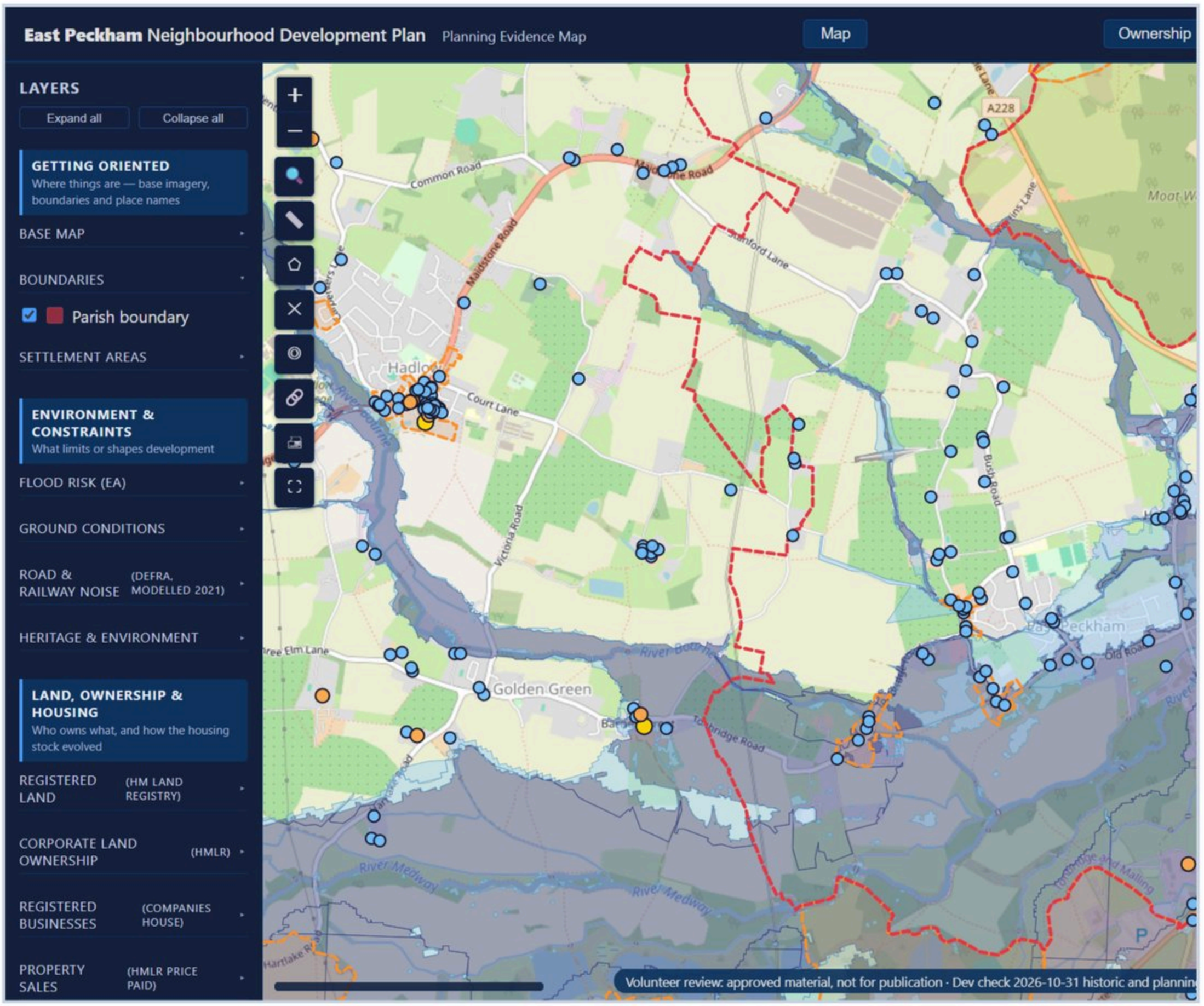
NEIGHBOURHOOD DEVELOPMENT PLAN

The planning portal

One place for the maps, figures and documents behind East Peckham's Plan. Ask for a demonstration at the laptop.



The Planning Map: parish boundary, Environment Agency flood zones, the borough's assessed sites, listed buildings and the conservation area

Mapping

An interactive map of the parish with more than 40 layers: flood risk, heritage, land ownership, planning history, historic maps, LiDAR and the census.

Knowledge

A Data Explorer of official figures, the survey dashboards and a library of 130 datasets and documents from 36 publishers, each one cited.

