ROADMAP TOWARDS INCLUSIVITY

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

MARIEKE DE BODE
“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.”
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= Inclusive urban development
Gentrification...

(Davidson & Lees, 2005), (Atkinson, 2004), (Lees, 2008).
Exclusive urban development

(Davidson & Lees, 2005), (Atkinson, 2004), (Lees, 2008).
... London urban planning via policies
3. Local Authority
Borough authority

Planning authority

Planning document

Local plan

Planning brief

(Nadin & Stead, 2014)
2. Regional Government
Greater London Authority (GLA)

3. Local Authority
Borough authority

Planning authority

Planning document

London Plan

Local plan

Planning brief
1. National Government
2. Regional Government
   Greater London Authority (GLA)
3. Local Authority
   Borough authority

Planning authority

Planning document

National Planning Policy Framework (NPPF)
London Plan
Local plan
Planning brief

(Heurkens & Hobma, 2014), (Chetwyn, 2018)
1. National Government
2. Regional Government
   Greater London Authority (GLA)
3. Local Authority
   Borough authority
4. Neighbourhood planning body
   Town council or Neighbourhood Forum

Planning authority

Planning document

- National Planning Policy Framework (NPPF)
- London Plan
- Local plan
- Neighbourhood Plan (NP)
- Planning brief
Influence in the planning process *WITHOUT* Neighbourhood plan.

Chetwyn, 2018
Influence in the planning process **WITH** Neighbourhood plan

1. INITIATIVE
2. DESIGN
3. CONSTRUCTION

Influence on the result
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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*Within the London planning system, how can Neighbourhood Planning support inclusive urban development in order to minimise the processes of gentrification-led-displacement?*
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).
Classic gentrification

(Glass, 1964), (Hackworth & Smith, 2001), (Rérat, Söderström, Piguet, & Besson, 2010)
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New-build gentrification

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(Glass, 1964), (Hackworth & Smith, 2001), (Rérat, Söderström, Piguet, & Besson, 2010)
"...the process of renovation, redevelopment and renewal of run-down inner city environment through encourage the influx of more influent persons..."
Neighbourhoods with high risk of facing processes of gentrification
Displacees £

Gentrifiers £££

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

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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Research aim

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

inclusive urban development
[ ] Neighbourhood Plan
1. Getting started

2. Making the Plan

3. Into force
• Lack of support
• Complex
• Optional document
• No specific focus on inclusivity
[ ] Neighbourhood Plan
[Inclusive] Neighbourhood Plan
1. National Government
   National Planning Policy Framework (NPPF)

2. Regional Government
   Greater London Authority (GLA)
   London Plan

3. Local Authority
   Borough authority
   Local plan → Planning brief
   Neighbourhood Plan (NP)

4. Neighbourhood planning body
   Town council or Neighbourhood Forum
   [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 gentrification areas
- Support of local authority
- Responding to complexity
INCLUSIVE NEIGHBOURHOOD PLAN
1. Inclusive Patterns

2. Roadmap
## 1. Inclusive Patterns

<table>
<thead>
<tr>
<th>Services</th>
<th>Public space</th>
<th>Housing</th>
<th>Pillars of inclusivity</th>
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<tbody>
<tr>
<td>Accessibility</td>
<td>Diversity</td>
<td>Community</td>
<td></td>
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</table>

## 2. Roadmap
1. Inclusive Patterns

2. Roadmap
8. Decentralized urban green

- Objectives
- Background
- Policy review
- Design principles
- Pattern network
1. Inclusive Patterns

2. Roadmap
1. Inclusive Patterns

2. Roadmap
1. Inclusive Patterns

2. Roadmap
1 GETTING STARTED

• Neighbourhood Area
• Gentrification?
• Neighbourhood Forum
• Evidence
GETTING STARTED

- Neighbourhood Area
- Gentrification?
- Neighbourhood Forum
- Evidence
GETTING STARTED

• Neighbourhood Area
• Gentrification?
• Neighbourhood Forum
• Evidence
1 GETTING STARTED

- Neighbourhood Area
- Gentrification?
- Neighbourhood Forum
- Evidence

min. 21 members
GETTING STARTED

- Neighbourhood Area
- Gentrification?
- Neighbourhood Forum
- Evidence

min. 21 members

HOW CAN I HELP YOU?
GETTING STARTED

- Neighbourhood Area
- Gentrification?
- Neighbourhood Forum
- Evidence

min. 21 members
1. GETTING STARTED

- Neighbourhood Area
- Gentrification?
- Neighbourhood Forum
- Evidence

min. 21 members
GETTING STARTED

- Neighbourhood Area
- Gentrification?
- Neighbourhood Forum
- Evidence

min. 21 members
• Challenges
• Challenges
3 VISION & OBJECTIVES

• Objectives

• Vision
VISION & OBJECTIVES

Objectives

• 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
VISION & OBJECTIVES

• Objectives

• Vision
• Review existing policies

• Create new policies

1. National Government
   - National Planning Policy Framework (NPPF)

2. Regional Government
   - Greater London Authority (GLA)
   - London Plan

3. Local Authority
   - Borough authority
   - Local plan

4. Neighbourhood planning body
   - Town council or Neighbourhood Forum
   - Neighbourhood Plan (NP)
• Review existing policies

• Create new policies

Planning authority
1. National Government
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Planning document
National Planning Policy Framework (NPPF)
London Plan
Local plan
Neighbourhood Plan (NP)
• 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
• Pre submission consultation

• Submission

• External examination

• Referendum
• Pre submission consultation

• Submission

• External examination

• Referendum
• Pre submission consultation
• Submission
• External examination
• Referendum
• Maintenance

Neighbourhood Forum
MAINTAIN

- Maintainance
6 MAINTAIN

- Maintainance

Neighbourhood Forum
• No specific focus on inclusivity

• Lack of support

• Optional document

• Complex
• No specific focus on inclusivity
• Lack of support
• Optional document
• Complex

• Focus on inclusivity
• Especial designed for areas risking gentrification
• Support of local authority
• Responding to complexity
The Netherlands
China
England
France
Italy

... Inclusive strategy via policies

(Heurkens, 2012)
Questions?
Local authority

- Planning brief
- Negotiations
- Outline planning permission
- Planning application approval
- Monitoring process

Community

Private developer

- Development proposal
- Negotiations
- Planning development
- Executing

1. INITIATIVE
2. DESIGN
3. CONSTRUCTION
<table>
<thead>
<tr>
<th>Name</th>
<th>Borough surface (ha)</th>
<th>Gentrification area (ha)</th>
<th>Gentrification (%)</th>
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<td>95577</td>
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<tr>
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<td>2,68</td>
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<td>Ealing</td>
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<td>City of London</td>
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</table>
Before making the Inclusive Neighbourhood Plan, a good preparation is essential. Therefore the area must be designated and the forum with partners must be formed.

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. Luckily there are the objectives to help you!

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!

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.