



VALUING NATURE

Valuing green infrastructure for health in London's local government and business communities (with Greater London Authority)

Valuing Nature Warp-up event, Wallingford, 8th March 2018

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The University of Manchester

Establishing the value of green infrastructure in urban areas: what's it worth and who pays?



Housing development Suzhou Creek, central Shanghai



St Peter's Square redevelopment, central Manchester

Placement details

- Greater London Authority (GLA) with Peter Massini (Principal Policy & Programme Officer – Green Infrastructure)
- 40% fte (20% London/20% Manchester)
- **Working with businesses in London via GLA to assess decision-making for GI and health/well-being and where funding/investment opportunities lie in the future**
- The development of new collaborative/stakeholder networks and greater experience of working with key GI, health, development practitioners and the business community in London to discuss, develop and synthesise opportunities
- **Development of a baseline dataset of GI funding in London, which (where possible) can be used to examine funding for GI and identify whether health can be used to increasing contributions for different stakeholders**

Outputs

GLA focussed:

- 1 x technical project report outlining the background evidence, baseline policy and funding position in Greater London, and the outcomes of the primary investigation with stakeholders

Partner/stakeholder focussed:

- 3 x presentations to GLA, LPAs and business community with the potential for several presentations/talks/workshops to be developed and be rolled out across Greater London to highlight links between health, green infrastructure and economic growth/development.

VNN focussed:

- 1 x non-technical report highlight key messages and issues that will be made accessible to all interested parties.

Academic focussed:

- 1 x academic paper on links between health and green infrastructure within a combined LPAs/local government and business community environment.

Green infrastructure: policy and practice context in London

MAYOR OF LONDON



THE LONDON PLAN
THE SPATIAL DEVELOPMENT STRATEGY FOR LONDON
CONSOLIDATED WITH ALTERATIONS SINCE 2011

MAYOR OF LONDON



London
Environment
Strategy

DRAFT FOR PUBLIC CONSULTATION
AUGUST 2017

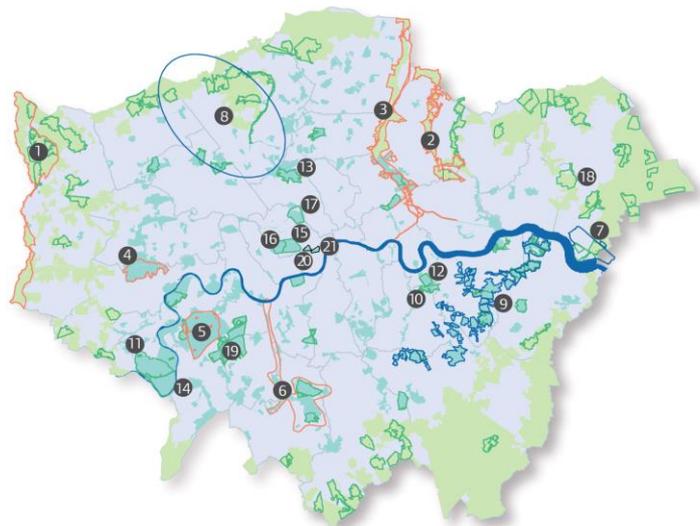
Table 7.2 Public open space categorisation

Open Space categorisation	Size Guide-line	Distances from homes
<p>Regional Parks</p> <p>Large areas, corridors or networks of open space, the majority of which will be publicly accessible and provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. Offer a combination of facilities and features that are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.</p>	400 hectares	3.2 to 8 kilometres
<p>Metropolitan Parks</p> <p>Large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities at a sub-regional level, are readily accessible by public transport and are managed to meet best practice quality standards.</p>	60 hectares	3.2 kilometres
<p>District Parks</p> <p>Large areas of open space that provide a landscape setting with a variety of natural features providing a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits.</p>	20 hectares	1.2 kilometres
<p>Local Parks and Open Spaces</p> <p>Providing for court games, children's play, sitting out areas and nature conservation areas.</p>	2 hectares	400 metres
<p>Small Open Spaces</p> <p>Gardens, sitting out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas.</p>	Under 2 hectares	Less than 400 metres
<p>Pocket Parks</p> <p>Small areas of open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and play equipment.</p>	Under 0.4	Less than 400 metres
<p>Linear Open Spaces</p> <p>Open spaces and towpaths alongside the Thames, canals and other waterways; paths, disused railways; nature conservation areas; and other routes that provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.</p>	Variable	Wherever feasible