Working tools

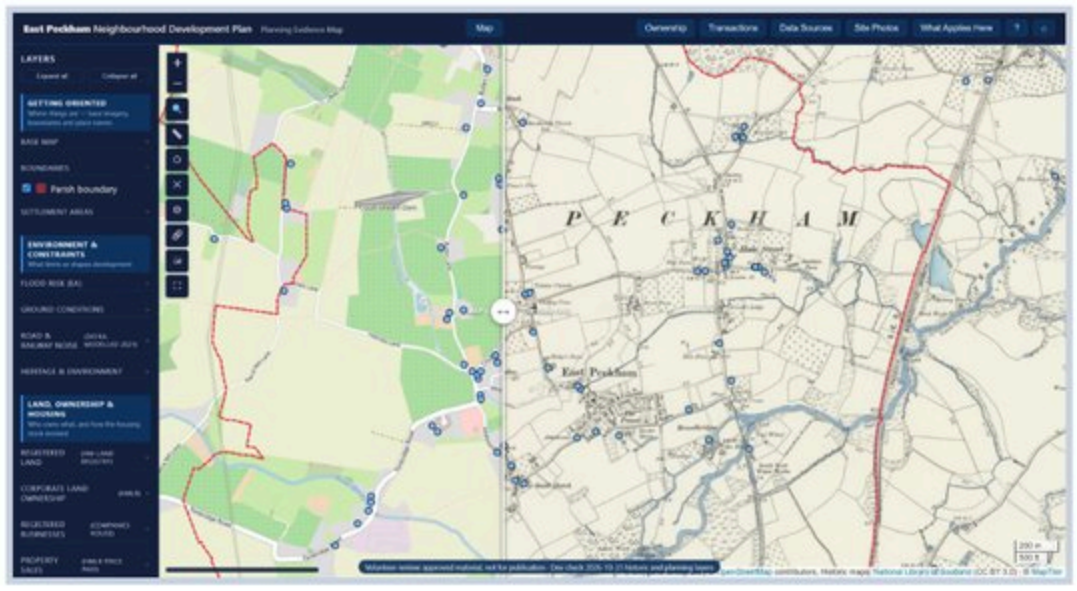
The Regulation 19 review, the population model, the consultations (Local Green Space and Key Views) and the website content all come from the same evidence.

Password protected. Parish Councillors and committee members have access; volunteers can be given a code. Nothing in it names a household.

