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# **Planning obligations to support the maintenance of green spaces**

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TCPA  
23 September 2016**



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## about the tcpa

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Founded in 1899; a national charity that aims to:

- Secure a decent, well designed home for everyone, in a human-scale environment combining the best features of town and country
- Empower people and communities to influence decisions that affect them
- Improve the planning system in accordance with the principles of sustainable development



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# About the TCPA

## Leading the planning debate in the UK

www.tcpa.org.uk @thetcpa

**planning out poverty**

the reinvention of social town planning

www.eco-development-group.org

**e**co-development group **newsletter**

Issue 9 August 2011

Welcome to the ninth issue of the TCPA's Eco-Development Group (EDG) Newsletter. In each issue of the Newsletter we will update you on the latest training, events and opportunities. We will also use the Newsletters to highlight key issues that need to be taken into account as eco-developments are brought forward. This issue of the Newsletter includes an update on the draft National Planning Policy Framework and an article on how the AIMC4 project is helping to make eco-homes the norm, as well as information on upcoming TCPA and EDG events in 2011.

**collaborative working for climate change policies**

By Alex House

**town & country planning**

The journal of the Planning Institute of Great Britain

January 2011 Vol. 80 No. 1

brian hague, emma carlaga, hugh ellis, peter chris, on the...

**policy analysis of housing and planning reform**

Town and Country Planning Association

March 2011

**Your place, your plan**

Town & Country Planning Association

**planning for a healthy environment - good practice guidance for green infrastructure and biodiversity**

Town & Country Planning Association  
Wildlife Trusts

**the lie of the land!**

England in the 21st century

# Victorian England and the progressive origins of planning...





## Garden cities

- Well designed buildings and landscape
- High proportion of social housing
- Healthy green spaces
- Space to grow food
- Access to jobs, social life, culture

*Garden cities have always been about creating environments in which everyone can thrive...*



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# Green Infrastructure Partnership

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A rapidly growing network of 1,000+ people and organisations that promote green infrastructure, share information, influence decision-makers...

Set up as a result of the Natural Environment White Paper, now managed by the TCPA.

*Supported by: Landscape Institute, Land Trust, Arup, Groundwork, Canal & River Trust, Natural England, Forest Research, Woodland Trust, HTA...*



**Free to join – see: [www.gip-uk.org](http://www.gip-uk.org)**



# Parks or green infrastructure?

A park is usually thought of as an individual site managed for amenity...



Green infrastructure is a network of green spaces, trees, green roofs, river corridors etc managed to maximise 'ecosystems services' such as sustainable drainage, urban cooling, active transport, public health...



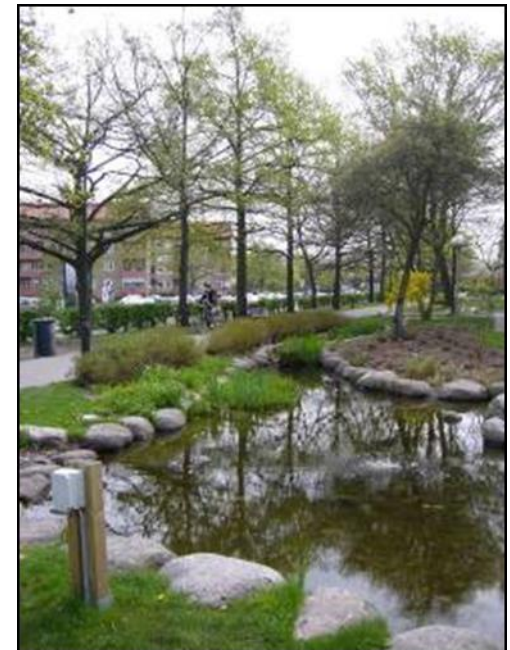


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# Green infrastructure

‘Green infrastructure is a **network** of **multifunctional** green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

‘Green infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls.’



