cycling and public transport connectivity and complementing their commercial role.

2.0.7   Growth and change have not always benefited Londoners equally. In some cases, the wrong sort of growth has led to established communities finding themselves priced out of the area they call home. Some parts of the city have not benefited from the advantages the growth of London provides, with too many areas in London still experiencing deprivation despite the wider success of the capital. To address this, it is important that there is a strong focus on **sustainable and inclusive regeneration** in these areas, with boroughs, the Mayor and other partners working closely with the local community to bring about the right sort of change and investment. Where significant development is planned in these areas, it is crucial that it benefits local communities, provides employment and genuinely affordable housing, and is properly integrated into the area.

Growth Corridors and Opportunity Areas

Policy SD1 Opportunity Areas

A   To ensure that Opportunity Areas fully realise their growth and regeneration potential, the Mayor will:

1)   provide support and leadership for the collaborative preparation and implementation of planning frameworks that:

a)   set out a clear strategy for accommodating growth

b)   assist in delivering specific infrastructure requirements that unlock capacity for new homes and jobs

c)   support regeneration

d)   are prepared in an open and timely manner

e)   encourage the strategic remediation of contaminated land

2)   bring together the range of investment and intervention needed to deliver the vision and ambition for the area

3)   support and implement adopted planning frameworks, in order to give them appropriate material weight in planning decisions

4)   ensure that his agencies (including Transport for London) work together and with others to promote and champion Opportunity Areas, and

identify those that require public investment and intervention to achieve their growth potential

5) ensure that Opportunity Areas maximise the delivery of affordable housing and create mixed and inclusive communities

6) ensure that Opportunity Areas contribute to regeneration objectives by tackling spatial inequalities and environmental, economic and social barriers that affect the lives of people in the area, especially in Local and Strategic Areas for Regeneration

7) monitor progress in delivering homes, jobs and infrastructure, taking action where necessary to overcome any barriers to delivery

8) ensure that development facilitates ambitious transport mode share targets.

B   Boroughs, through Development Plans and decisions, should:

1) clearly set out how they will encourage and deliver the growth potential of Opportunity Areas

2) support development which creates employment opportunities and housing choice for Londoners

3) plan for and provide the necessary social and other infrastructure to sustain growth and create mixed and inclusive communities, working with infrastructure providers where necessary

4) recognise the role of heritage in place-making

5) establish the capacity for growth in Opportunity Areas, taking account of the indicative capacity for homes and jobs in Table 2.1

6) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Industrial intensification, co-location and substitution, co-location and substitution

7) include ambitious transport mode share targets

8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration

9) ensure planning frameworks are informed by public and stakeholder engagement and collaboration at an early stage and throughout their development

10) work with the Mayor, local communities and other stakeholders to review appropriate locations and identify new Opportunity Areas. These should be distinct and significant locations that have capacity for at least 5,000 new jobs and/or 2,500 new homes

11) take appropriate measures to deal with contamination that may exist.

2.1.1   **Opportunity Areas** are identified as significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity. Opportunity Areas typically contain capacity for at least 5,000 net additional jobs or 2,500 net additional homes or a combination of the two. When developing policies for Development Plans, allocations and frameworks, boroughs should use the indicative capacity figures as a starting point, to be tested through the assessment process.

2.1.2   Many Opportunity Areas overlap with **Strategic Areas for Regeneration**, and have the potential to promote inclusive growth that increases opportunity for all Londoners.

2.1.3   The Mayor will provide the **support and leadership** to ensure Opportunity Areas deliver their growth potential for Londoners. He will promote and champion the areas as key locations for investment, and will intervene where required so that an ambitious, imaginative and inclusive approach is taken to accelerate and realise their growth and development. This approach should include understanding the existing character and context of an area, in accordance with Policy D1 London's form, character and capacity for growth.

2.1.4   **Opportunity Area Planning Frameworks** (OAPFs) can represent the first stage in a plan-led approach to providing significant quantities of additional jobs and homes, improvements to transport and other infrastructure, and better access to local services. The Mayor recognises that there are different models for taking these forward depending on the circumstances and development needs of each Opportunity Area, and for translating these frameworks into policy in Development Plan Documents and Supplementary Planning Documents. Whatever model is used, frameworks must be prepared in a collaborative way with local communities and stakeholders.