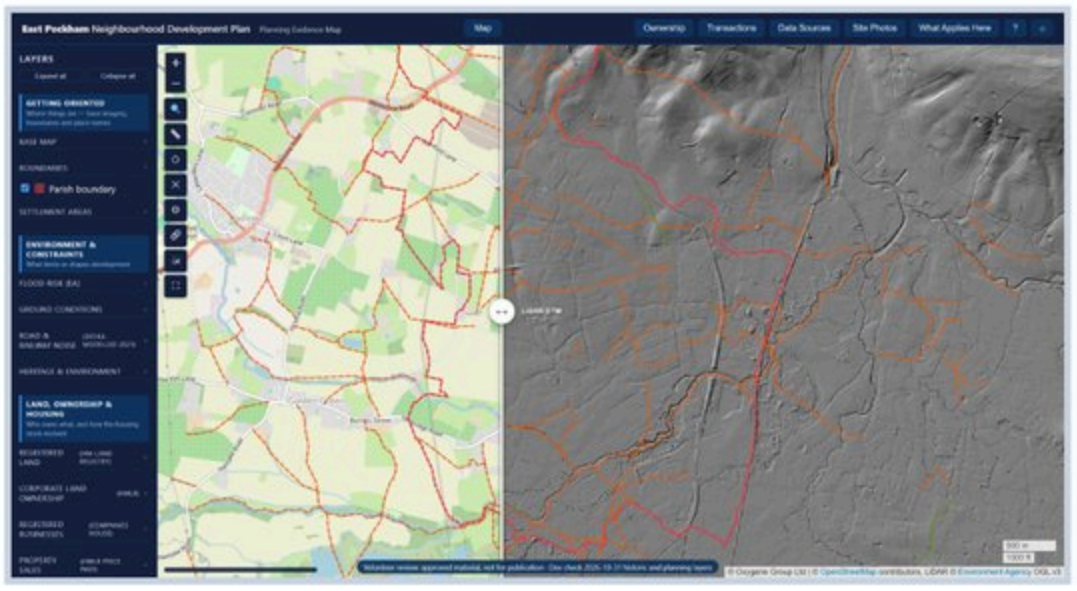
MAPPING

The Planning Map

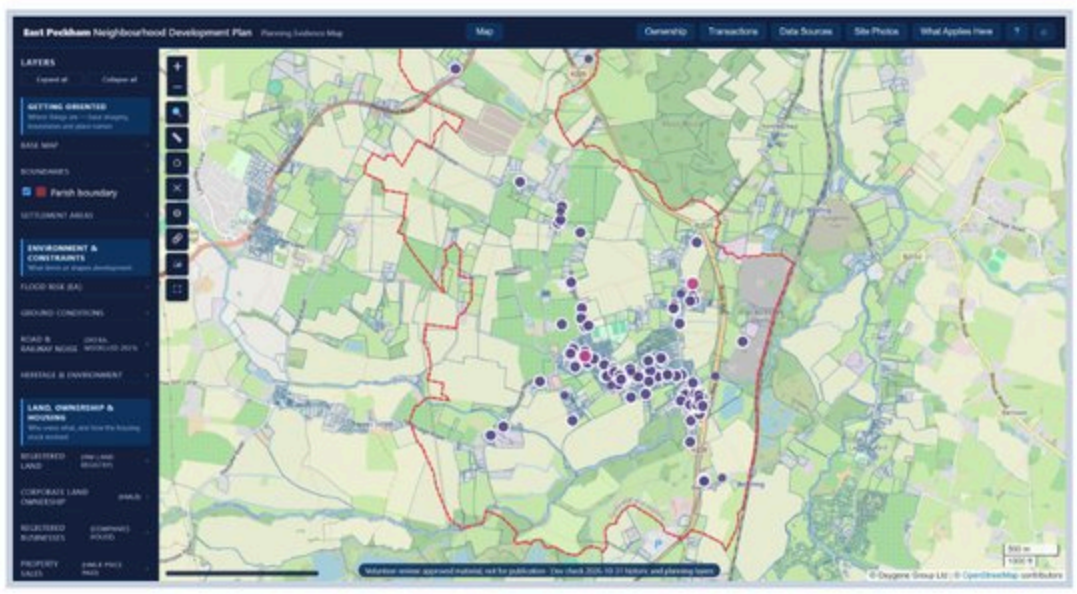
Switch layers on and off, click anything for its source, and print a What Applies Here report for any point in the parish



Ordnance Survey 1888 and 1937 maps, swiped against today's map



LiDAR ground heights from the Environment Agency, with the rights of way



Registered land: UK companies and overseas owners (HM Land Registry)

Layer groups

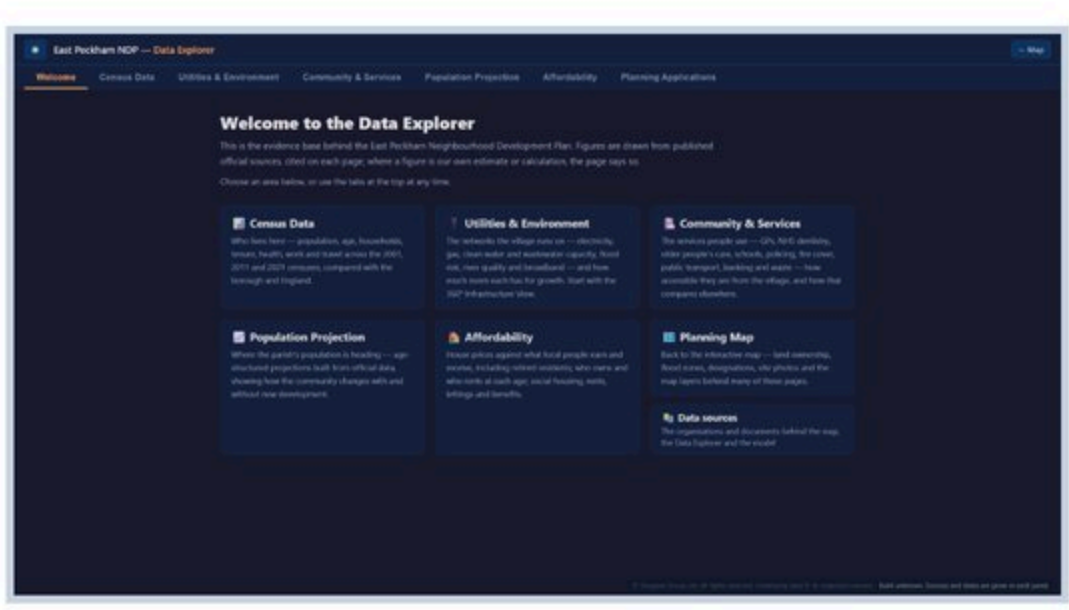
- Boundaries, settlement areas and hamlets
- Flood risk (EA), ground conditions, road and railway noise
- Heritage and environment: listed buildings, conservation area, monuments, TPOs, SSSIs, ancient woodland
- Land ownership, house sales, the borough's assessed sites
- Planning history: 4,276 applications, 1946 to 2026
- Census 2021 by output area; energy certificates by postcode
- Historic OS maps, aerial imagery, LiDAR
- Key Views photographs and Local Green Space nominations