Source GLA 2011

Balancing economic drivers with the socio-ecological needs of London

Map 2.8 London's strategic open space network



London's Royal, Regional and Metropolitan Parks

■ Metropolitan Open Land	 Regional Park Opportunities	 Metropolitan Parks	 Other Royal Parks
■ Green Belt	7. London Riverside Conservation Park	10. Blackheath	20. Green Park*
 Regional Parks	8. Northern Area	11. Bushy Park*	21. St James's Park*
1. Colne Valley	9. South East Green Chain	12. Greenwich Park*	
2. Epping Forest		13. Hampstead Heath	
3. Lee Valley		14. Hampton Court Home Park	
4. Osterley Park		15. Hyde Park*	
5. Richmond Park*		16. Kensington Gardens*	
6. Wandle Valley		17. Regents Park*	
		18. Thames Chase Community Forest	
		19. Wimbledon Common	

Source: GLA

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- Managing the development of the city's housing, transport, commercial and green infrastructure effectively raises conflicts between user groups, providers and funder
- There is a need to protect and enhance the physical environment to ensure that people have access to GI and that the environment remains functional
- People need to be encouraged to engage with nature in and across London at local, borough and city scales
- Greater knowledge is needed to ensure that businesses and communities are aware of the value added of investment in GI to the city
- The GLA and partners need to reflect on the scale, focus, and thematic/functional benefits that GI can deliver and sell these key messages more effectively
- The GLA and partners need to promote continued human-environmental interactions, ecological protection and economic growth collectively within their development objectives

Methodology: cross-sector engagement and interviewing

Key thematic areas of investigation

Structural issues:
planning, policy, financing, land use, development priorities

Development issues:
land holdings, partnership, developer vs. LPA objectives, developer contributions

Thematic issues:
Financing, health and well-being, biodiversity, housing, transport, community cohesion, partnership

Spatial/land-use issues:
Ownership, availability of land, viability of development, relevance to LPA objectives, community responses to development

Project participants (to date)

LPA	Environment/Third Sector	Developer/land holder	BIDs
GLA	Sustain	Berkeley Homes	Brixton BID
London Assembly	Thames 21	Grosvenor Group	Better Bankside
	Trees for Cities		London Bridge BID
	Wandle Valley Regional Park		Cross River Partnership
	Groundwork London		
	CPRE		

Results: BIDs

- Growing realisation that businesses have a responsibility to give something back to the local area, especially where they have a large workforce or land holdings.
- GI as a place-making/place-keeping tool promoting investment and a realisation that there is an economic value in investing in GI. This includes increased staff productivity, decreased vacancy rates in premises, increased footfall and time spent on site, and greater economic returns.
- GI can help rehabilitate derelict spaces for retail/commercial and residential purposes and to address pollution/water management issues using trees/plants to screen and act as SUDS.
- Range of GI investment options: street greening, orchards, street changes (i.e. lane narrowing/car park spaces), street trees, rain gardens/SUDS, awareness raising, reuse of meanwhile spaces.
- BIDS talk the right language for businesses and they have knowledge of the local economic environment (stable, improving, decreasing) and can use GI to address some of these.



Results: Developers/businesses and economic viability

- Economies of scale for major land owners that allows them to explore the options for investment in GI without the same financial risk as other developers enabling high end investment.
- Improved relationships with LPAs where developers are seen to engage with GI as a basic design principle – they do GI before being asked to do it
- Growing evidence that can be used to show clients the added economic value of investing in GI, and the added value that buyers will get from owning housing stock in areas of high quality GI
- Role as a facilitator and leader in local business groups/forums from land owners who can guide investment in GI through their position of authority locally
- Need to carefully manage relationships with residents/businesses regarding the scope, scale and focus of GI investment as it could be seen to be ugly, damaging to the physical environment or local commercial activity



Results: Environment sector and GI

- Growing call for CSR to take a larger role in funding GI through sponsorship of green/blue spaces and funding through CIL/S106 and increased CSR in maintenance, engagement and awareness raising, and funding for physical investment following longer term engagement, i.e. in nature reserves.
- Increasing awareness of need for effective partnership working and leadership from non-LPA sources and funders. Growing understanding of the value and skills of the third/environment sectors.
- Shifting the negative associations of management from being a financial burden: what benefits can be identify and deliver and how can we reframe these within LPA-public-private financing discussions?
- Use of evidence generated by third/environment sector to establish a robust platform establishing the economic value of GI to other partners.
- Reuse and repurposing of urban landscapes to enable local communities, businesses and other stakeholders to take ownership over GI, and thus lower responsibilities of LPA or other funders to manage.



