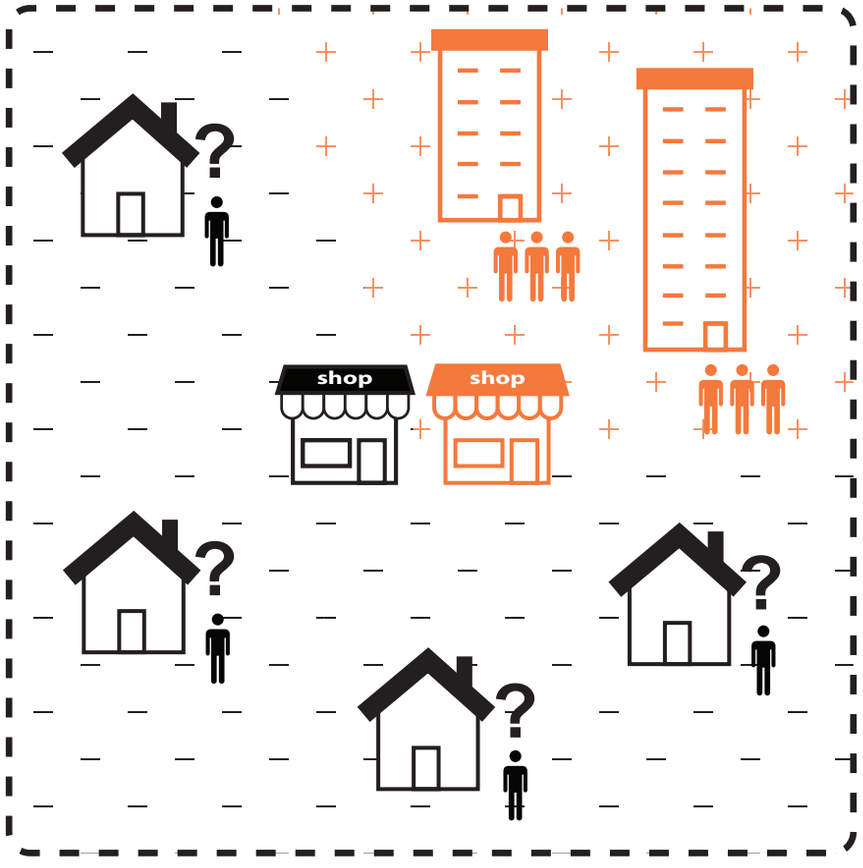
HENRY


shop



Gentrifiers

£££

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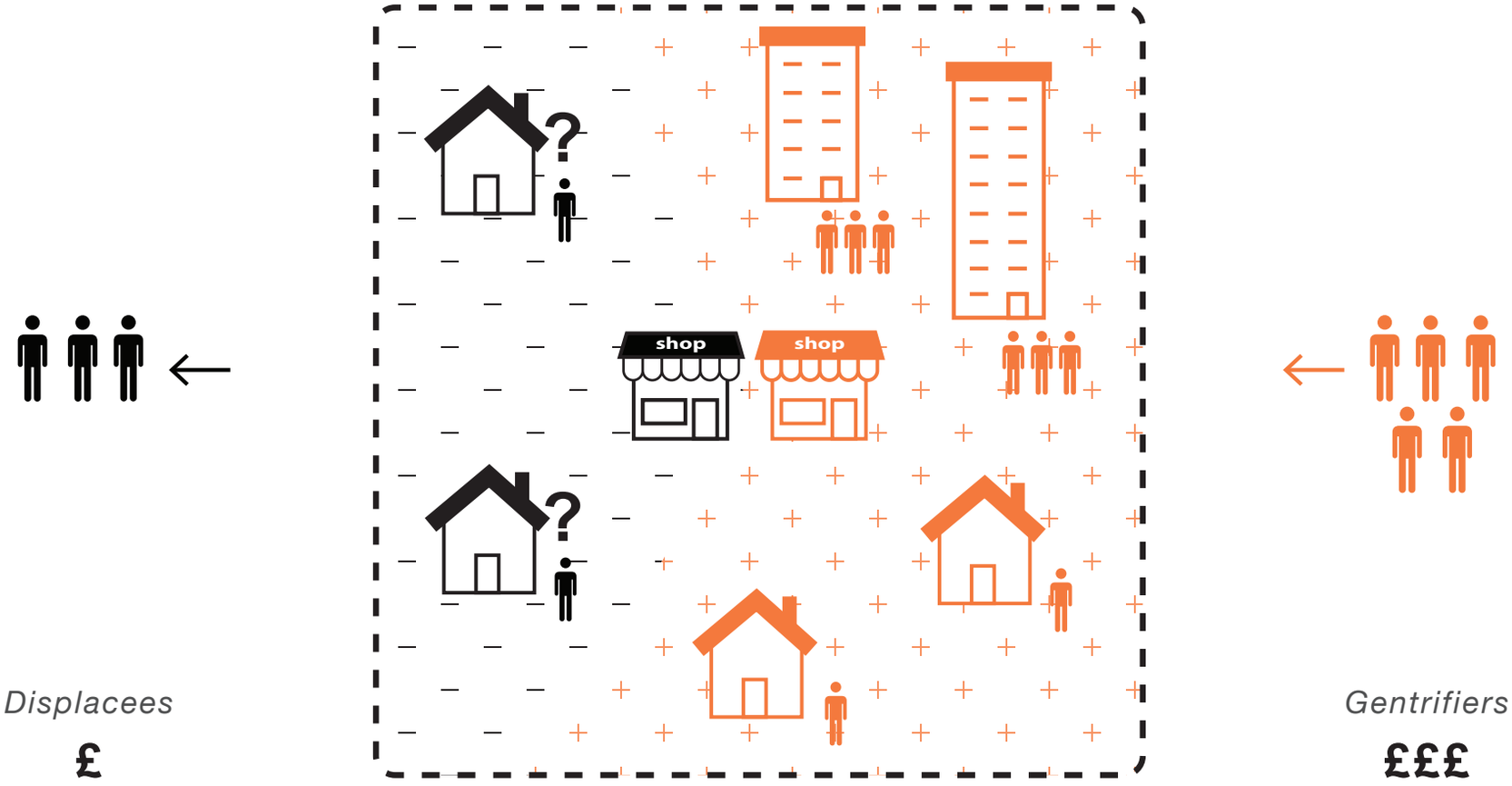

Displacees

£

Gentrifiers

£££

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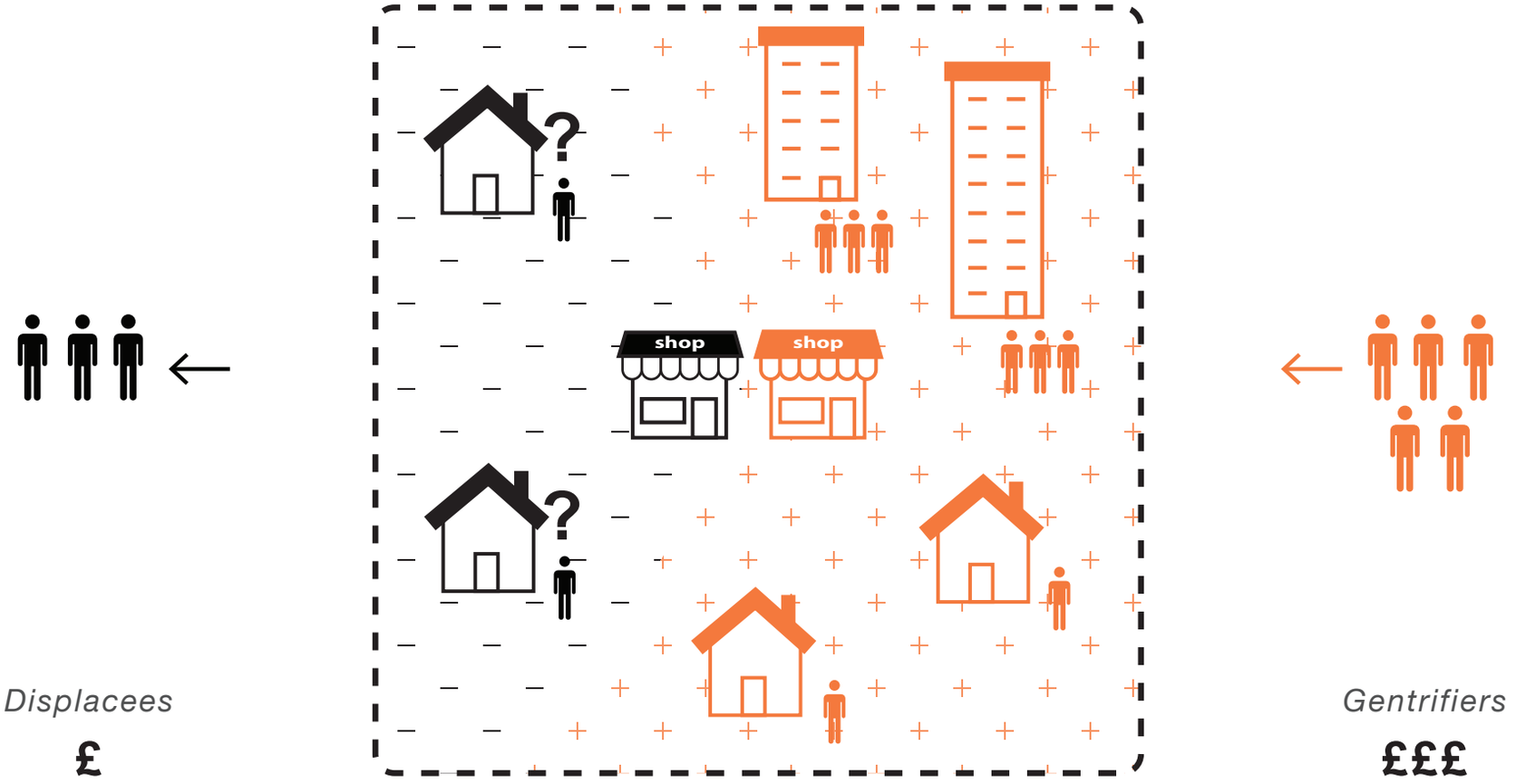

Change in housing, services and public space causes (indirect) displacement

(Slater, 2006), (Eckerd et al., 2018), (Davidson & Lees, 2005), (Davidson, 2008)

Problem statement

Gentrification is exclusive urban development and results in the displacement of original residents out of the city

exclusive urban development

Research aim

To support inclusive urban development via Neighbourhood Planning in the London urban planning system in order to reduce gentrification process in London

