

# A CITY FOR ALL LONDONERS

## Accommodating Growth Workshop

2<sup>nd</sup> November 2016, 9.30 – 13.00

### The importance of the Central Activities Zone

#### **Facilitator in bold**

Respondents in regular text

*These notes are a summary of the conversation*

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*Session 1, Table 7*

#### **Lyndon Fothergill, Greater London Authority (Facilitator)**

Adrian Roche, City of London Corporation

Anna Snow, Icen Projects

Cllr Jack Hopkins, London Borough of Lambeth

Sam Monger, Grosvenor

Sandra Fryer, London Borough of Waltham Forest

Sem Moema, London Borough of Hackney

Wilfred Rimensberger, Millbank Creative Works MCW CIC

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Key centres: West End; Kensington & Knightsbridge; City of London.

Satellite centres: North of the Isle of Dogs; Stratford.

Relocation of Small & Medium Size Businesses (SMEs) re-locating as being priced out by housing development. Anything over 2,000sqft needs to be considered for housing.

Need to carryout research to find out the approximate percentage of residential against commercial land uses.

Few developers are prepared to develop commercial space as the current economic market dictates it's far more profitable to develop land for residential purposes.

The London Plan needs to have a strategy to protect business space that is in short supply.

In terms of Article 4 the GLA are requesting London Boroughs to speak with Central Government to safeguard commercial land from housing development.

In terms of logistics it's difficult for students to set-up creative businesses once they've been educated in London Universities as rental values are too high or there aren't enough opportunities to find accommodation. Universities and colleges could collaborate to protect creative space.

Tech City, Old Street EC1 tends to have micro businesses funded by bigger business. There should be more encouragement of organic business development and requirements to recruit apprentices.

The London Plan should try and understand what Business Clusters London needs to support and improve.

The public sector can help the private sector to achieve more intensification by agreeing a funding model and working in closer partnership. Also, the private sector needs help with untangling fragmented ownership. The area around Victoria train station was cited as a potential growth area (not including Conservation Area designations).

The London Plan needs to articulate the new urban vision not planning policy.

London Plan needs to incorporate: greater direction from planning policy, affordable rent levels for start-ups, up-to-date evidence base from local authorities, workspace provider could take responsibility for managing the space, a percentage target for affordable business space (to avoid being squeezed out); identify where the relocation pressures are for business moving out of the Central Activity Zone; identify core CAS inner area and outer area; GLA to capture up-to-date evidence base from local authorities; GLA is unable to extend boundary of CAZ geographical area only local authorities; re-evaluation of underused industrial areas that could possibly be intensified; local consultation required between local authorities and GLA to engage local opinion; City Fringe development should be a possibility (incorporating Tech City in CAZ); eco-management should be address by CAZ; better utilisation of Business Rates; need for Article 4 co-ordination; no mention of localism/neighbourhood forums who can influence but can't reject development; recognise tensions between local and international change; and CAZ should recognise Heritage Action Zones (new idea) and Special Policy Areas (unique bespoke retail & cultural activities).

## **Key points**

**GLA to facilitate public and private sector partnerships for mutual benefit. This would enable change to be unlocked.**

**Needs to be a clearer strategy for cluster approach in Central Activity Zones and the GLA will provide extra research.**

**Recognition of flexibility of how things will change in addition to clear policies not too prescriptive, providing a vision.**

**GLA needs to co-ordinate Article 4\* between the London Boroughs so planning permission is required to change commercial into residential use.**

**\* The government has stated that, if boroughs are particularly worried about the loss of essential office accommodation in their areas, they may impose an "Article 4" direction to suspend the permitted development rights.**

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*Session 2, Table 7*

**Lyndon Fothergill, Greater London Authority (Facilitator)**

Nina Miles, Westminster City Council

Susie Barson, Historic England

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**Three key points**

**The London Local Plan should protect areas (i.e. Heritage Action Zones & Special Policy Areas – Cultural & Retail), but provide for new development to cater for current demands and the 24hr night time economy.**

**Maintain a local and strategic balance (e.g. Kings Cross transport hub and Vauxhall Nine Elms). Localism is important to engage with neighbourhood forums to demonstrate local views are recognised.**

**Be aware of the knock on impact of Central Activity Areas to understand unseen pressures between satellite CAZ areas and the opportunities in the City Fringe.**