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Results: Local Planning Authorities

3. Green infrastructure

G1G Beckenham Place Park

- 3.1 Following consultation with local residents and businesses in 2007, the Council published a masterplan to inform the improvement of Lewisham's largest park. The Council aims to choose a development partner who would restore and re-use the Listed Mansion, develop the Homestead and Stables for open space and recreation purposes (likely costs £2-4m) and the improvement of the park itself (likely costs £3-6m). Beckenham Place Park is one of only two large Metropolitan Open Land spaces in Lewisham and is therefore of borough-wide significance. Therefore CIL may be expected to put forward £2m for this project.

G1J DNX Development Sites, Open Spaces and Linkages

- 3.2 The North Lewisham Links Programme will work alongside the North Lewisham Masterplan to link the areas between 6 key development sites and the plans to create mixed use sites. The links programme includes enhanced cycling and walking networks, connections to the river frontage, improved open spaces, and opportunities for education and business to flourish.
- 3.3 Route One of the links programme has already been delivered, joining Deptford and New Cross Gate and has been warmly welcomed. There are a further nine routes required, of which it is considered that two may be deliverable in the 5 years for which the current CIL schedule is relevant. Current priorities suggest that Routes Three (The Western Connection) and Two (Central Deptford) may be the appropriate routes to be delivered during the CIL period and this may require circa £10m. Given experience of existing funding regimes and an understanding of potential future funding difficulties in the current economic climate, CIL could be expected to pay for 50% of this need, equalling £5m.

Lewisham Borough Council draft CIL schedule (2011)

- Standard LPA mechanisms to attract/obtain income for investment in GI only have the ability to generate a proportion of the funding needed to manage GI
- Potential to commercialise GI resources using large sites to underwrite smaller sites or for all sites to have some income generation activity
- Growing call for CSR to take a larger role in funding GI through sponsorship of green/blue spaces and funding through CIL/S106
- Need to align GI with other infrastructure needs, i.e. housing, transport and commercial – think strategically about how GI can help deliver core services and create more liveable/sustainable places
- Diversity of land holding portfolio can make it easier to think more innovatively about how GI could be commercialised, used to address climate change/pollution, and meet socio-cultural needs
- Difficulty in aligning all these options/issues due to LPA capacity issues in terms of staffing, time, and funding

Synthesis

- Greater partnership and opportunities for non-traditional organisations to develop and fund GI
- Increased awareness of the economic value of investing in GI from developers and BIDS – especially in terms of being a green/sustainable developer
- CSR is seen as a key way to engage the business community with investment in GI
- BIDs are an excellent way to coordinate discreet and larger-scale investment in GI
- Size and reputation of the developer/organisations and land holding matter – the bigger the easier to develop GI
- Investment in street greening, green walls/roofs, SUDS, on-site landscaping and sustainable transport popular options.
- Larger scale options (parks, walkways, riverfronts) are less supported due to complexity of ownership, payments and maintenance costs, as well as time, money and options (availability of land, awareness of GI options, partnerships) all place constraints on investment in GI
- Long-term relationships between partners, communities, business and the public are needed to generate buy-in for GI

Taking the research forward

GLA focussed:

- 1 x technical project report outlining the background evidence, baseline policy and funding position in Greater London, and the outcomes of the primary investigation with stakeholders
- Ongoing engagement with stakeholders in London to generate wider input from LPAs and other BIDs to increase the spatial coverage of the project
- Further dissemination of the project to partners via environmental/business/LPA networks

Academic focussed:

- 1 x academic paper on links between health and green infrastructure within a combined LPAs/local government and business community environment.
- Further research into the role of BIDs in funding GI and the development of comparative work in the UK leading to the production of academic outputs and potentially the writing of a ESRC/Leverhulme/British Academy funding bid