

WHAT ARE THE ISSUES?

Markets, high streets and businesses all struggling, lack of government support, industrial land lost.

An absence of the belief in planning for economic activity. We're all fighting over the space. If planning doesn't intervene, then we have a problem. Planning is not "curation".

Liberalisation: Leaving it to the market; Private ownership; Deregulation.

But this is not a C19th free-for-all: 1) There are severe restrictions on overall land use supply, meaning values and rents escalate. 2) Massive subsidies create imbalances in who gets space. 3) The system that only works if there is conscious effort and intervention to keep things fair.

Markets being badly maintained or seen as prime redevelopment land with consequences for the poorest.

Retail assessments and industrial land assessments not fit for purpose, can't cope with the subtleties of the range of accommodation and what it is used for.

Opportunity Areas: a property-driven form of planning, some people can make lots of money, many negative impacts for existing businesses in these areas; rents rise, business forced out.

Office speculation Investors, landowners and developers getting permissions but not building or vacant

PDR (Permitted Development Rights) converting commercial buildings into residential

WHAT ARE WE PROPOSING?

Demand that the GLA/Mayor believes in planning i.e. formulate a plan using evidence and vision, adopt, use to drive development and decisions, reduce 'flexibility' in land use decisions. Use all Mayor's levers.

London Plan is about a geographical/spatially aware growth of the economy. Stop Central London focus.

600 High Streets and town centres could have markets and making spaces. Historically this has worked.

Prioritise all kinds of town centres for that purpose and give protections and powers to expand. Housing not the priority, residential at ground floor should not be allowed.

Integration between light industrial/production uses and town centre uses, exchange and consumption.

Provide a wide range of unit sizes as well as street frontage. Encourage people to create accommodation there is a need for, sometimes provide money to help it. Councils should buy space.

Remove policies that mean the loss of industrial land.

Every town/city/town centre should have a local market. Separate planning designation. Provides affordable, foundational provision of goods; affordable start-ups; social, cultural value; communal importance. Drives new supply, especially in high cost cities or parts of cities with intense development.

Community-led Audits of town centres, measuring, valuing things that matter to community.

Enforce businesses' Right to Return to new developments

Control speculative office development.

JS RECOVERY PLAN Policies 37-43 :- Community Audits; Business Rates; Food Hubs; Community Improvement Districts; "Social Leases"; Protection of low-cost workspace; Support a range of businesses.