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[ ] Neighbourhood Plan

1. Getting started

2. Making the Plan

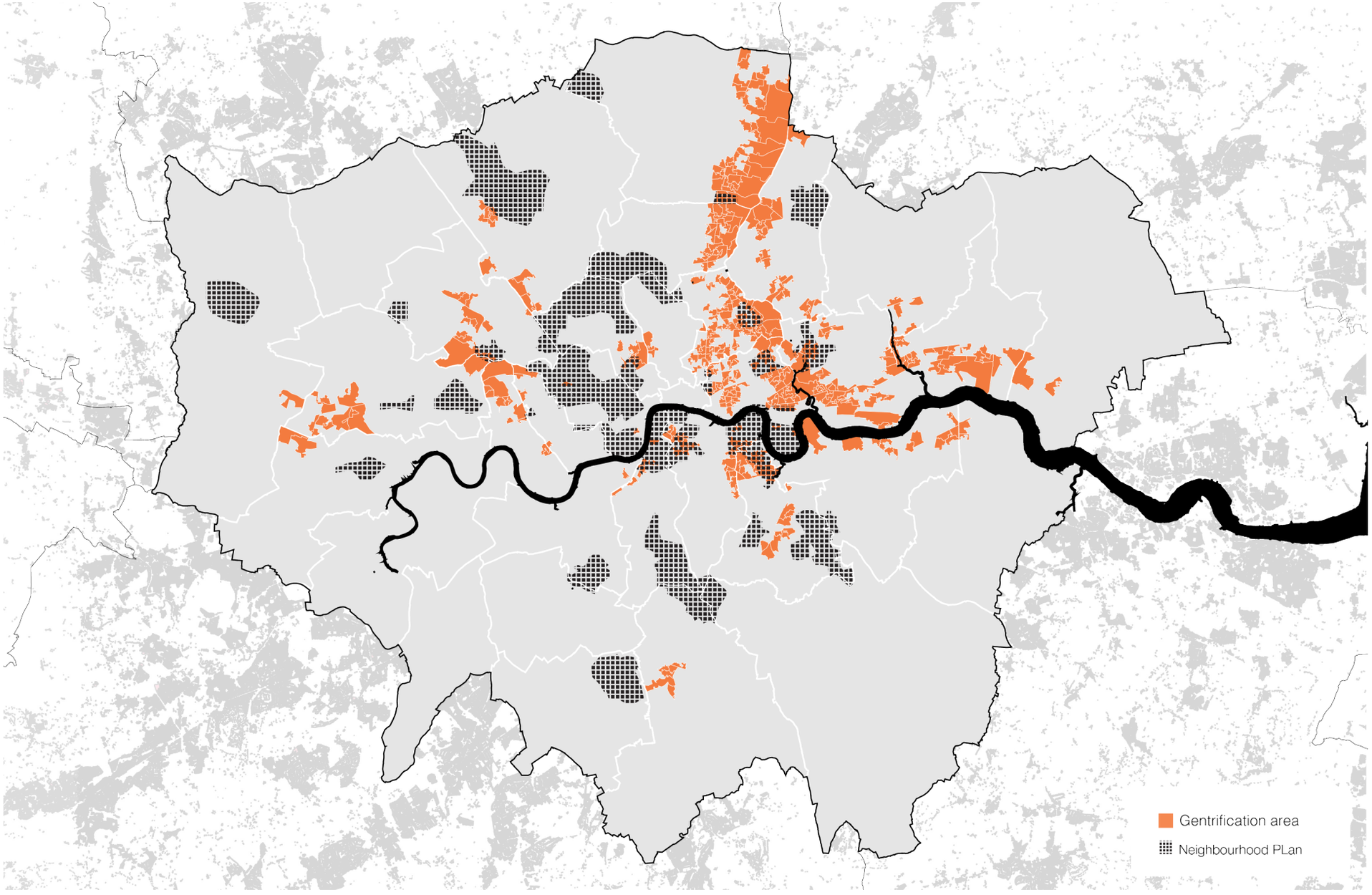
3. Into force

1. Getting started

2. Making the Plan

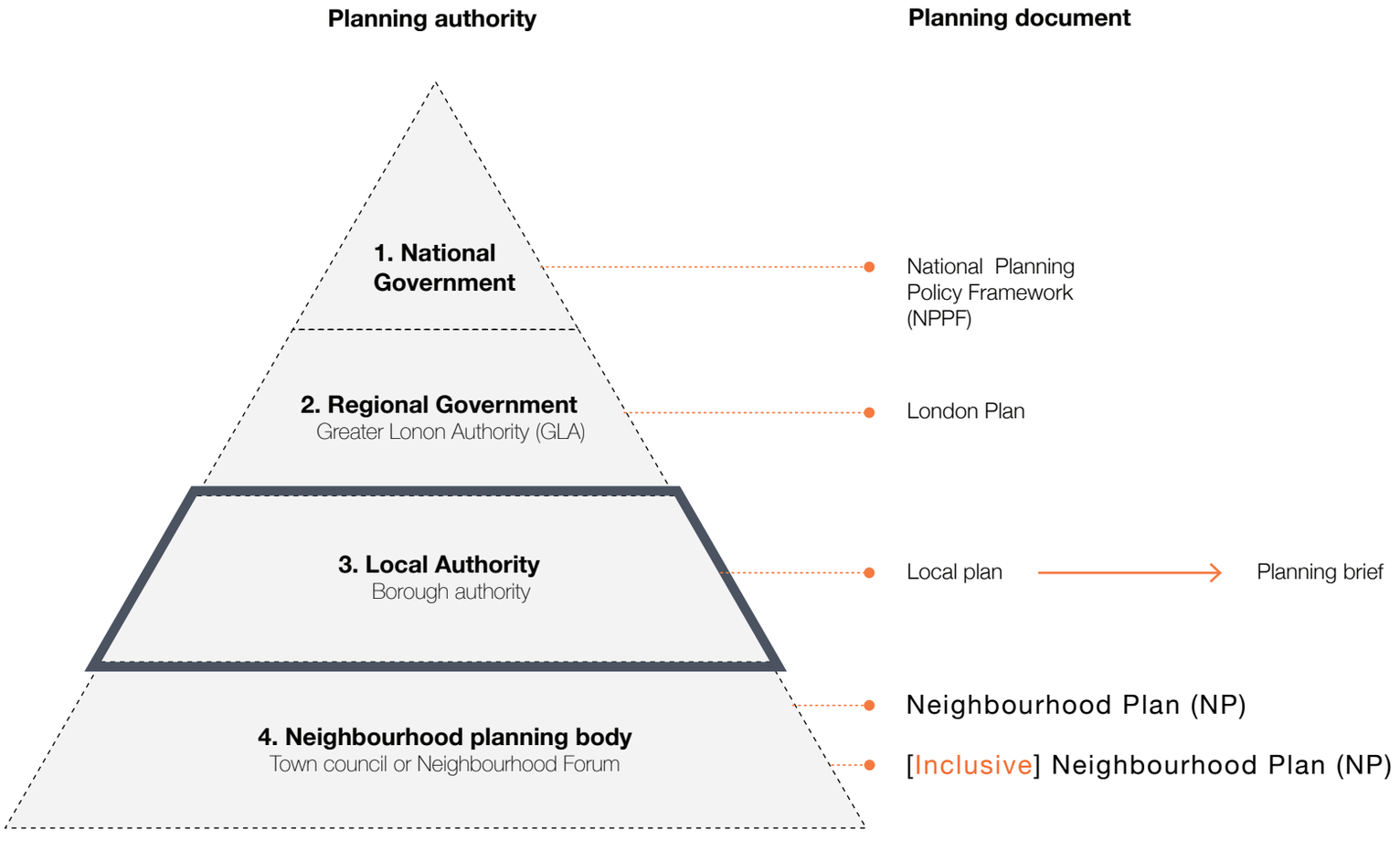
3. Into force

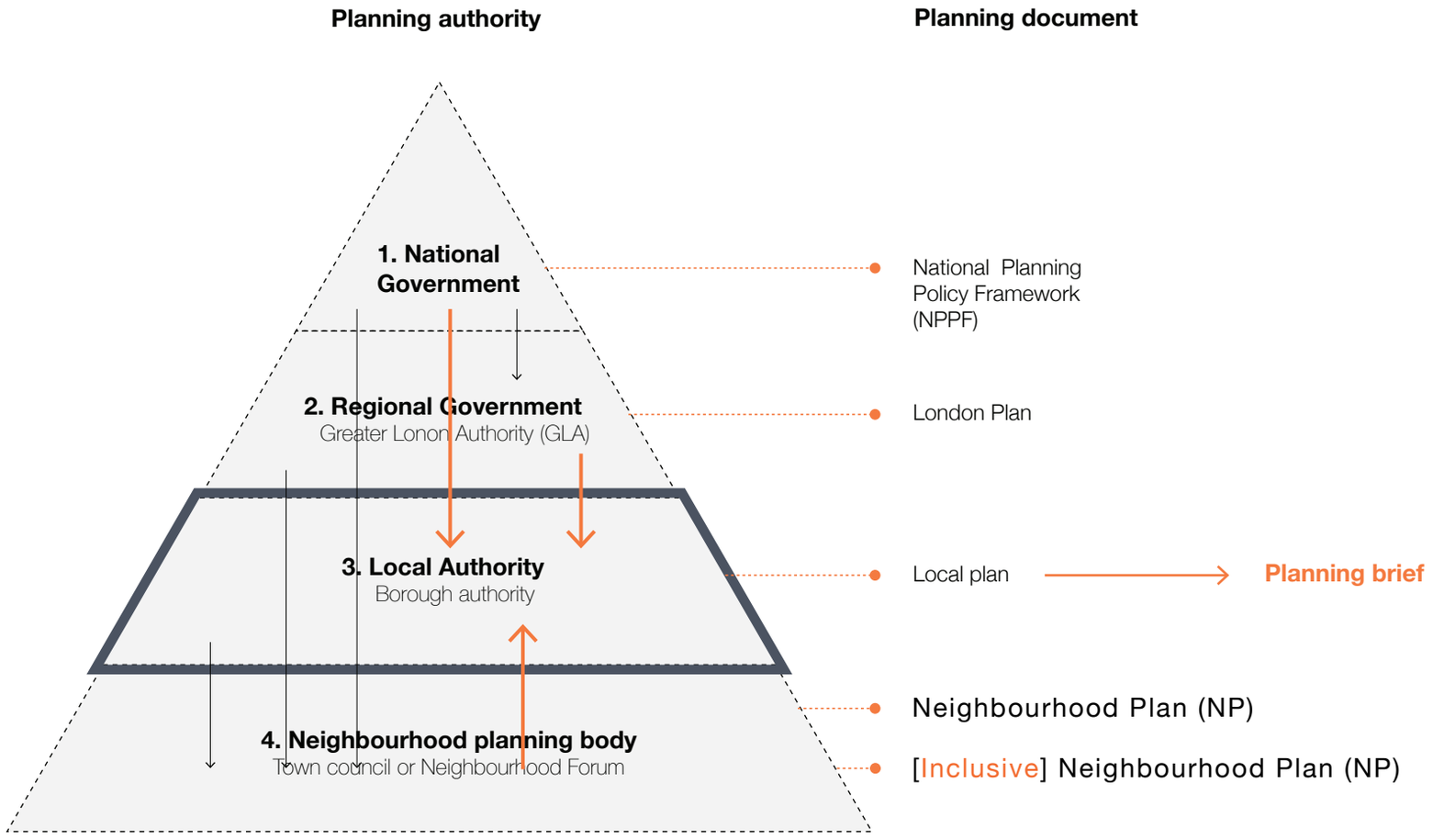
- *Lack of support*
- *Complex*
- *Optional document*
- *No specific focus on inclusivity*


Gentrification area
Neighbourhood PLan

[ ] Neighbourhood Plan

[Inclusive] Neighbourhood Plan


Planning authority
Planning document
1. National Government
2. Regional Government
Greater Lonon Authority (GLA)
3. Local Authority
Borough authority
4. Neighbourhood planning body
Town council or Neighbourhood Forum
National Planning Policy Framework (NPPF)
London Plan
Local plan
Planning brief
Neighbourhood Plan (NP)
[Inclusive] Neighbourhood Plan (NP)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[Inclusive] Neighbourhood Plan (NP)

1. Getting started

2. Challenges

3. Vision

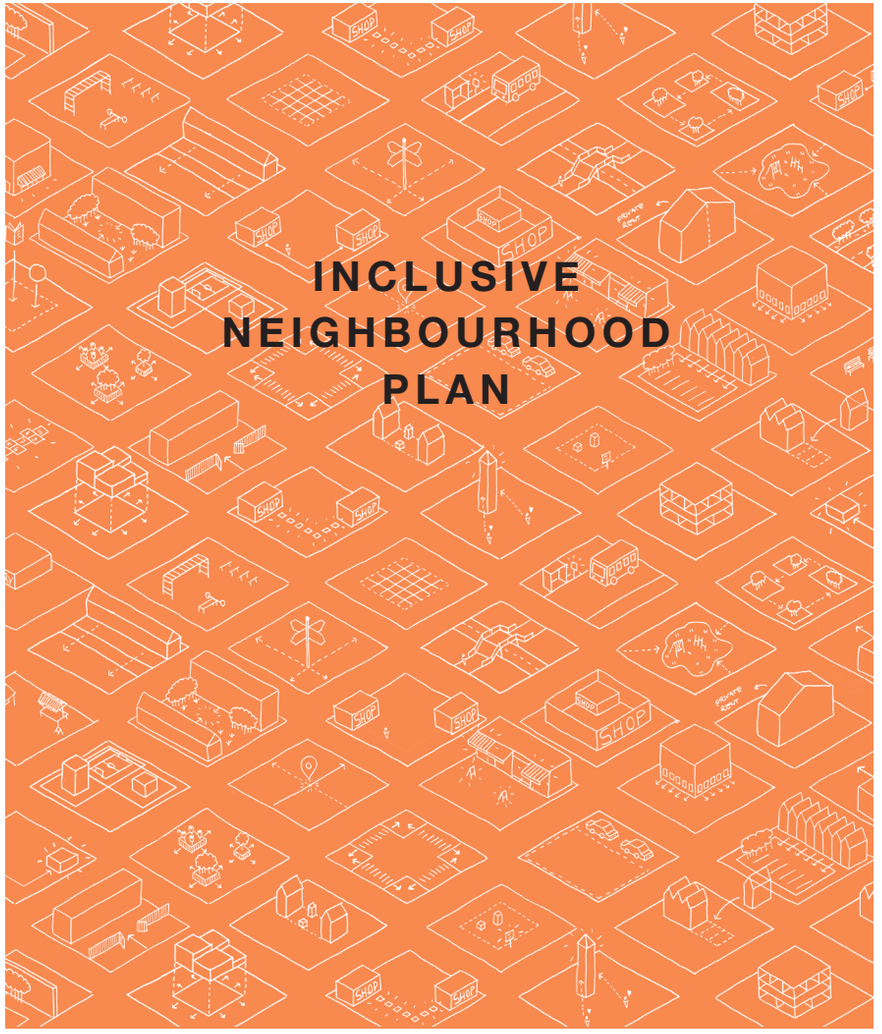
4. Policies

5. Into force

6. Maintain

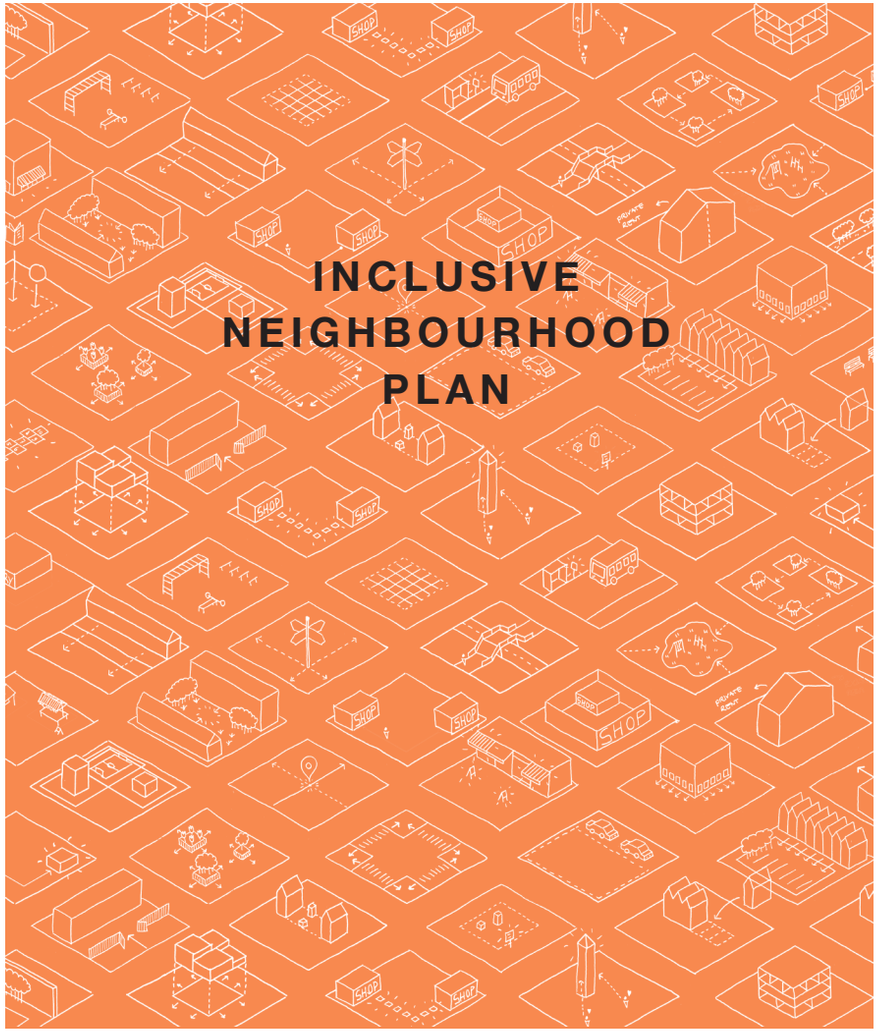
1. Getting started
2. Challenges
3. Vision
4. Policies
5. Into force
6. Maintain

- *Focus on inclusivity*
- *Especial designed for gentrificaiton areas*
- *Support of local authority*
- *Responding to complexity*


INCLUSIVE
NEIGHBOURHOOD
PLAN

1. Inclusive Patterns

2. Roadmap



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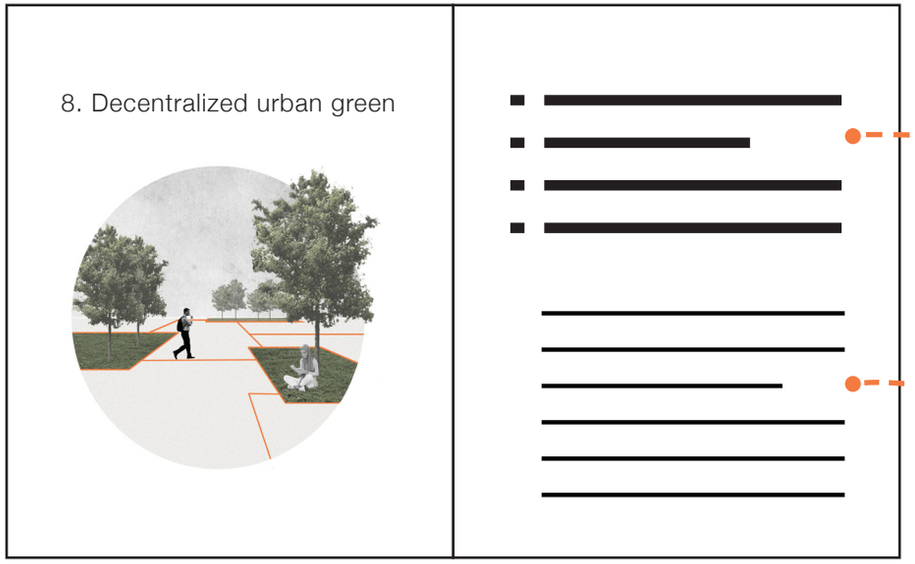

