Edge debates 2012
London redistributed?

Re-balancing work in Greater London

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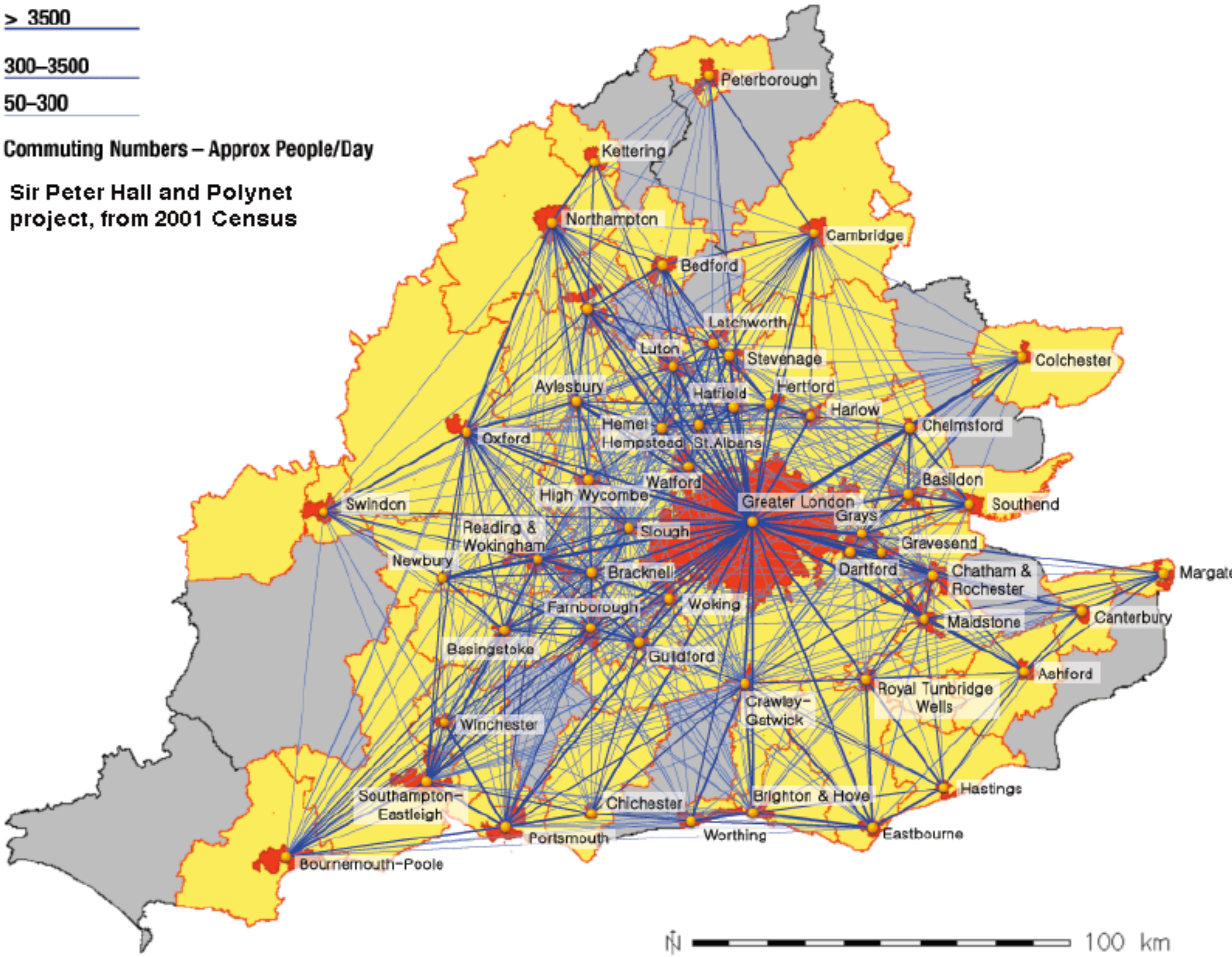
The problem