From: *Planning Practice Guidance*



# An overview of planning

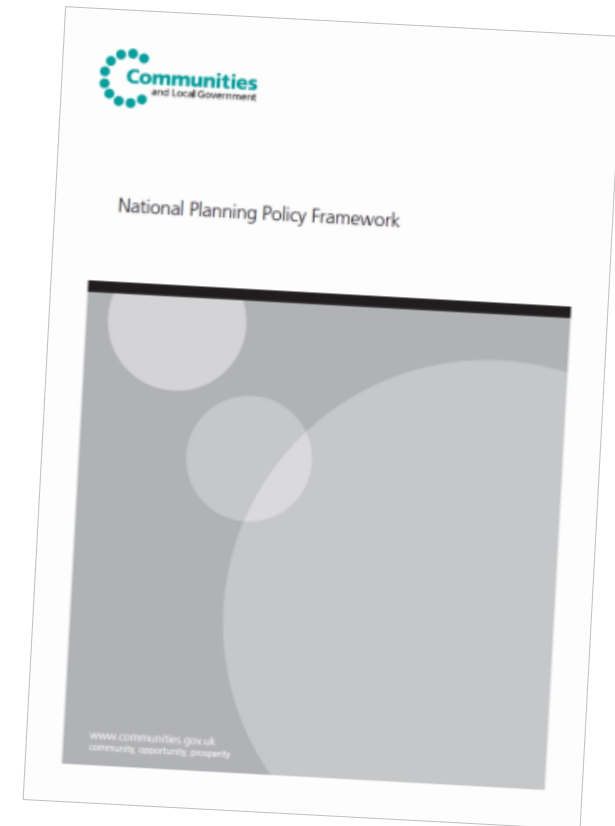
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## Local planning authorities do two key things:

### 1) Make a plan for their area

(Work with planning colleagues to ensure the plan includes a commitment to high quality parks and green infrastructure and is supported by a parks / green infrastructure strategy.)

### 2) Decide (or 'determine') individual planning applications.



## Section 106

- A developer agrees to pay money to the local authority to 'mitigate the impact' of a particular development.
- The money has to be spent within or very close to that particular development.





# Section 106 and CIL

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## Community Infrastructure Levy (CIL)

- Each local authority fixes how much CIL it will levy on every new development above a certain size.
- The money can be spent anywhere within the local authority.
- It pays for infrastructure.
- Not all local authorities have adopted CIL.



# CIL can be spent on parks

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## Community Infrastructure Levy (CIL)

What is infrastructure? List might include schools, bridges, roads, sewers, social housing...

It could include the creation of new parks – and it could also include the maintenance of existing parks.

If you want parks maintenance funded, you need to get it included on your local authority's 'Regulation 123 list' setting out what the local CIL will fund.

Talk to your planning colleagues!



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# CIL can be spent on parks

## Spending the levy





Appeals

Other developer contributions

Relief

Forms and templates

## What can the Community Infrastructure Levy be spent on (and by whom)?

The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities (for further details, see [Section 216\(2\) of the Planning Act 2008](#) , and [Regulation 59](#) , as amended by the [2012](#)  and [2013](#)  Regulations). This definition allows the levy to be used to fund a very broad range of facilities such as play areas, parks and green spaces, cultural and sports facilities, academies and free schools, district heating schemes and police stations and other community safety facilities. This flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their relevant Plan (the Local Plan in England, Local Development Plan in Wales, and the London Plan in London). Charging authorities may not use the levy to fund affordable