Objectives

Background

Policy review

Design principles

Pattern network

1. Inclusive Patterns

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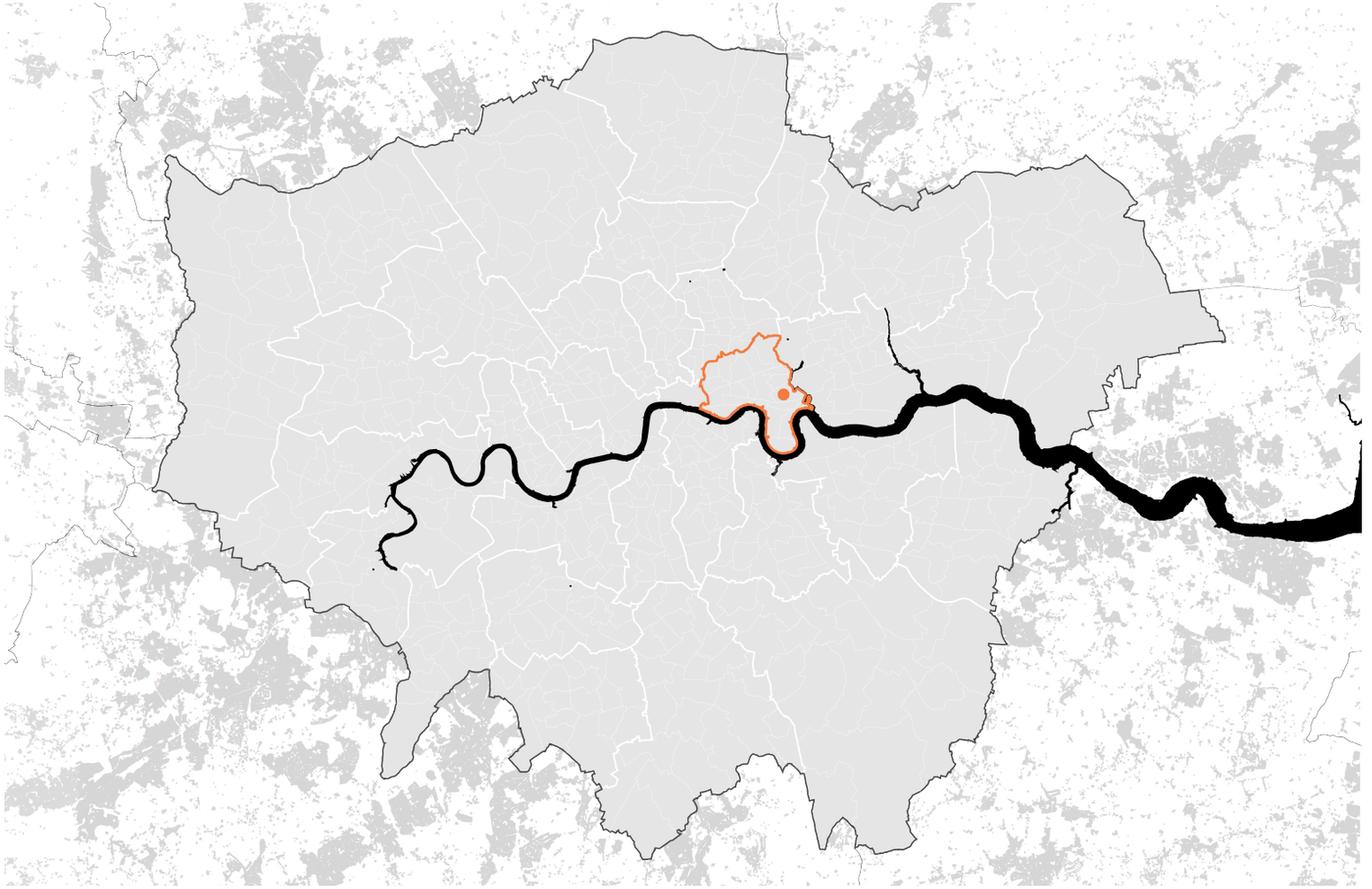

1. Inclusive Patterns

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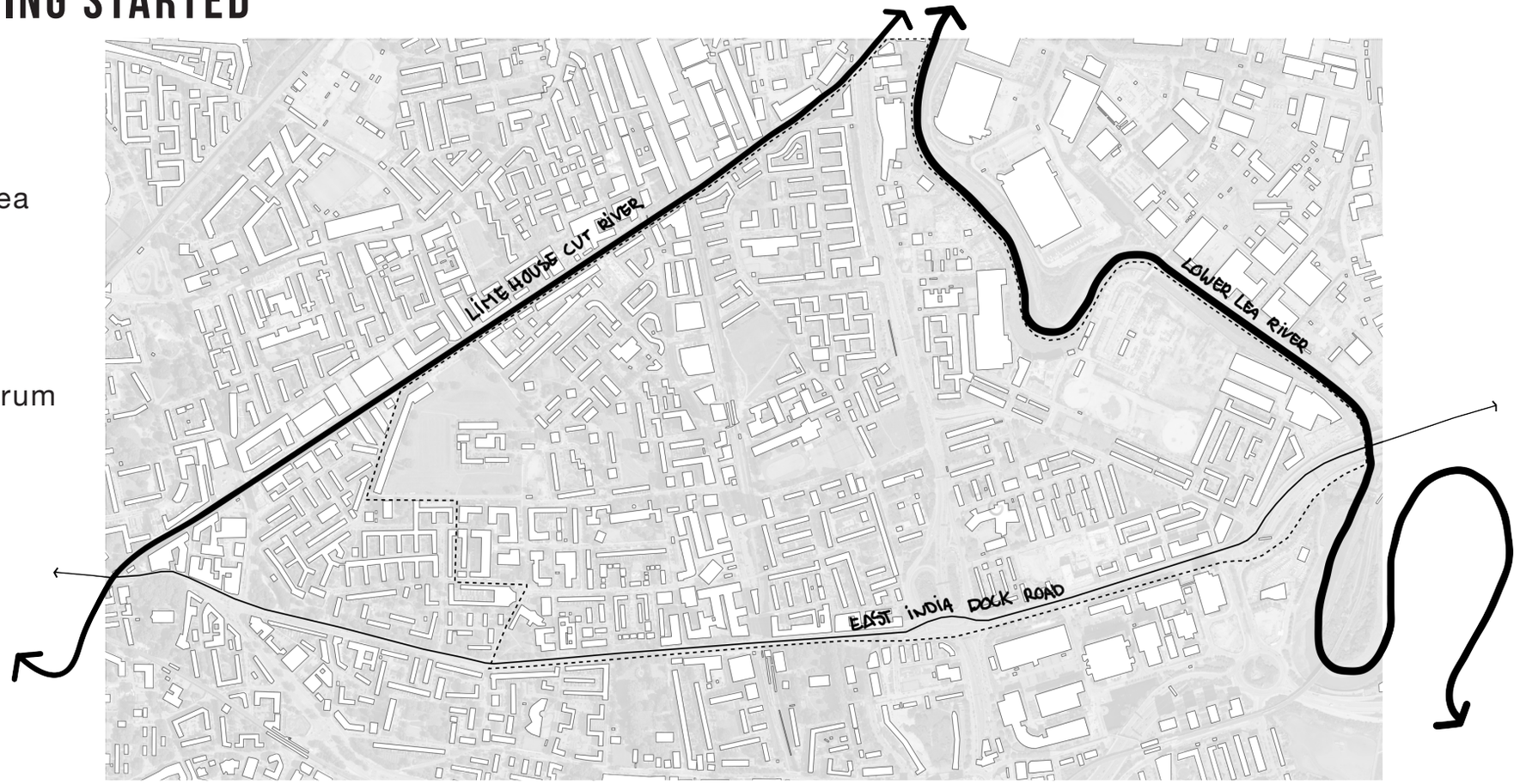
1 GETTING STARTED

- Neighbourhood Area
- Gentrification?
- Neighbourhood Forum
- Evidence



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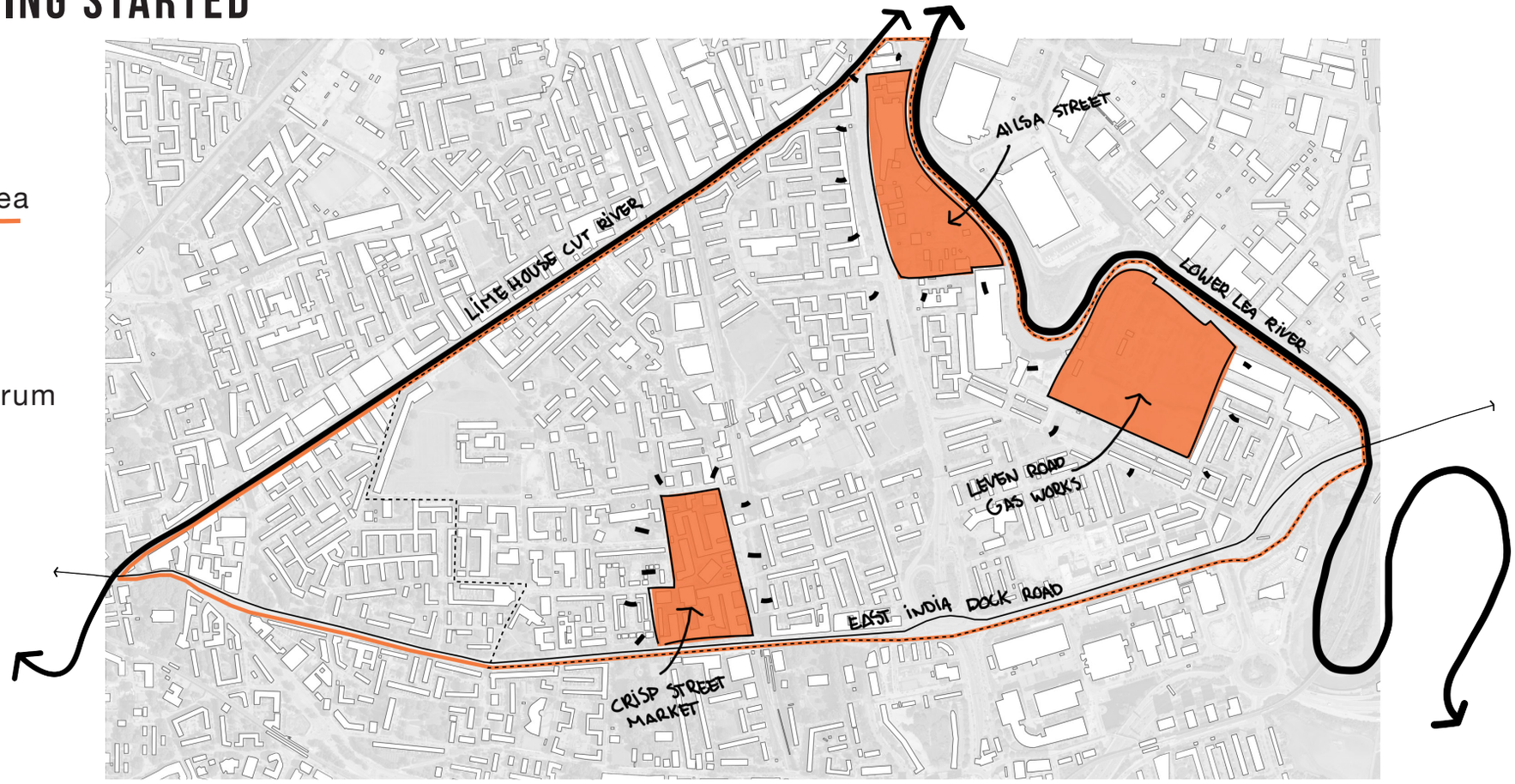

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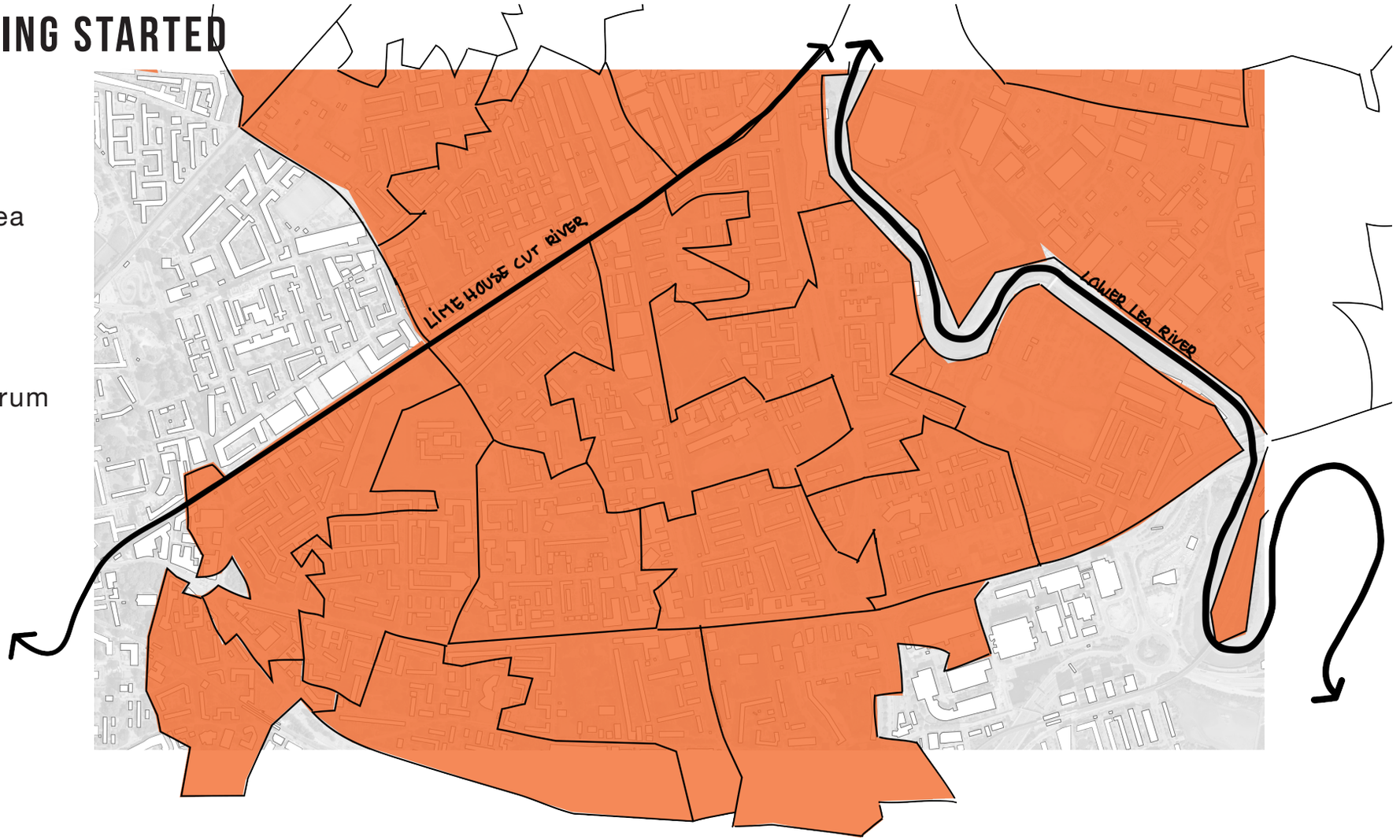

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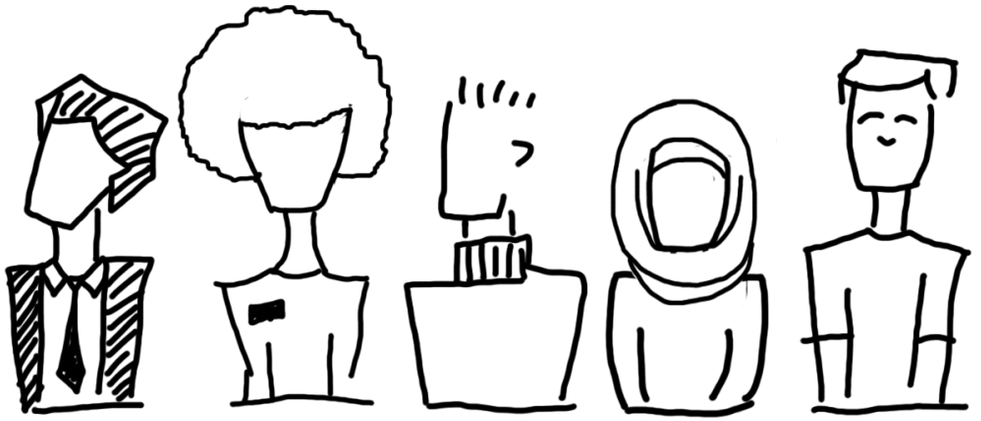

min. 21 members

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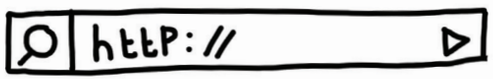

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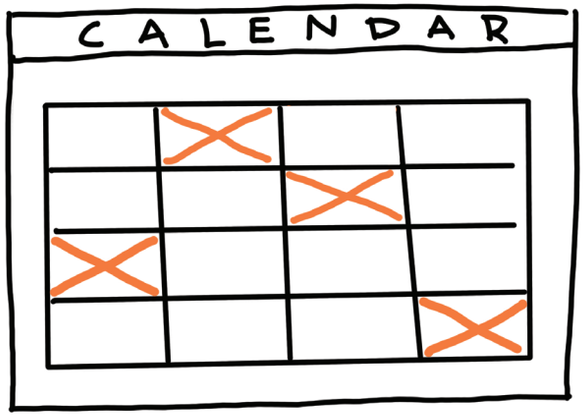