Each layer records its publisher, edition and licence. Ordnance Survey detail comes through the Parish Council's Public Sector Geospatial Agreement membership.

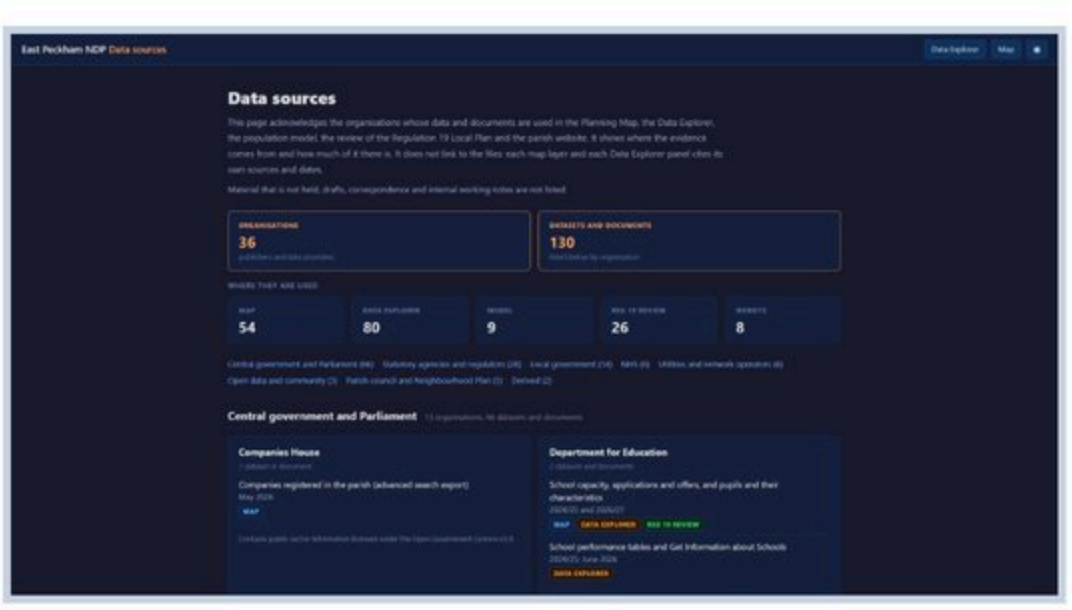
KNOWLEDGE

The Data Explorer and the library

Official figures for the parish, compared with the borough and England, with the source on every page



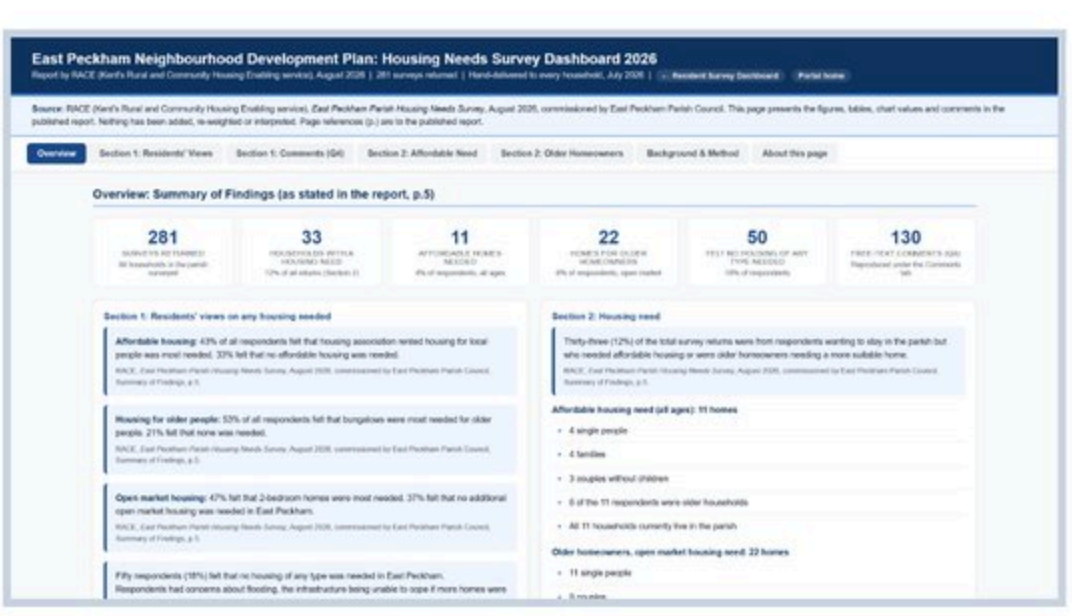
Data Explorer: census, utilities, services, projection, affordability, planning



