

Strategic and Local Regeneration M15.

Would the Plan be effective in ensuring that development contributes positively to regeneration where it is needed and the building of strong and inclusive communities in accordance with Policy GG1? In particular: a) Would Figure 2.19 provide an effective and justified strategic framework for the identification of regeneration areas in local plans and neighbourhood plans? b) Would Policy SD10 provide an effective and justified strategic framework for the preparation of (i) policies in local plans and neighbourhood plans and (ii) regeneration strategies and programmes?

We object that the collaboration with communities is in text only (2.10.3) and not explicit in policy. Additional text points (2.10.6) could be usefully incorporated into policy together with new points that demolition is not implicit in regeneration and that social infrastructure, local employment and affordable premises including industrial units are also key to successful regeneration.

POLICY CHANGE PROPOSALS: The entire text of 2.10.3 needs to be placed within the policy box of SD10, to ensure this is able to be secured at implementation. The policy currently sees no role for communities in bringing forward major changes to their homes and neighbourhoods through neighbourhood plans or community plans. Commitments to public participation in planning, notably in regeneration and large scale developments, need to be considerably strengthened. Many of the policies relating to social policy to be effective require local knowledge held by the community and voluntary sector organizations. This is equally important for Opportunity Areas.

A The Mayor will ensure that strategic regeneration is underpinned and informed by the participation of Londoners at all stages of strategic and local planning and decision-making, through the Mayor's Statement of Community Involvement.

B The Mayor will ensure that developers have carried out and been informed by meaningful consultation with all local stakeholders and have had due regard to social, equality and economic impact assessments

C Within the Areas for Regeneration the Mayor will work with boroughs, voluntary and community organisations and strategic agencies to address social deprivation by prioritising them for community based action and investment.

D Regeneration should be a participatory, bottom-up process [or owned at grass roots level] ensuring that the needs of existing local communities are listened to and addressed and avoiding the displacement of social deprivation.

Several of the community groups in Just Space have local evidence that illustrates the injustice of the current planning system/regeneration. Our Tottenham (which is still going strong) is a great example. We wish to lodge in the EiP library the Our Tottenham response to the Haringey Council Local Plan consultation in 2016. It shows that a colossal, constructive and informed community effort over a number of years tried really hard to influence policies to

be more fact based and more beneficial to people who live and work in a large area of London, but with very little to show. This can be utterly demoralising.

A huge campaign of marches and protests against threats of demolition of Council estates and family businesses zones - and against the HDV public/private 'vehicle' plan to transfer £2billion of Council assets into private control then took place which gained much attention and was successful.

The Our Tottenham network is supporting a range of positive Community Plans e.g. the Wards Corner / Seven Sisters Market Community Plan, and the St Ann's Hospital Redevelopment Trust / GLA collaboration for a community-led major renewal of that large site. But there is a view in Tottenham that the London Plan policies must be much stronger in standing up for the real needs of communities, and for genuine community empowerment in the planning system.