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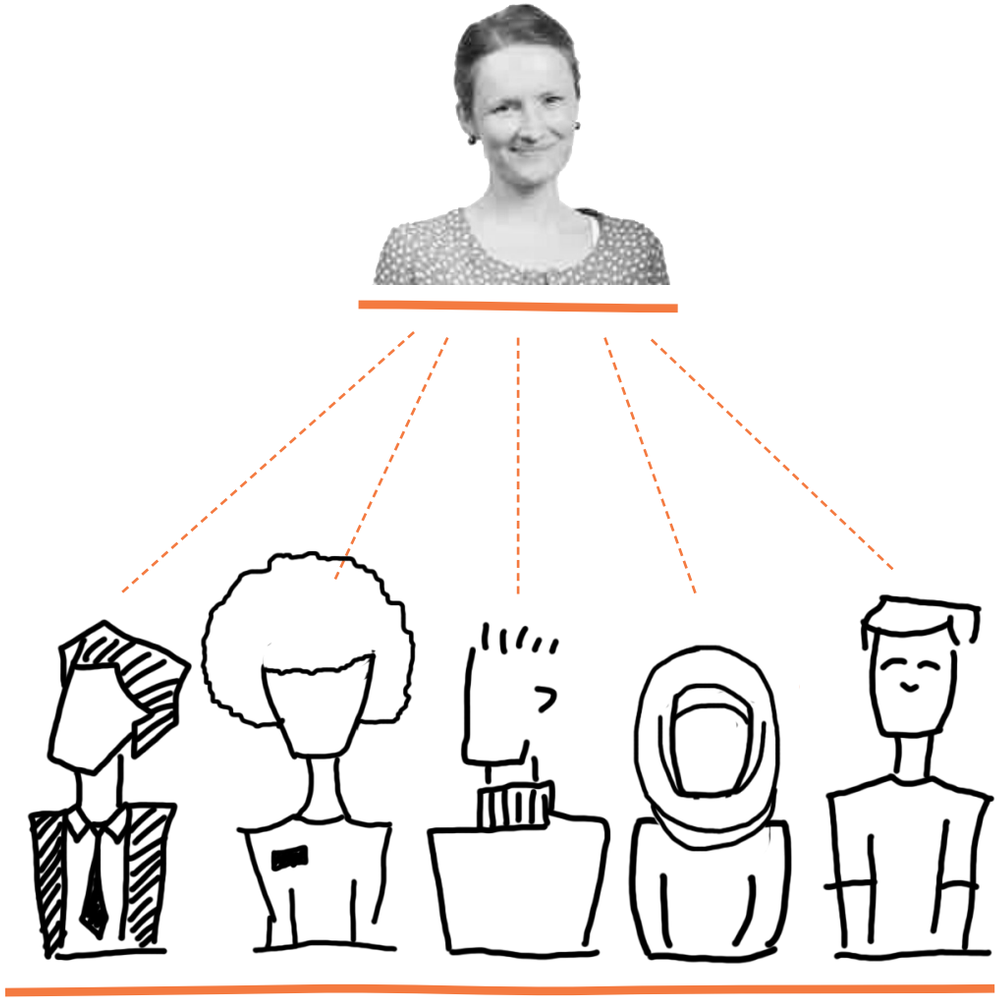

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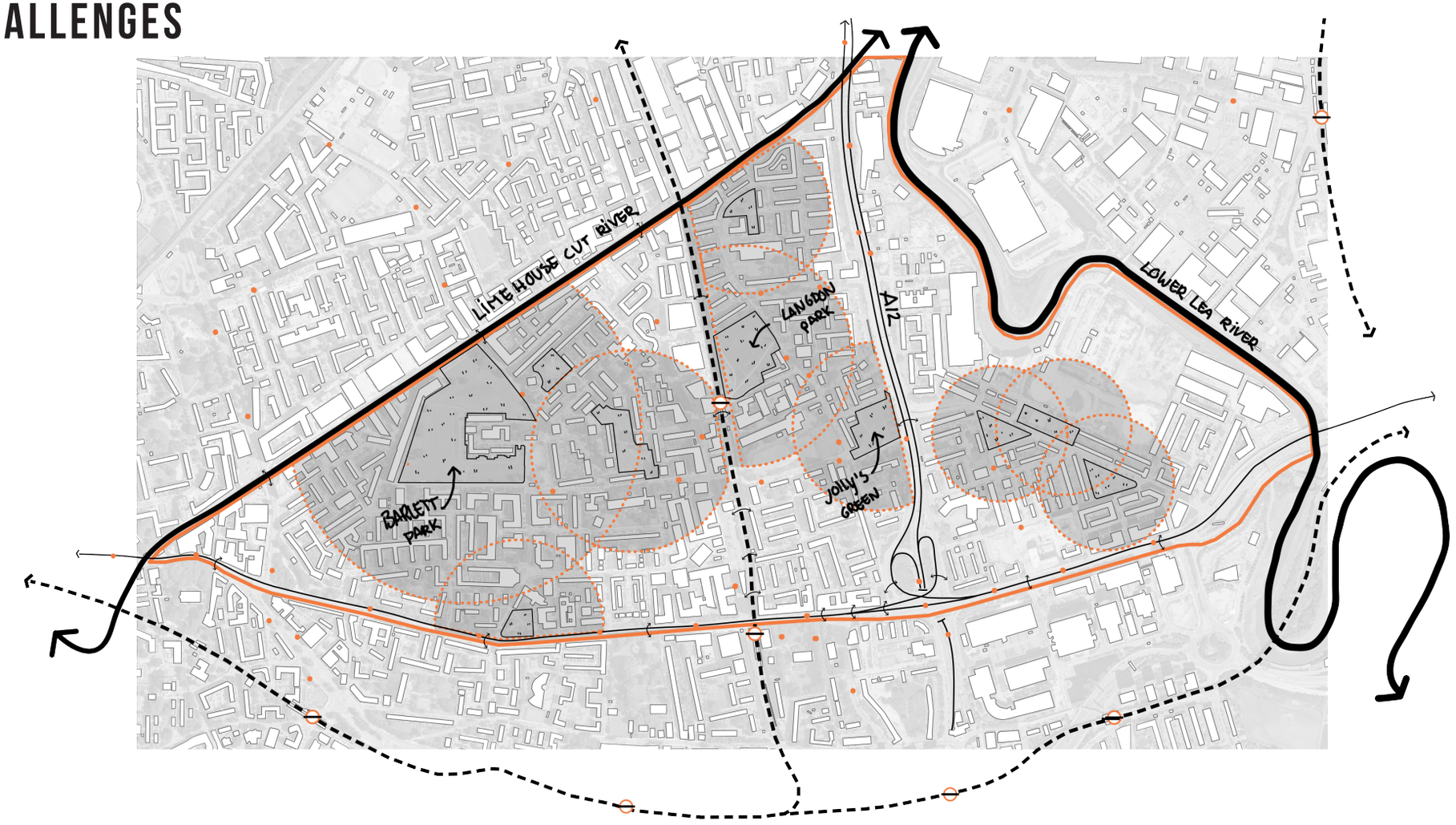
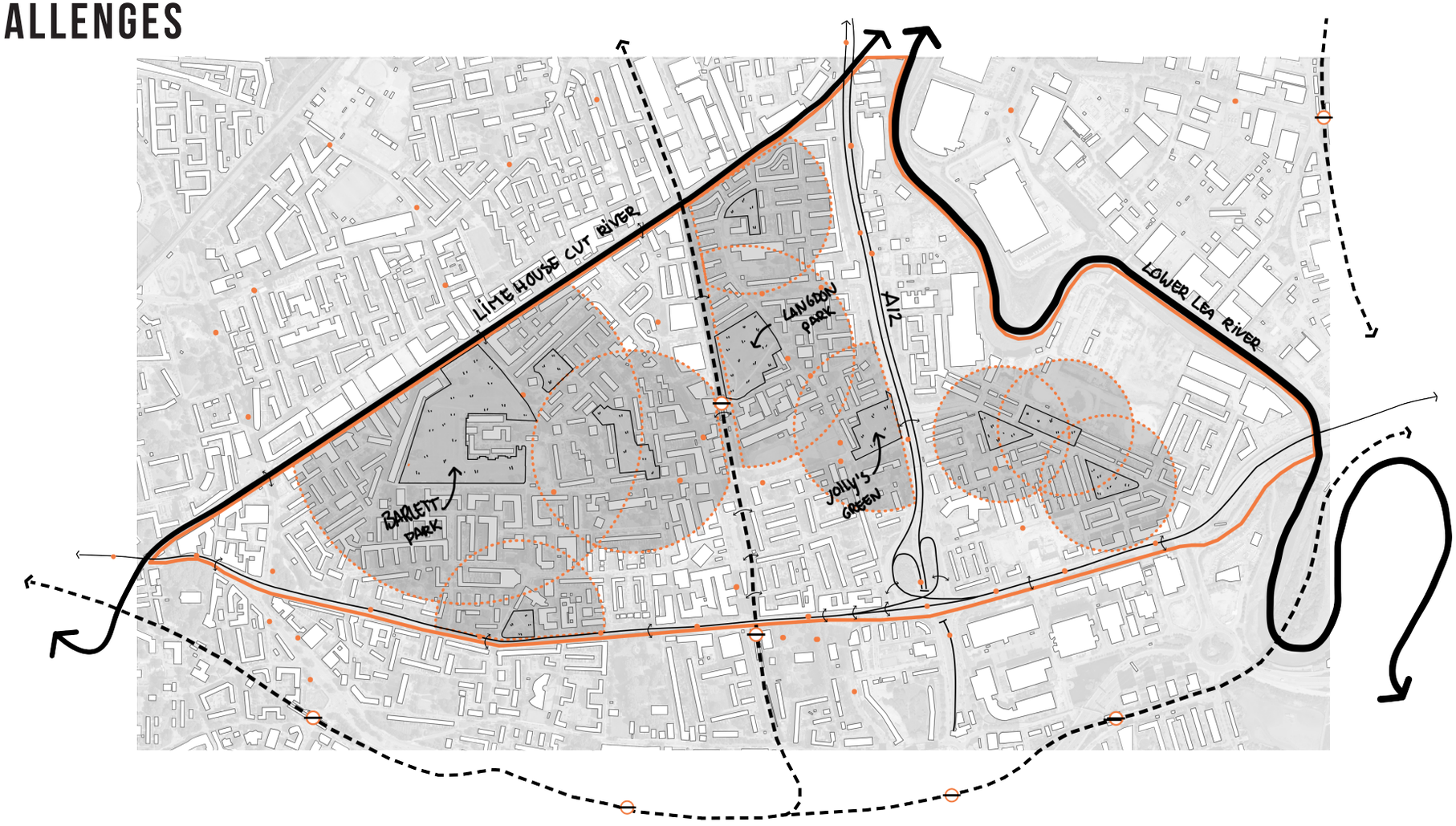
2 CHALLENGES

- Challenges



2 CHALLENGES

- Challenges



3 VISION & OBJECTIVES

- Objectives
- Vision

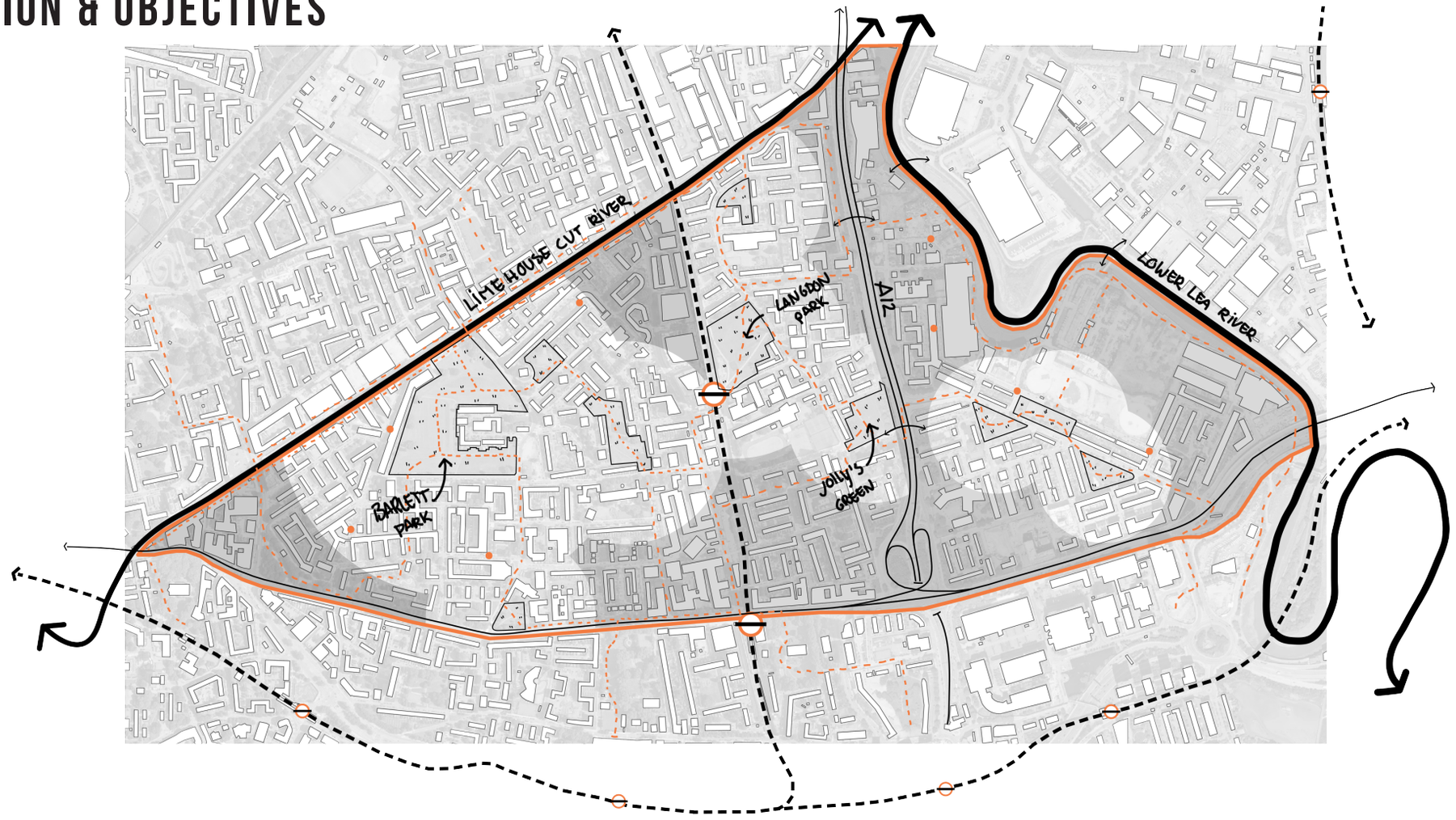
3 VISION & OBJECTIVES

- Objectives
- Vision

- Protecting and encouraging urban green designation
- **Providing more (and equal distributed) local parks**
- Promoting connectivity between the urban green spaces
- Using unused or underused green space
- Providing trees on the street
- Encourage visual accessibility of urban green spaces by low or soft fences