Data sources: every publisher and dataset, and where each is used



Community survey 2026: 236 responses, charts and comments



Housing Needs Survey (RACE, 2026): 281 returns, as published

130

datasets and documents, from 36 publishers, each with its edition, licence and a fingerprint of every file.

3 surveys

Community survey (236), business survey (17) and the Housing Needs Survey (281), presented without interpretation.

v2.0

The population projection, on the 2021 Census, with the method published alongside the numbers.

THE RULES

Keeping up with the rule book

The evidence base has been re-tested at each change in national policy and at each stage of the borough's Local Plan

Dec 2024

New National Planning Policy Framework: a new way of setting housing numbers.

Dec 2025

TMBC Regulation 18 draft Local Plan: 586 homes proposed for East Peckham.

Aug 2026

Revised NPPF. Every policy test re-read for what changed.

Sep to Oct 2026

TMBC Regulation 19 plan: 228 homes (EP1 and EP2). Five Parish Council representations submitted.

Nov 2026

The Minister's letter of 2 November: the plan proceeds to examination.

Acts

Planning and Compulsory Purchase Act 2004, Localism Act 2011, Levelling-up and Regeneration Act 2023, Planning and Infrastructure Act 2025.

Regulations

Local Plan Regulations 2012 and 2026, Neighbourhood Planning Regulations, SEA and Habitats Regulations.

Next

Examination of the Local Plan; our own Plan drafted against the same framework.

The Regulation 19 review

- 459 TMBC documents held and catalogued, 114 evidence base items indexed and checked for completeness
- Every claim in the borough's plan traced to its evidence paper and page
- Corrections log: where we got something wrong, it is recorded and fixed, not deleted

Why it matters for the NDP

- A Plan is examined against the framework in force when it is submitted
- Keeping the evidence current means the Plan is not caught out by a rule change
- The same library will carry the Plan through examination and referendum

Residents' drop-in, Saturday 7 November 2026, Jubilee Hall. Figures from the programme registers, 7 November 2026.

HOW IT IS BUILT

The technology behind it

Open tools, official data and a lot of checking. Built and run pro bono for the Parish Council.

The web application

Python and Flask, served by gunicorn behind nginx on a cloud virtual machine. Password protected with access tiers; nothing personal is stored in it.

The database

SQLite: 44 tables and 313,785 records, including 199,948 land parcels. Rebuilt from the library by scripts, so every number can be regenerated.

The maps

Leaflet in the browser; Ordnance Survey (PSGA), Environment Agency LiDAR, historic maps from the National Library of Scotland, OpenStreetMap, aerial imagery.

The library

5,238 files, 3 GB curated, 101 GB of national bulk data behind it. A manifest records a SHA-256 fingerprint, source URL and date for each file.

Version control and tests

Git repositories for the portal, model, Reg 19 review and website; 422 automated tests run before anything is deployed; deploys only from a checked build.

Documents

Topic papers, posters and the Plan drafts are generated from the same figures, so the number on a poster matches the number in the database.

And Claude

Claude, the AI assistant from Anthropic, works alongside the committee through Claude Code: reading legislation and the borough's evidence, writing and testing the portal code, building the maps and drafting documents. **People decide, Claude drafts.** Every figure it produces is traced to a source, logged, and checked by the committee and our planning consultant before it is used.

37

recorded decisions (ADRs), each with its reasons and what it replaced.

54

publications registered, with approval reference and file hash.

0

addresses or names of residents in the portal, the maps or the posters.