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Friday, 27<sup>th</sup> March 2015

Dear Planning team,

### **Tottenham Area Action Plan Consultation**

Friends of the Earth welcome this opportunity to respond to the Tottenham Area Action Plan. We would make a general point that the opportunities and advantages of cultural diversity should be a key part of any strategy for future development rather than attempting to create another 'clone town'. National planning policy sets out the "the desirability of new development making a positive contribution to local character and distinctiveness;" (paragraph 126). In addition 'improvement' should not mean loss of small businesses, low cost premises and cultural diversity, and should not focus simply on quantity of employment and retail floorspace but also the type and accessibility level of that space. National planning policy particularly points towards the need to "promote [...] a diverse retail offer and which reflect the individuality of town centres; retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;" (paragraph 23).

We would urge the council to consider the possibility of disconnect between standard approaches to local urban policy and small migrant ethnic economies. Tottenham has amazing ethnic diversity which should positively shape its regeneration initiatives. To reflect this, instead of putting volume housebuilders or major development corporations in charge of bringing forward proposals, the look, feel and provision of developments should be led by community visions. The AAP records (paragraph 1.17) community concerns on these issues however the policy on regeneration (AAP1) says that masterplanning should be "prepared with the council" and makes no mention of the community, and does not mention that regeneration proposals will be supported not just when they are positive, but when they respect the cultural, heritage and ethnic diversity of Tottenham. On compulsory purchase there is no condition that there is a clear and proven community input into the scheme proposed.

We are concerned that the matter of 'affordability' is particularly important for existing and start up businesses that need low overheads, and which is not mentioned in the district centre for Tottenham Hale description. In our view Tottenham's existing traders should not be marginalised, but rather protected and encouraged. Local traders often serve the needs of the local community best. Site SS5 Wards Corner and Suffield Road does not mention

cultural and ethnic diversity retention or affordability as part of future planning requirements. This should be a consideration.

We would welcome the opportunity to be notified of the next round of consultation at the submission stage timetabled for September 2015.

Yours sincerely,

Naomi Luhde-Thompson  
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Friends of the Earth England, Wales and Northern Ireland