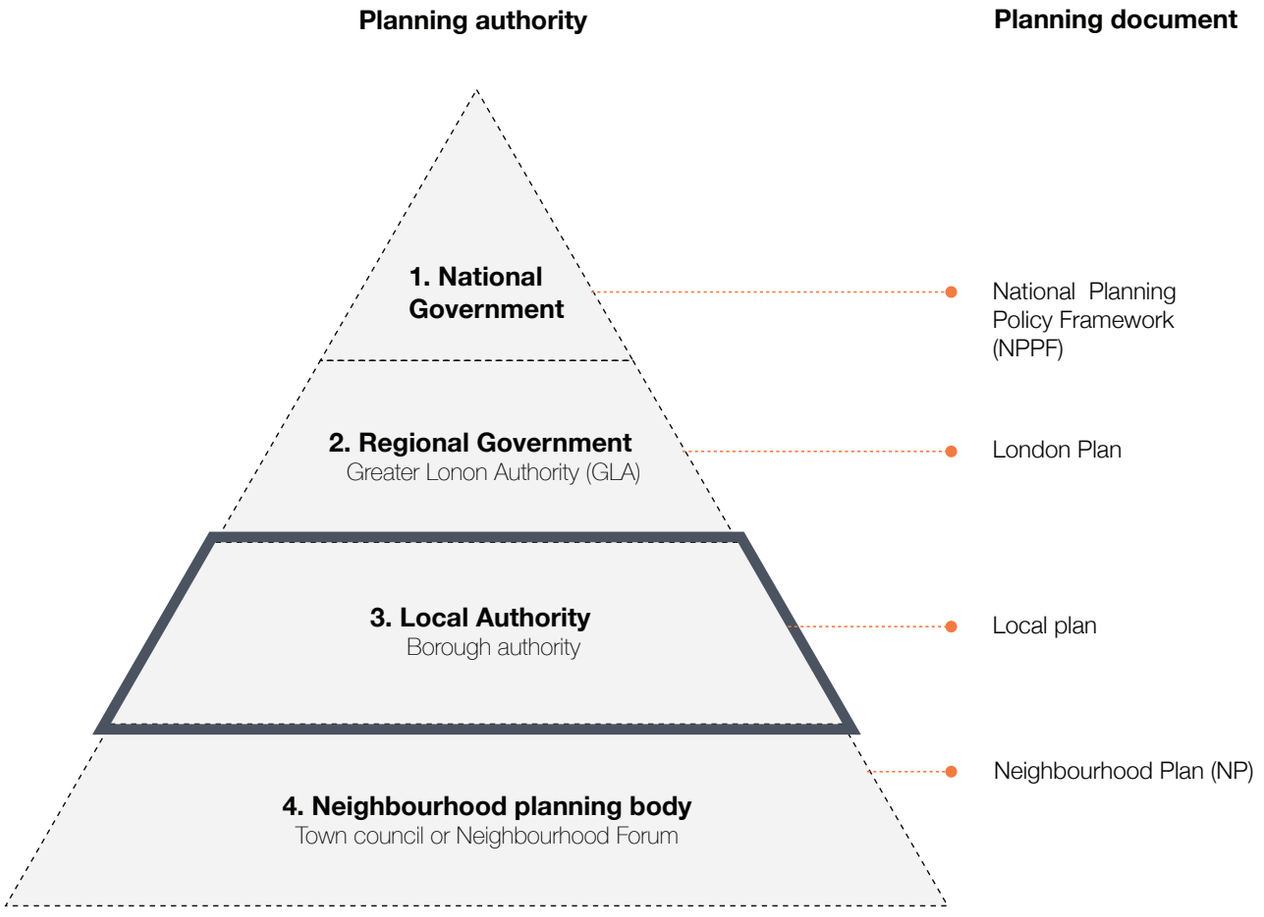
3 VISION & OBJECTIVES

- Objectives
- Vision



4 POLICIES

- Review existing policies
- Create new policies



4 POLICIES

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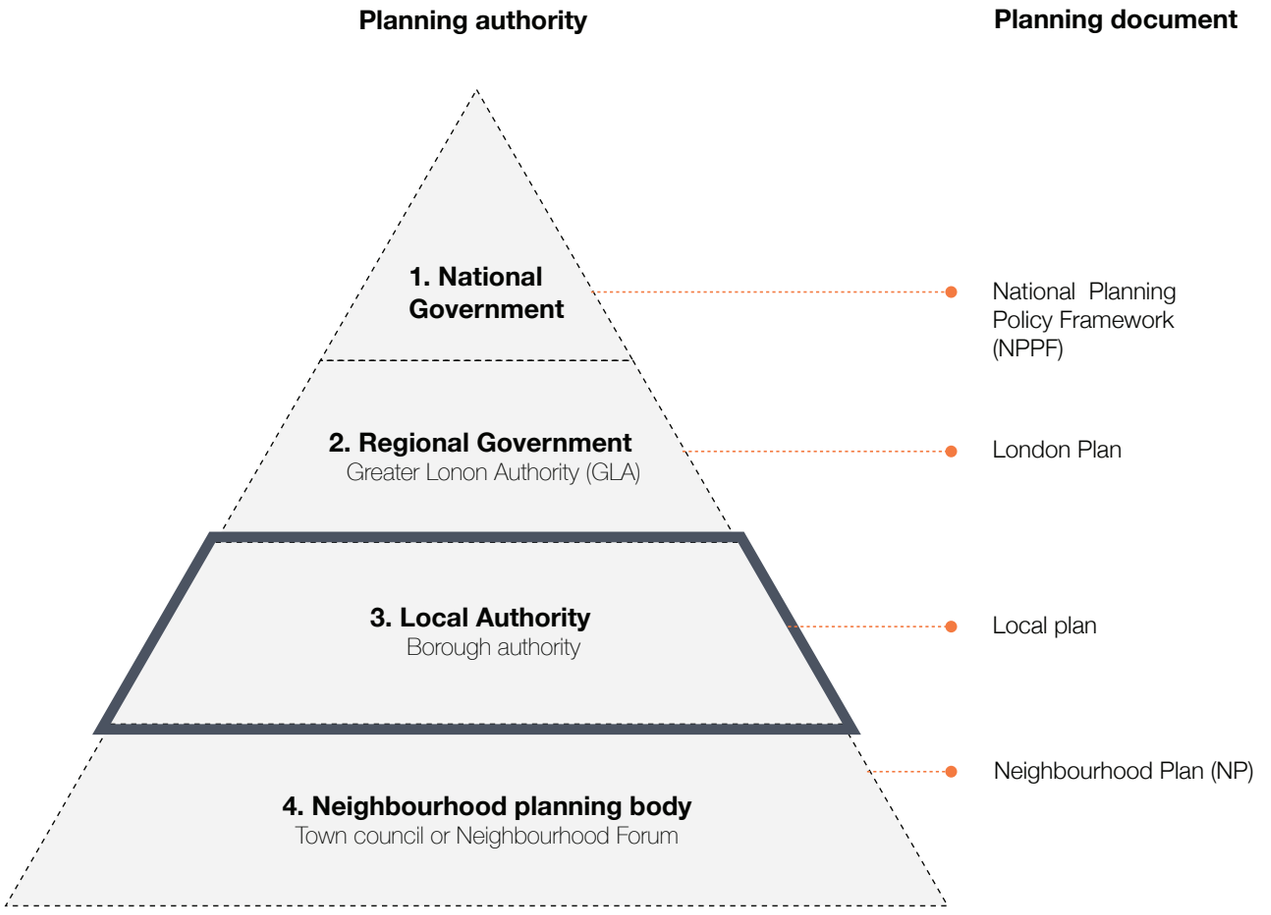

4 POLICIES

- Review existing policies
- Create new policies

PS7 Providing more (and equal distributed) local parks.

A: Ensuring everybody in the neighbourhood within 4-minute walking distance of green. This can be;
1) pocket parks; or
2) Local green space; or
3) semi-public urban green (community gardens or transitional spaces); or
4) public realm with green objects.

B: Development on allocation sites Ailsa Street and Level Road Gas Works will be required to make a positive contribution to the quantity and quality of urban green spaces and should provide more than 2 parks with a surface of at least 4 ha.

C: Encourage community to designate Local green space.

5 INTO FORCE

- Pre submission consultation
- Submission
- External examination
- Referendum

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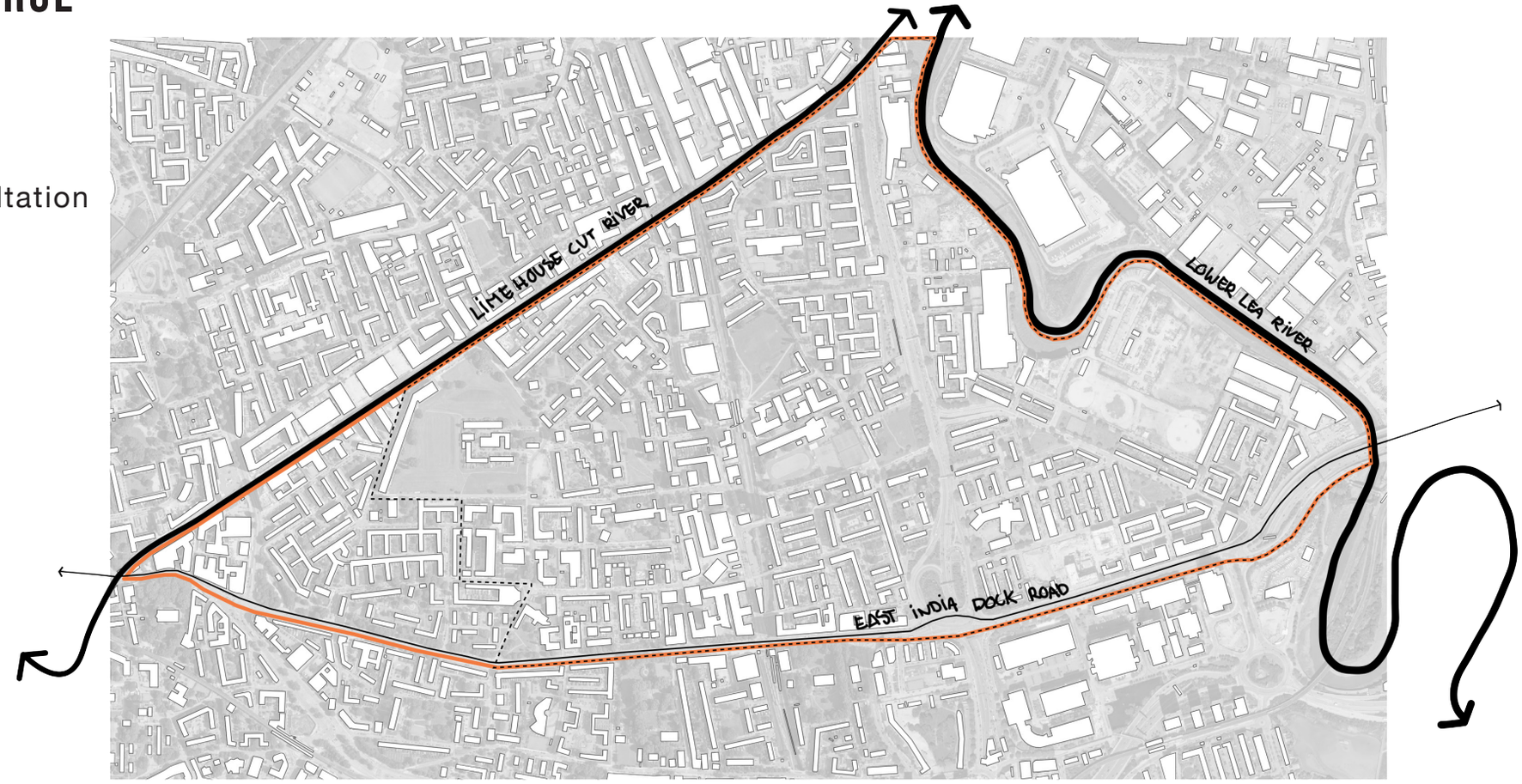
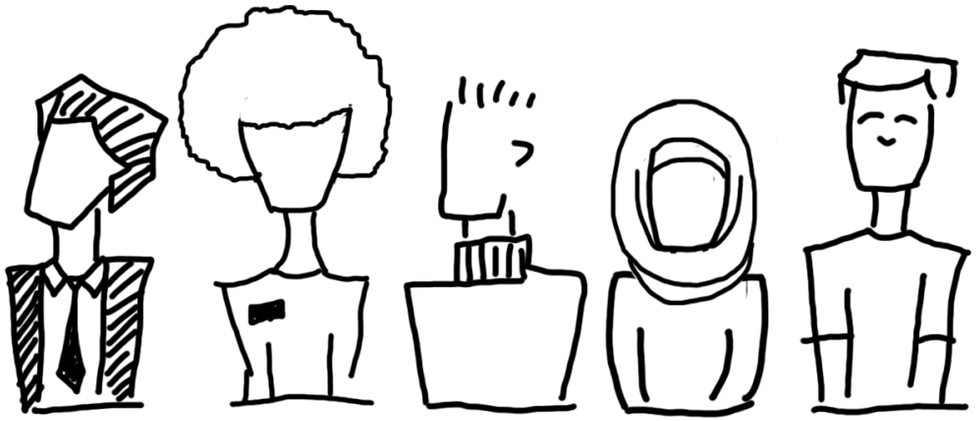


6 MAINTAIN

- Maintanance



Neighbourhood Forum

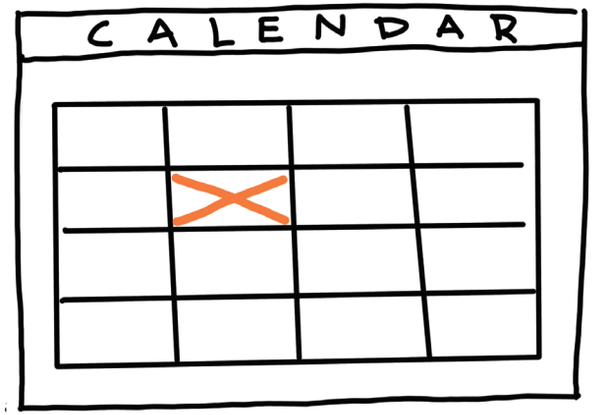
6 MAINTAIN

- Maintanance

Neighbourhood Forum

6 MAINTAIN

- Maintanance



Neighbourhood Forum

- *No specific focus on inclusivity*
- *Lack of support*
- *Optional document*
- *Complex*