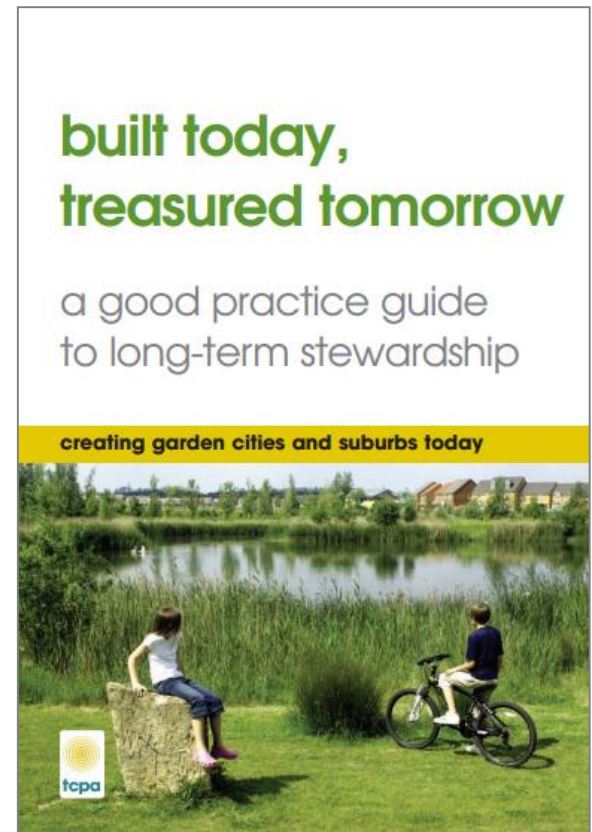
# CIL can be spent on parks

## Community Infrastructure Levy (CIL)

TCPA publication about how to fund the creation and maintenance of community assets, including parks.

Has information about using CIL to fund parks...

<http://www.tcpa.org.uk/practical-guide-to-long-term-stewardship>





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## Making the case for green infrastructure

Multifunctional benefits of strategically designed networks of green infrastructure:

- Urban cooling
- Reduced water run-off to drains
- Better mental health
- Better physical health
- Social cohesion
- Economic attractiveness
- Active travel
- Biodiversity...



Evidence of the multiple benefits of high quality green infrastructure have been documented widely...

This 'PostNote' is a useful round-up

HOUSES OF PARLIAMENT  
PARLIAMENTARY OFFICE OF SCIENCE & TECHNOLOGY

**POSTNOTE**  
Number 448 November 2013

## Urban Green Infrastructure



Urban green infrastructure is a network of green spaces, water and other natural features within urban areas. A green infrastructure approach uses natural processes to deliver multiple functions, such as reducing the risk of flooding and cooling high urban temperatures. This PO2Note summarises research evidence of the effectiveness of green infrastructure, and challenges to its implementation.

**Green and Grey Infrastructure**  
Familiar urban infrastructure such as roads, sewer systems and storm drains is known as 'grey infrastructure'. Such conventional infrastructure often uses engineered solutions typically designed for a single function.

'Green infrastructure' includes parks, playing fields, private gardens, allotments, green roofs and walls, and cemeteries. The term refers to ecological processes rather than colour, so includes sustainable urban drainage systems, wetlands, rivers and canals, which are also sometimes referred to as 'blue' infrastructure. Green spaces in cities are not new, for example urban parks were implemented widely by the Victorians, but ways of incorporating green infrastructure into modern urban design are still being explored.

80% of the UK population lives in urban areas<sup>1</sup> and with an increasing population, many UK urban regions are becoming more densely populated. This is often at the cost of green space.<sup>2</sup> Loss of which is associated with risks to human health that are greatest in deprived areas. This briefing outlines the evidence for how green infrastructure may help to address these problems, and examines the levels raised by green infrastructure delivery.

**Overview**

- 80% of people in the UK live in urban areas. Green space has decreased in many cities in recent decades.
- This reduction poses risks to human health and natural systems that may increase with climate change. Urban green infrastructure can help to mitigate these risks.
- Green infrastructure can often provide the same functions as conventional infrastructure, such as water management and flood risk alleviation, with other benefits for health and biodiversity. However, these benefits are not always well quantified.
- Constraints on green infrastructure provision include a lack of understanding of natural systems and their associated benefits, a lack of strategic green infrastructure plans and a lack of co-ordination within local authorities.

**Health and Wellbeing Benefits**

There is evidence that access to green spaces can provide health benefits, through improved mental wellbeing and levels of physical activity, reduced exposure to pollution and high urban temperatures.<sup>3</sup> For example, the NHS is increasing green space on its estates through the NHS Forest Project, which will plant 1.3 million trees by 2015.<sup>4</sup> However, there are many factors that affect human health and wellbeing, of which access to green space is just one. It is usually not practical to conduct experiments to test the effects of green space on health, so researchers often rely on observations. As a result, the evidence is statistically less certain than would be expected for medical treatments.

