1. The growth challenges facing London require a new geography and a fresh imagination, underpinned by inclusive growth, fairness and diversity of people, businesses and places, therefore avoiding over-reliance on the Central Activities Zone/Isle of Dogs, high-order Town Centres and on a small number of economic sectors.

2. This new geography for London will be a network of Lifetime Neighbourhoods and Lifetime Suburbs, providing many key amenities and job opportunities locally, thus reducing the need for costly and polluting travel into the Central Activities Zone. Outer London in particular needs lifetime suburbs and a real mixed development strategy. Through a new approach to public and community-owned assets driven by social sustainability objectives, social infrastructure and community spaces in all parts of London will be protected, avoiding the previous decimation of community assets in working class and multi-cultural geographic areas. It will be a Blue Green City, placing value on the connection and interaction between London’s blue and green assets.

3. The South East region and the other regions of the UK are a spatial context which has to be considered in thinking about the spatial future of London. Inclusive growth, that puts economic fairness, health and well-being and environmental sustainability at the heart of development would require a re-balancing with the rest of the UK economy and involve the Mayor in partnerships and collaborations with other cities and regions. Such negotiations could lead to welcome reductions in London’s need to find space for additional homes or jobs.

4. It seeks growth by fostering higher pay, investment and productivity in the 50% of London jobs where real wages have been static or falling. It avoids the extinction of viable enterprises in industrial zones, in high streets and local centres and supports the provision of new workspace suitable for diverse activities and sectors, particularly in the foundational economy. This approach offsets the historic sectoral bias in favour of financial and business services in the centre.

5. To achieve a balanced polycentric development the public transport priorities will be orbital movement plus walking and cycling, with investment directed towards smaller scale infrastructure rather than commuter routes such as Crossrail 2. This connects well with the aim of protecting more workplaces outside the centre and with the Lifetime Neighbourhood and Lifetime Suburbs objectives, increasing accessibility and connectivity locally.

6. All parts of London (central, inner and outer London and the more affluent geographic areas within Boroughs) will contribute in an equitable way to meeting London’s housing needs. There will be a high percentage of not-for-profit rented homes everywhere, the cessation of estate renewal on current terms (which entails demolition/eviction and big net losses of existing social rented housing in geographical areas where there is a high concentration of working class and minority ethnic communities) and direct development by GLA and Councils of not-for-profit rented housing on public land as a matter of urgency;
7. A continuous process of engagement will give voice and agency to all Londoners with a geographically dispersed model of hubs instead of all connections and resources being targeted at a central hub. Targeting areas of need will close deprivation gaps by measures that raise the Quality of Life of existing communities rather than through their dispersal/displacement. Programmes will be provided so that areas with a high concentration of working class and minority ethnic communities can access the participation tools that are available, such as community rights under the Localism Act.

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