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- *Lack of support*
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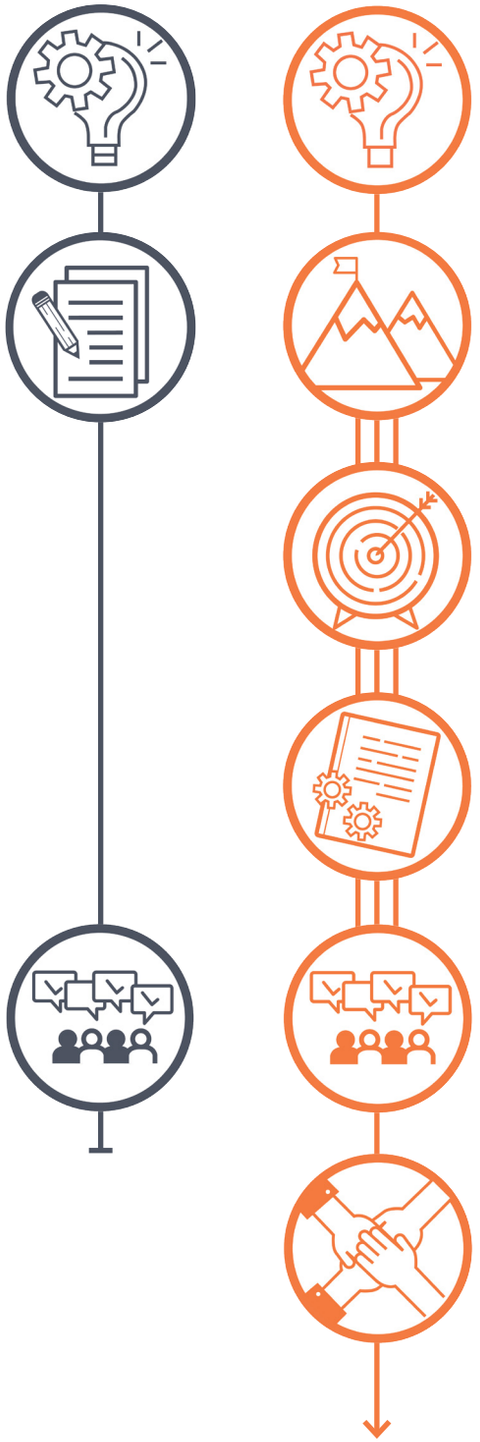
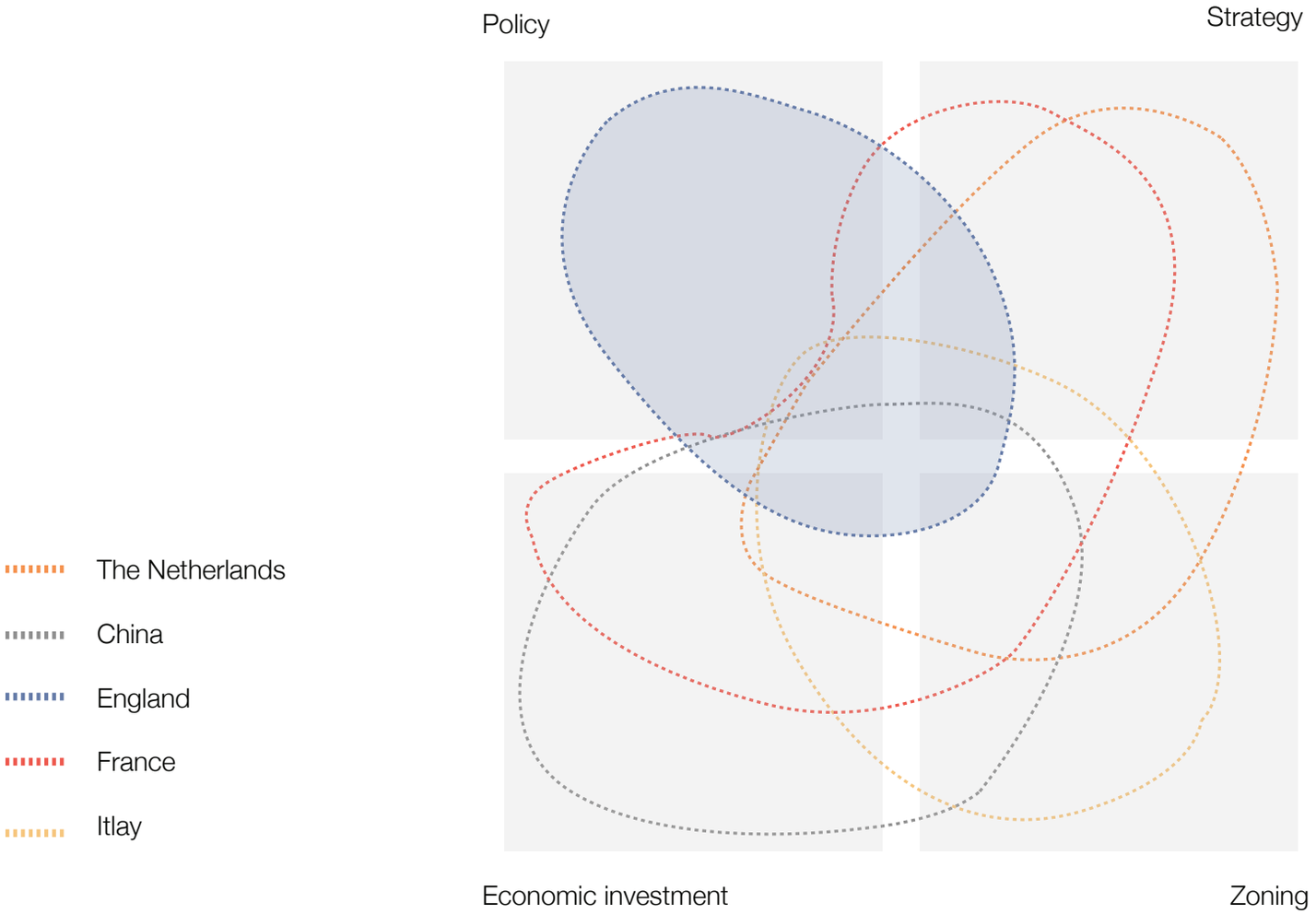
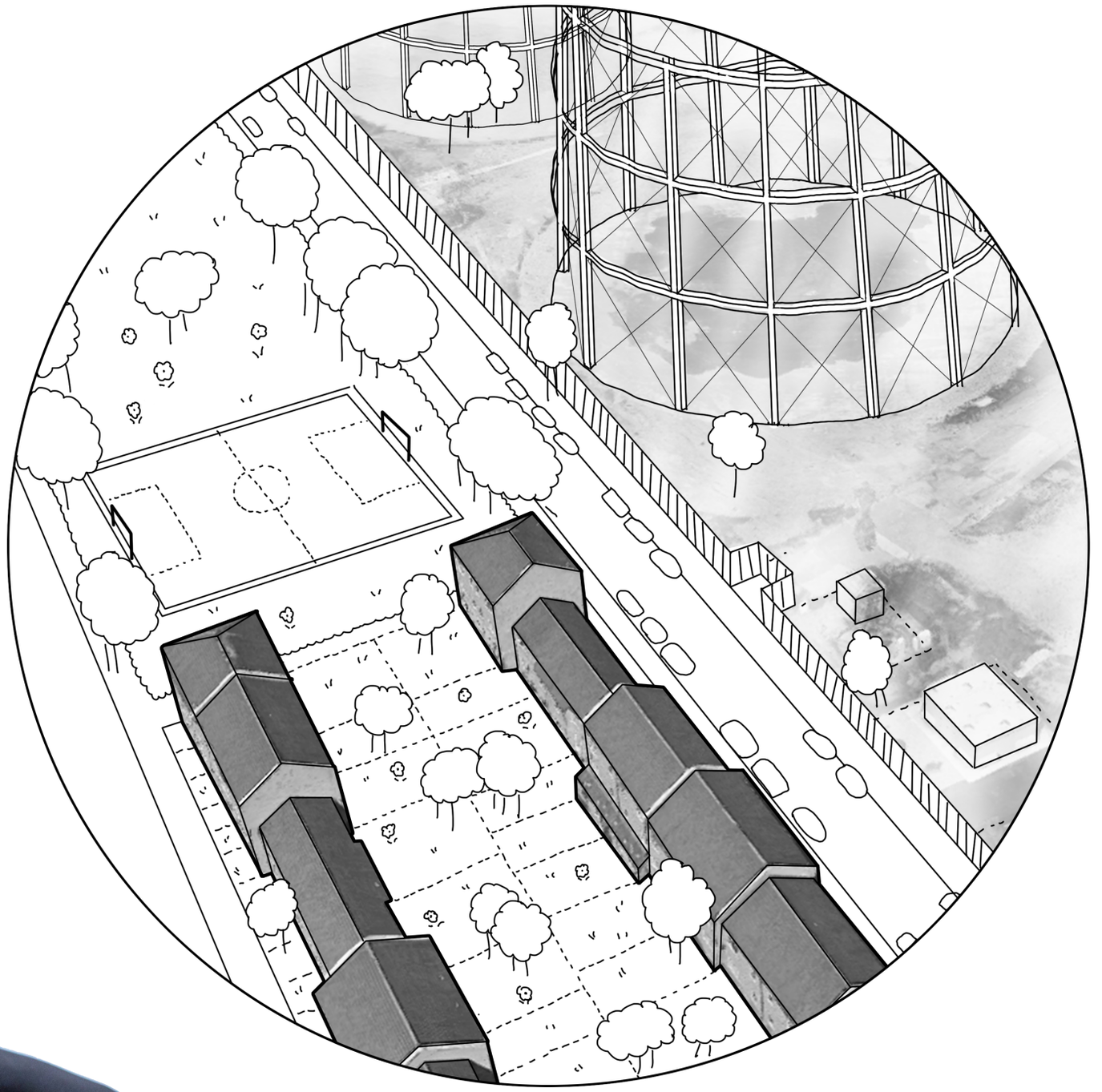


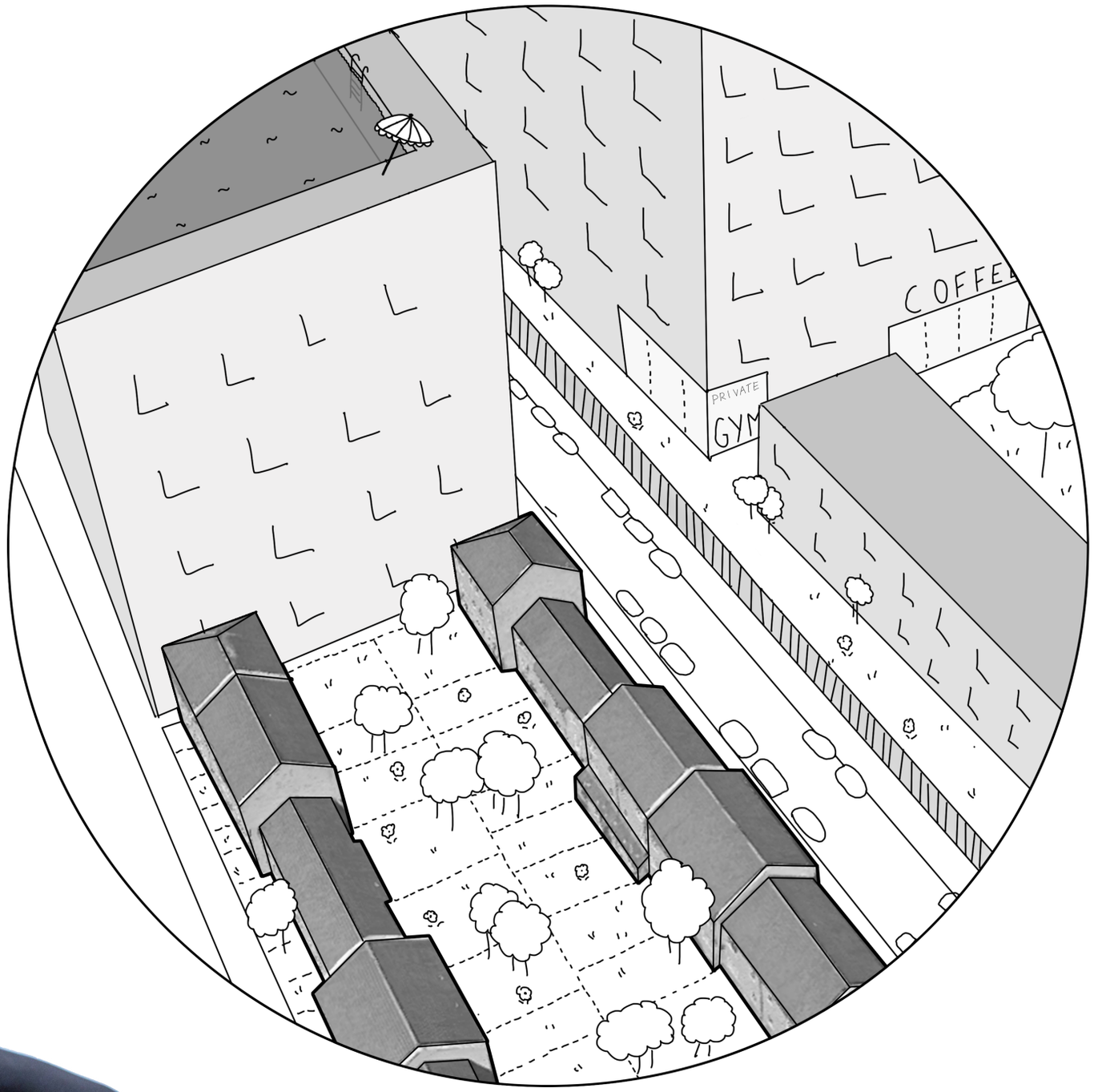
- *Focus on inclusivity*
- *Especial designed for areas risking gentrificaiton*
- *Support of local authority*
- *Responding to complexity*

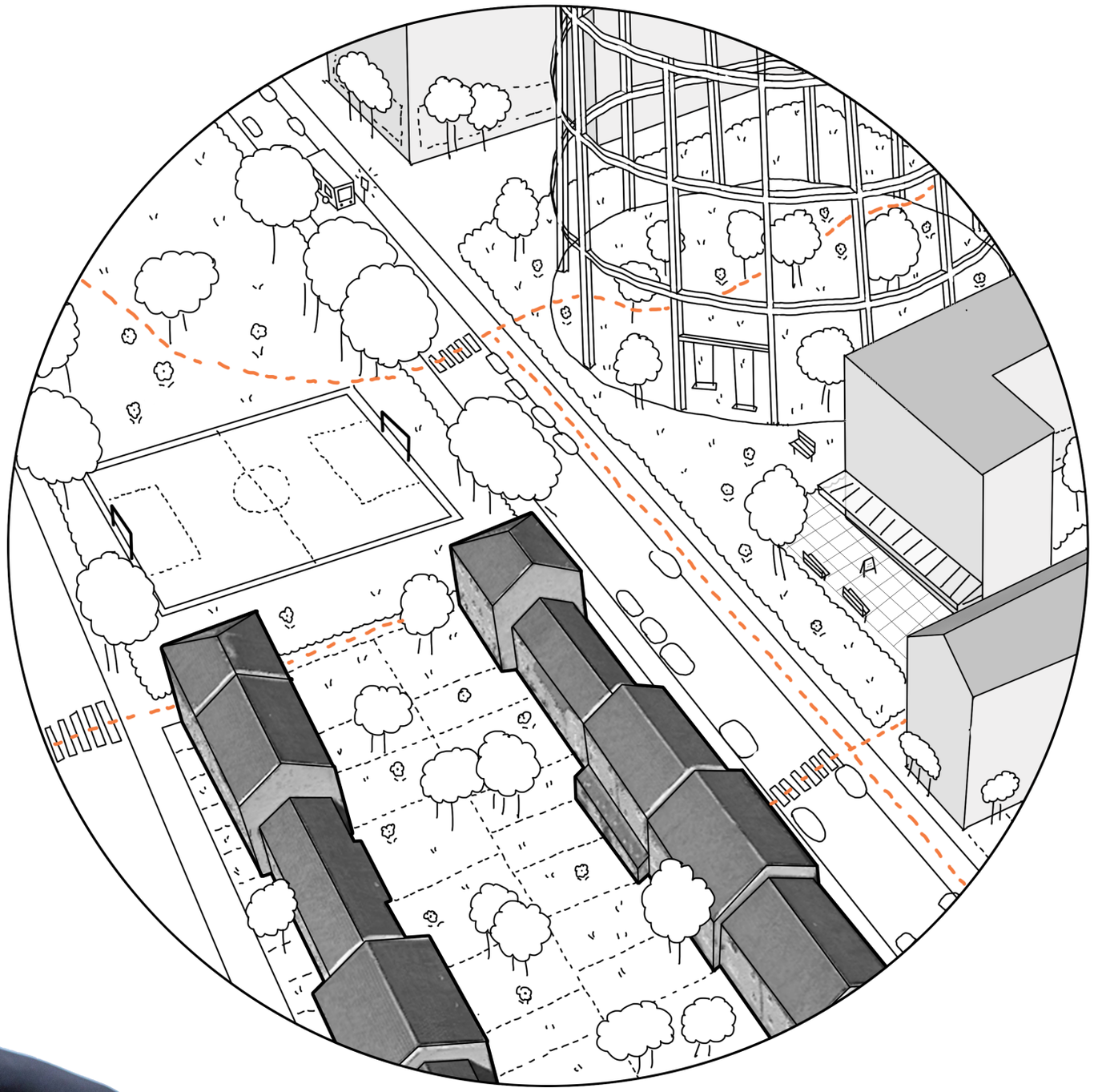


... Inclusive strategy via policies

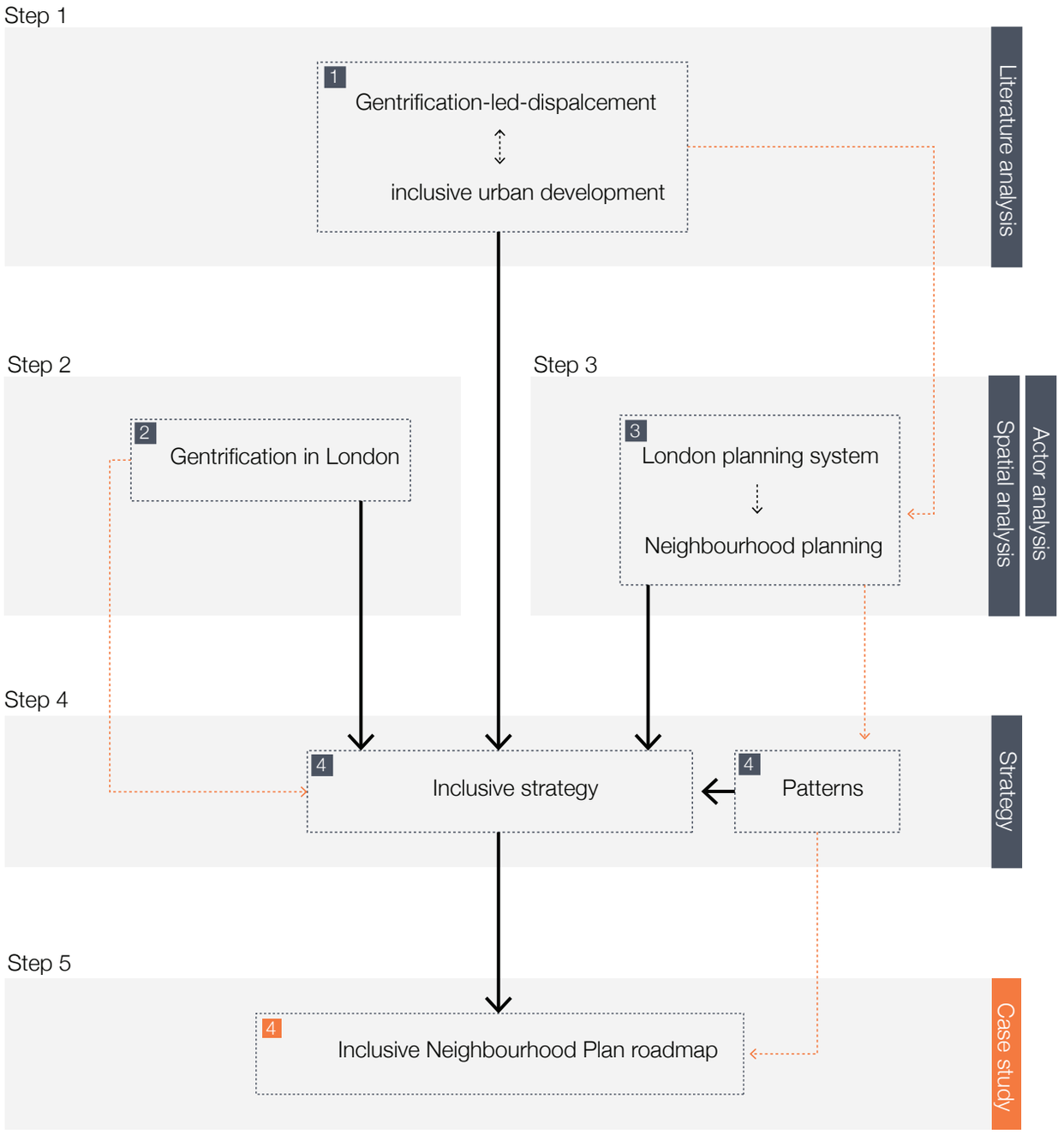
(Heurkens, 2012)