**Mental Health and Wellbeing**

The UK Public Health White Paper 2010 notes that green spaces can improve mental health and the quality of community life.<sup>5</sup> Researchers have observed a link between increasing urbanisation and psychosis or depression,<sup>6,7</sup> living closer to urban green spaces is also associated with lower mental distress.<sup>8,9</sup> However, such observations may not indicate a causal relationship and could be explained by other factors. For example, socially deprived areas typically have low levels of green space (5m<sup>2</sup>). One study aimed to reduce the problem of confounding factors by studying the same 10,000 people over 18 years.

The Parliamentary Office of Science and Technology, 1 Millbank, London SW8P 3JA, T 020 7746 3000, E postnote@post.parliament.uk, www.parliament.uk/post

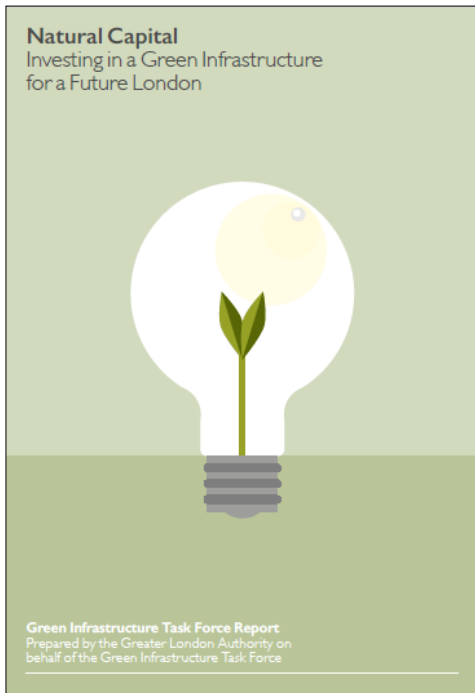




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## Making the case for green infrastructure

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The Mayor of London's 2050 Infrastructure plan included a chapter on green infrastructure, supported by this taskforce report setting out what needs to happen to improve the functionality of London's green infrastructure, manage it and fund it...

<https://www.london.gov.uk/what-we-do/environment/environment-publications/green-infrastructure-task-force-report>



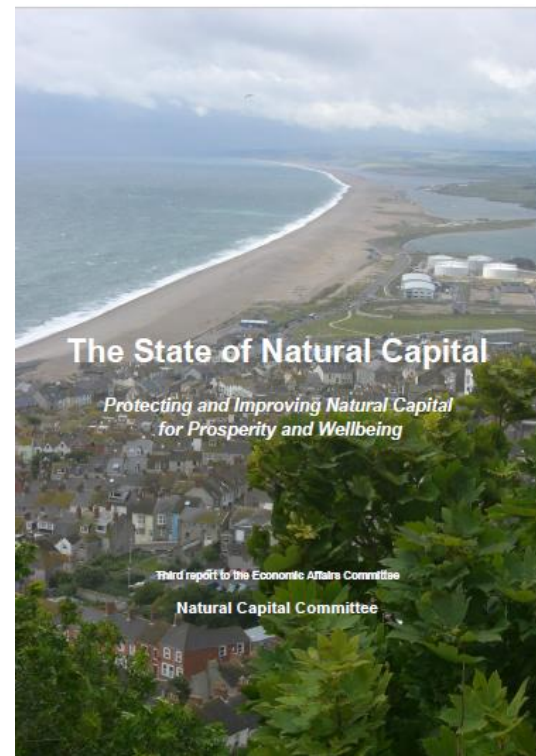
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## Making the case for green infrastructure

The Natural Capital Committee's 2015 report argued that green infrastructure close to where people live is of huge economic value to the country...

Their work will be feeding into the Government's 25 year natural environment plan...

<https://www.gov.uk/government/groups/natural-capital-committee>





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## What you need to do...

1. Make sure your local plan has a strong vision for high quality well-maintained parks and green infrastructure, supported by a parks and green infrastructure strategy.
2. Make a strong case for including parks maintenance in your local authority's CIL schedule.
3. Support your arguments by using all the evidence available about the benefits of green infrastructure for health, flood mitigation, air pollution control, urban cooling, public health...



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## Who can help you?

Your colleagues in the planning department...

Your **director of public health**...

Parish councils / neighbourhood forums (they decide how 25% of CIL in their area is spent if their neighbourhood plan is agreed by a referendum)...





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Thank you!

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