

## Written statement M16 from Just Space (2718)

### M16. (a) How, if at all, should the Plan address the matter of development and growth in the wider South East?

The Mayor should press successive governments to facilitate the development of alternative strategies for the wider South East and other regions to be prepared with full public participation, genuine Impact Assessment of environmental, social and economic effects and transparent governance arrangements, led by elected local or regional governments. Ad-hoc bilateral deals with self-selected local authorities are anti-democratic and unlikely to lead to 'good growth' or sustainable development.

This approach would be consistent with the Mayor's obligations to pursue the sustainable development of the UK (§ 0.0.5 of the draft Plan).

The concentration in London and the wider south east of Britain's most high-“value” sectors and activities gives the UK the biggest disparities between rich and poor regions in the whole of Europe. Although London's high average incomes are, for low- and middle-income Londoners cancelled out by high housing costs, the inequalities remain severe and, for us, it is a high priority for the Mayor and GLA to work with elected bodies in other regions to reduce these disparities. Most Londoners would gain since the high costs and adverse effects of London's growth impact so badly on them.

### (b) Are policies SD2 and SD3 necessary, and would they be effective in assisting in implementation of the Plan and/or informing a future review of the Plan?

Policy SD2 is mainly aspirational waffle.

Its substantial points are

- D The Mayor supports recognition of long-term trends in migration in the development of Local Plans outside London. which presumably means he doesn't want other authorities to reduce their own population and household projections in the light of the recent ONS projections based on shorter-term migration patterns. He should say that, not put it in this coded form.

And

- E. The last sentence '... and scope for the substitution of business and industrial capacity where mutual benefits can be achieved.'

We are very sceptical about this proposal for land swaps in which some employment might be displaced from the GLA area to other areas, releasing space within GL for housing. A more rational and systematic approach with good impact analysis might well show that other arrangements are economically or environmentally preferable – especially in reducing the need to travel by car and for freight movements.

Policy SD3 seems not to have any substantial content.

These policies are poorly worded and require at least radical revision. The environmental dimension of sustainable development is missing, which suggests a *business as usual* (growth at any cost) approach. Both SD2 and SD3 could be removed without damaging the Plan.