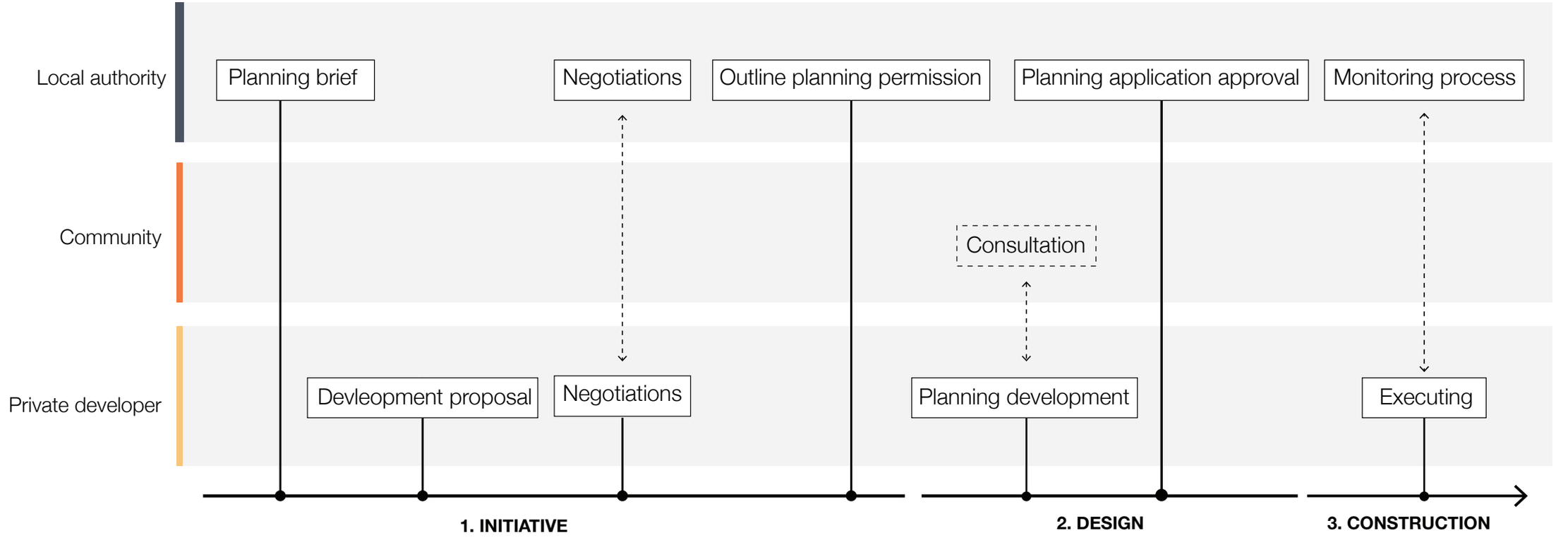


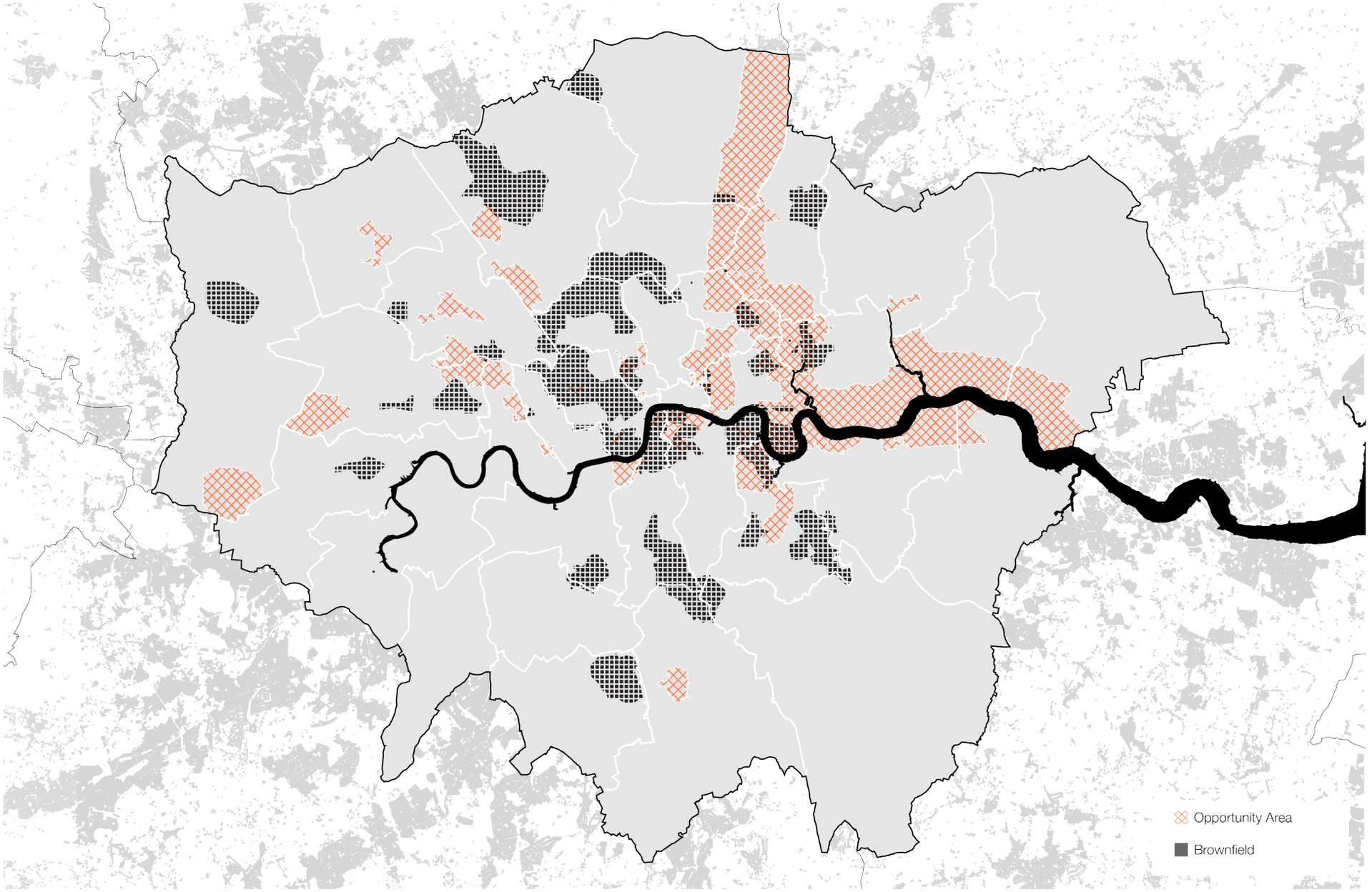

PRIVATE
GYM
COFFE

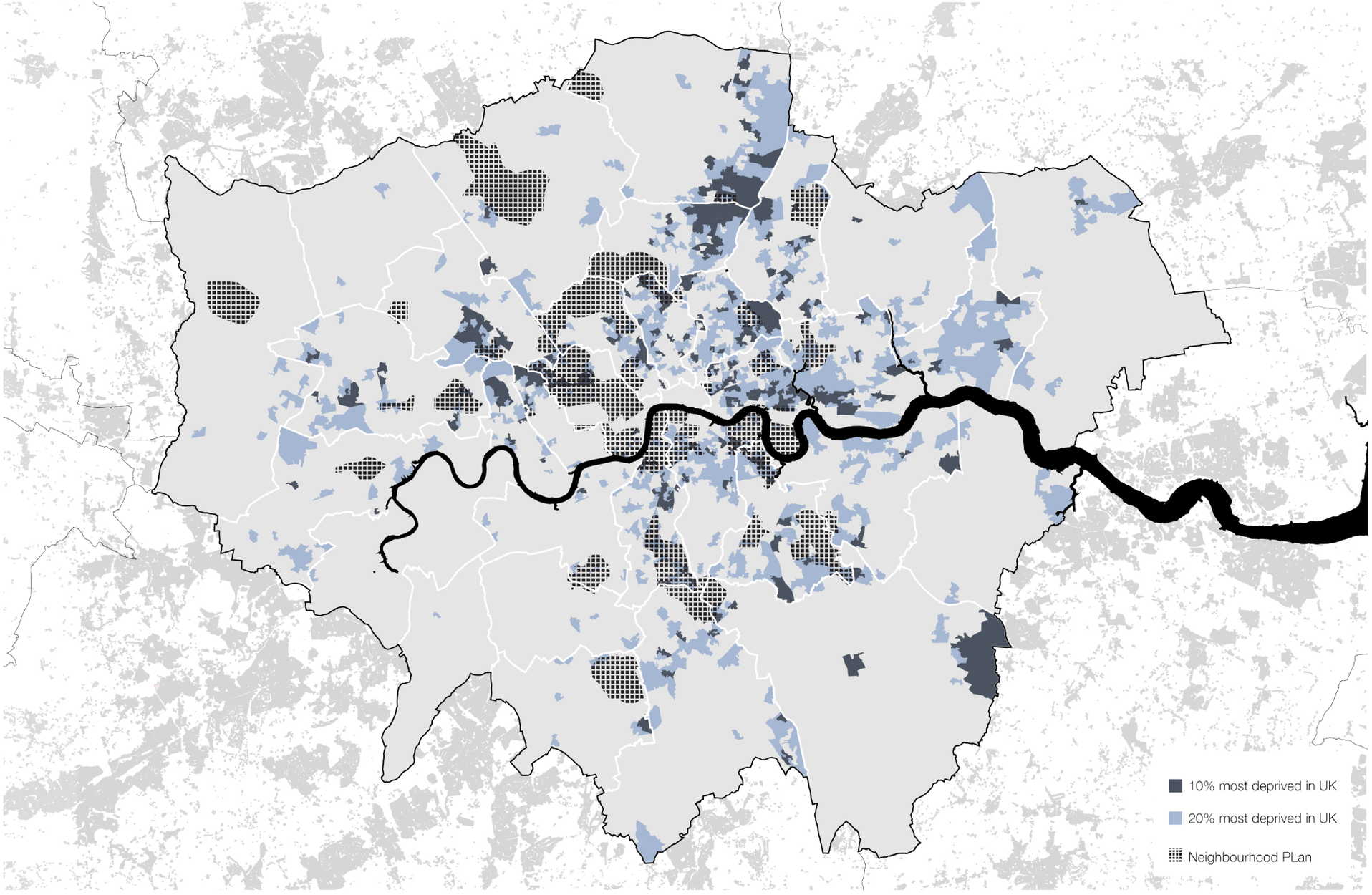


Questions?

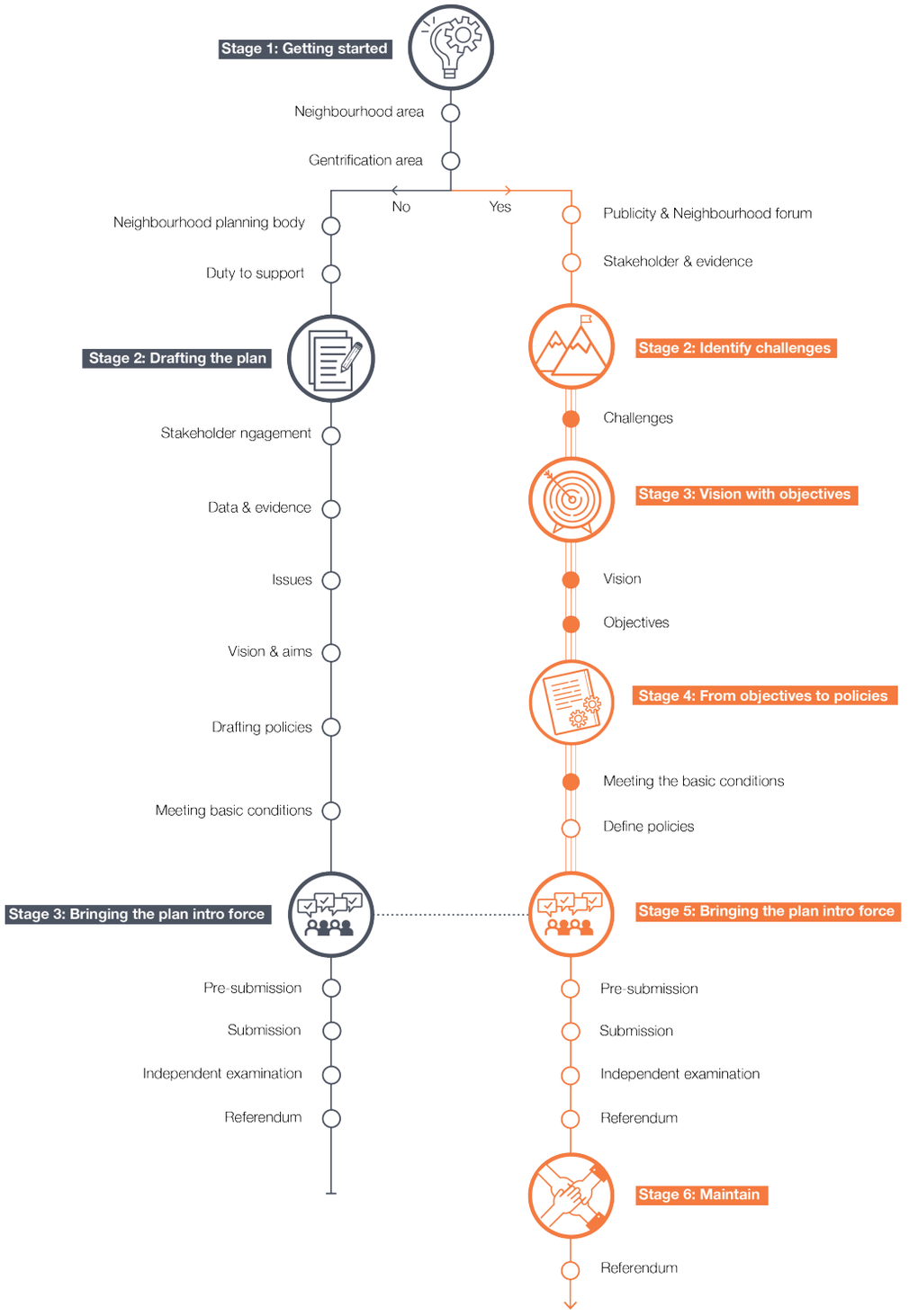

Step 1
1
Gentrification-led-dispalcement
inclusive urban development
Literature analysis
Step 2
2
Gentrification in London
Step 3
3
London planning system
Neighbourhood planning
Spatial analysis
Actor analysis
Step 4
4
Inclusive strategy
4
Patterns
Strategy
Step 5
4
Inclusive Neighbourhood Plan roadmap
Case study