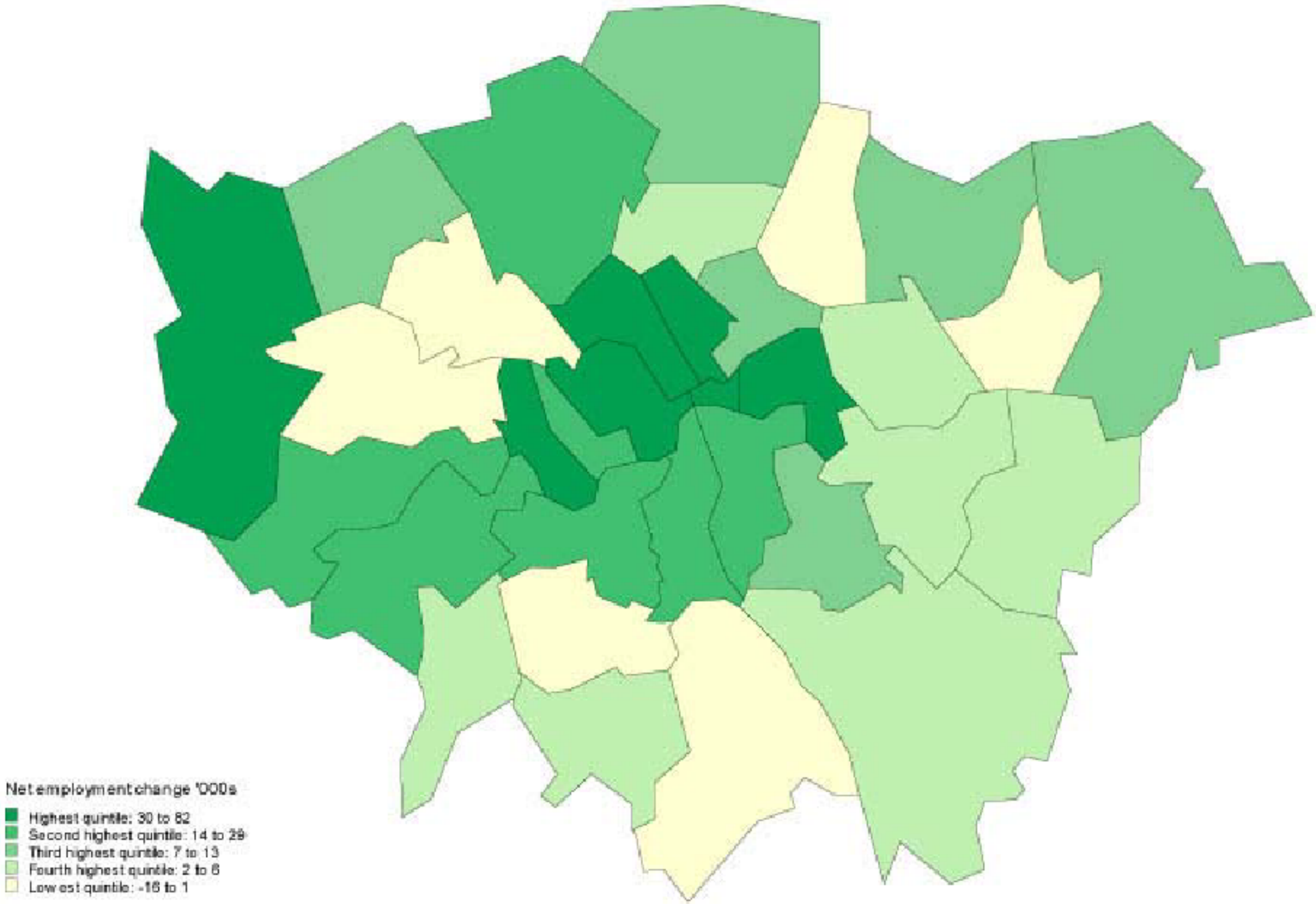
- (putting aside the crisis for a moment)
- The wider region is very polycentric. That's not without problems, but not for today. (Hall and Pain 2006)
- Within Greater London workplaces have become more centralised
- This generates avoidable travel, emissions
- Tidal movements inefficient use of radial infrastructure
- Limits employment options for those with small search areas or constrained mobility. Gender dimension.