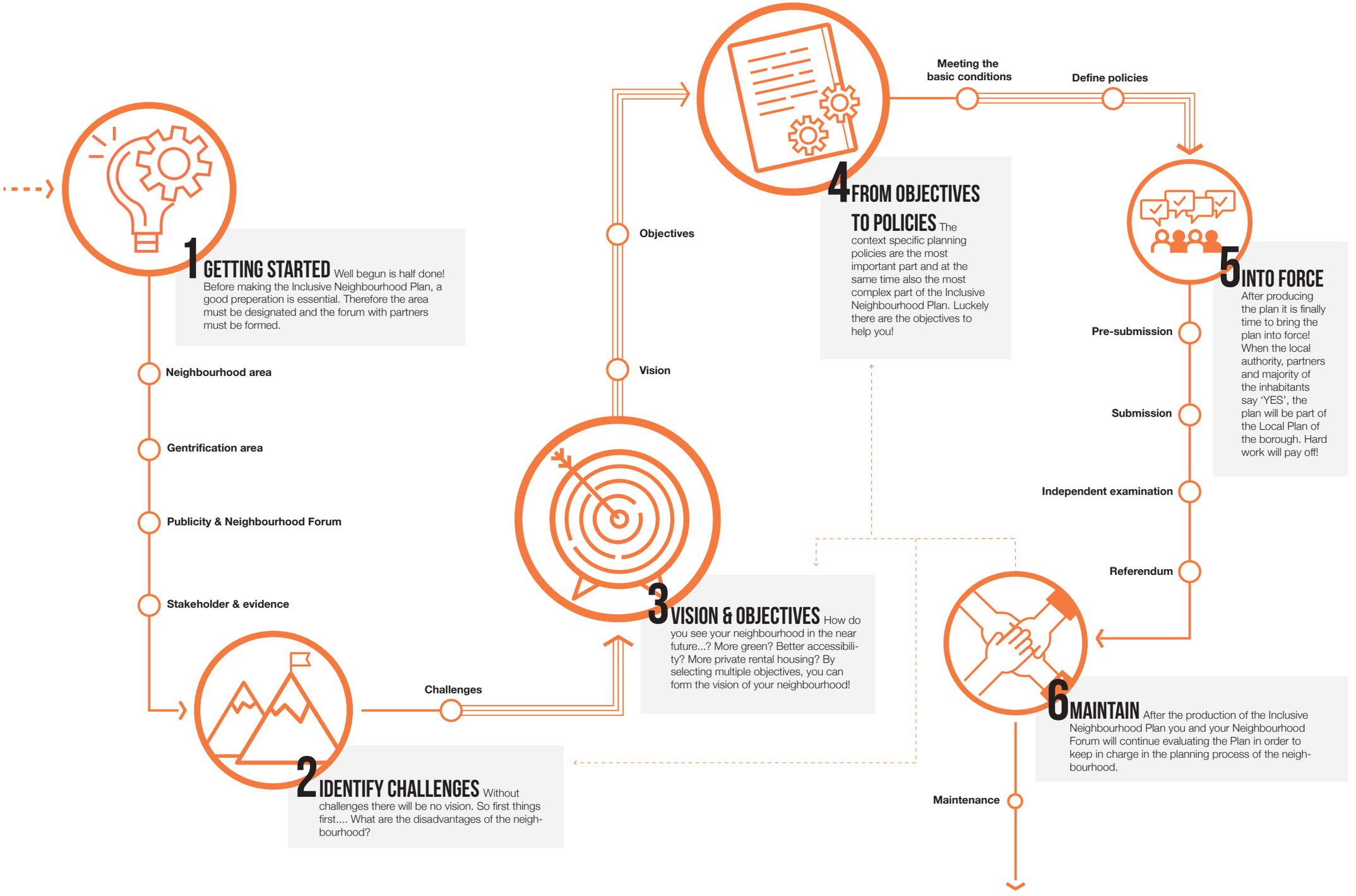

Local authority
Community
Private developer
Planning brief
Negotiations
Outline planning permission
Planning application approval
Monitoring process
Consultation
Devleopment proposal
Negotiations
Planning development
Executing
1. INITIATIVE
2. DESIGN
3. CONSTRUCTION

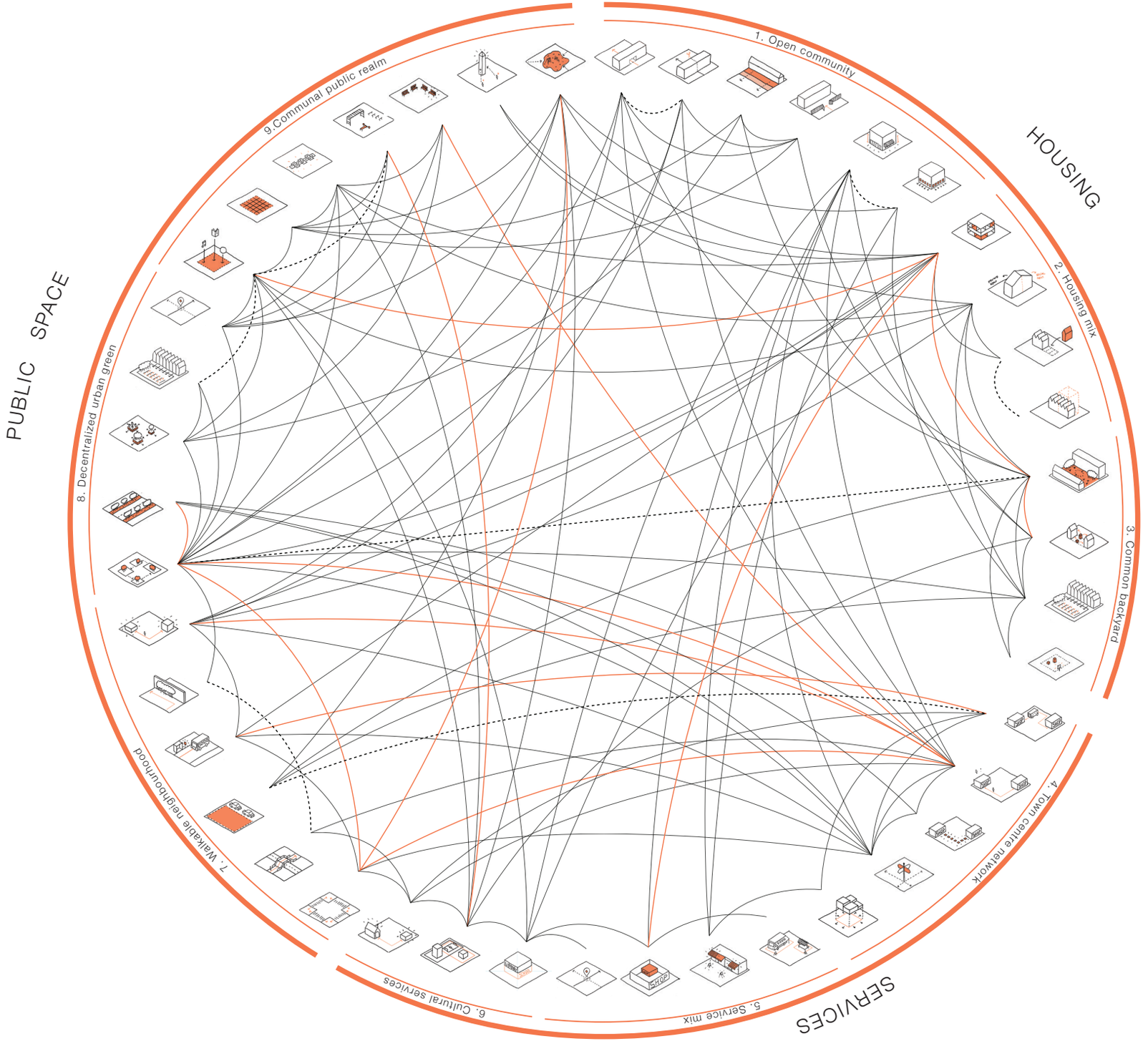

Opportunity Area
Brownfield

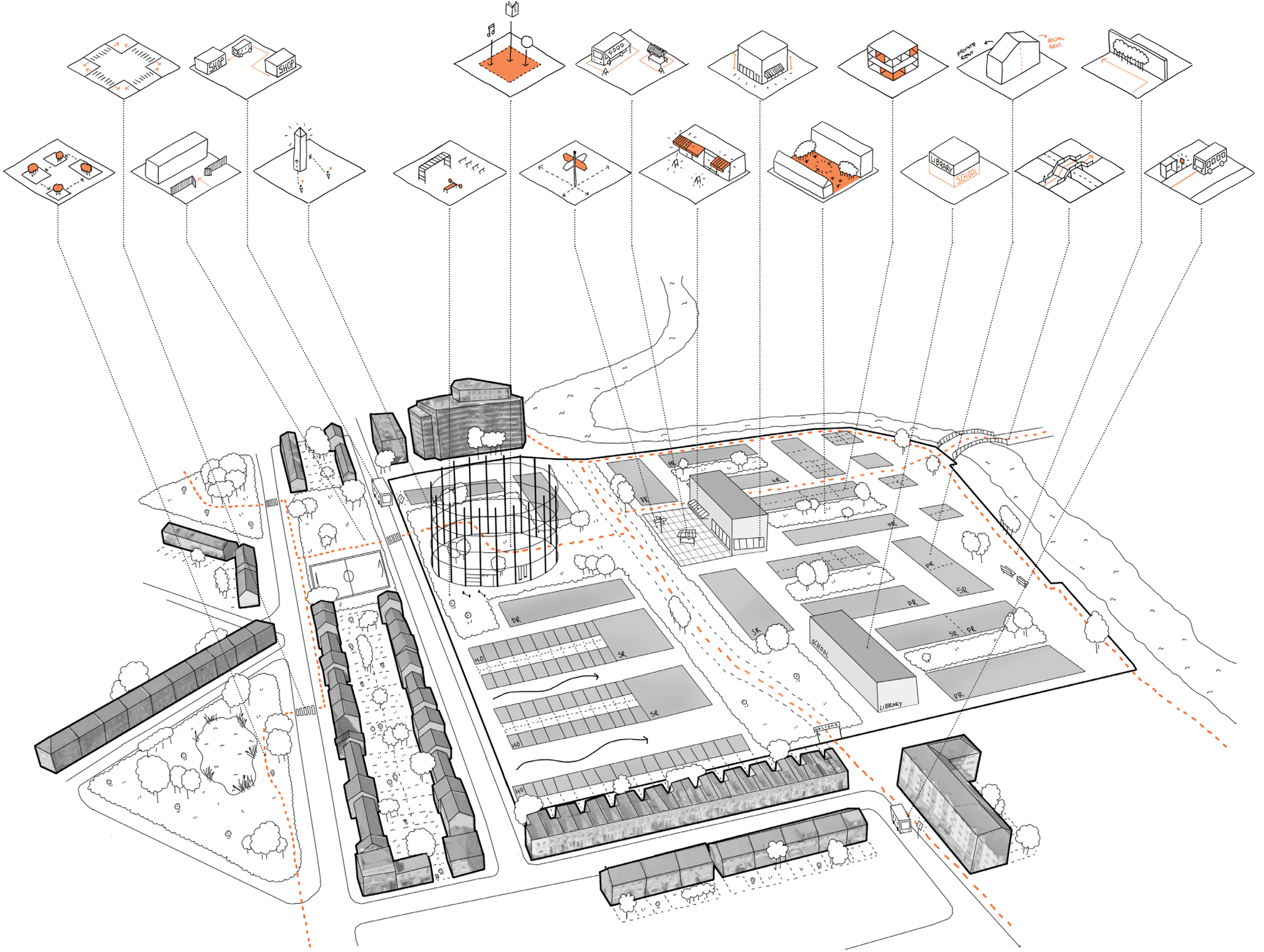

10% most deprived in UK
20% most deprived in UK
Neighbourhood PLan

Name	Borough surface (ha)	Gentrification area (ha)	Gentrification (%)
Kingston upon Thames	95577	0,00	0
Croydon	221531	3758,28	1,70
Bromley	384782	0,00	0
Hounslow	143963	3857,04	2,68
Ealing	143316	14096,93	9,84
Havering	290344	4526,05	1,56
Hillingdon	298793	1811,52	0,61
Harrow	130636	0,00	0
Brent	111722	12433,53	11,13
Barnet	224736	7699,91	3,43
Lambeth	68960	2041,43	2,96
Southwark	74302	10583,27	14,24
Lewisham	90386	12205,16	13,50
Greenwich	121846	15668,09	12,86
Bexley	155843	1190,39	0,76
Enfield	213269	45292,50	21,24
Waltham Forest	100433	15895,94	15,83
Redbridge	145950	2736,98	1,88
Sutton	112339	0,00	0
Richmond upon Thames	147465	0,00	0
Merton	96599	0,00	0
Wandsworth	88129	302,41	0,34
Hammersmith and Fulham	42258	9648,63	22,83
Kensington and Chelsea	31252	2225,91	7,12
Westminster	55416	494,23	0,89
Camden	56276	5809,66	10,32
Tower Hamlets	51013	23446,34	45,96
Islington	38373	1704,97	4,44
Hackney	49209	28416,14	57,75
Haringey	76590	14130,55	18,45
Newham	93417	36694,04	39,28
Barking and Dagenham	93239	19531,45	20,95
City of London	7489	0,00	0


Stage 1: Getting started
Neighbourhood area
Gentrification area
No
Yes
Neighbourhood planning body
Duty to support
Stage 2: Drafting the plan
Stakeholder ngagement
Data & evidence
Issues
Vision & aims
Drafting policies
Meeting basic conditions
Stage 3: Bringing the plan intro force
Pre-submission
Submission
Independent examination
Referendum
Publicity & Neighbourhood forum
Stakeholder & evidence
Stage 2: Identify challenges
Challenges
Stage 3: Vision with objectives
Vision
Objectives
Stage 4: From objectives to policies
Meeting the basic conditions
Define policies
Stage 5: Bringing the plan intro force
Pre-submission
Submission
Independent examination
Referendum
Stage 6: Maintain
Referendum


1 GETTING STARTED Well begun is half done! Before making the Inclusive Neighbourhood Plan, a good preperation is essential. Therefore the area must be designated and the forum with partners must be formed.
Neighbourhood area
Gentrification area
Publicity & Neighbourhood Forum
Stakeholder & evidence
2 IDENTIFY CHALLENGES Without challenges there will be no vision. So first things first.... What are the disadvantages of the neighbourhood?
Challenges
3 VISION & OBJECTIVES How do you see your neighbourhood in the near future...? More green? Better accessibility? More private rental housing? By selecting multiple objectives, you can form the vision of your neighbourhood!
Vision
Objectives
4 FROM OBJECTIVES TO POLICIES The context specific planning policies are the most important part and at the same time also the most complex part of the Inclusive Neighbourhood Plan. Luckely there are the objectives to help you!
Meeting the basic conditions
Define policies
5 INTO FORCE After producing the plan it is finally time to bring the plan into force! When the local authority, partners and majority of the inhabitants say 'YES', the plan will be part of the Local Plan of the borough. Hard work will pay off!
Pre-submission
Submission
Independent examination
Referendum
6 MAINTAIN After the production of the Inclusive Neighbourhood Plan you and your Neighbourhood Forum will continue evaluating the Plan in order to keep in charge in the planning process of the neighbourhood.
Maintenance


PUBLIC SPACE
HOUSING
SERVICES
9.Communal public realm
1. Open community
2. Housing mix
3. Common backyard
4. Town centre network
5. Service mix
6. Cultural services
7. Walkable neighbourhood
8. Decentralized urban green
Strengthen
Essential
Weaken


SHOP
SHOP
PRIVATE RENT
SOCIAL RENT
LIBRARY
SCHOOL
PR
SR
AO
HO
SCHOOL
LIBRARY