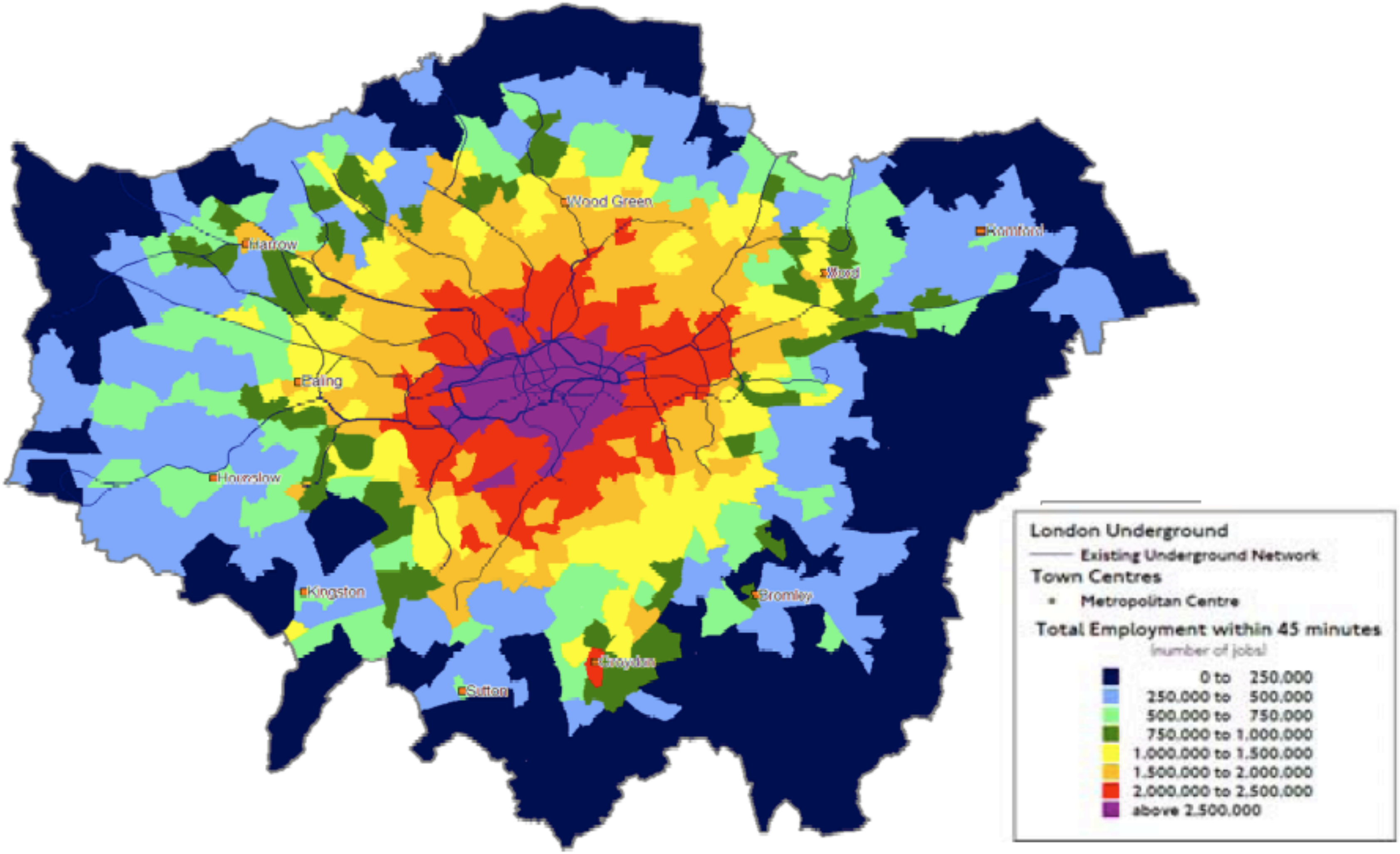


> 3500
300–3500
50–300
Commuting Numbers – Approx People/Day
Sir Peter Hall and Polynet project, from 2001 Census
Peterborough
Kettering
Northampton
Cambridge
Bedford
Latchworth
Luton
Stevenage
Colchester
Aylesbury
Hatfield
Hertford
Harlow
Hemel Hempstead
St.Albans
Chelmsford
Oxford
Watford
Basildon
Swindon
High Wycombe
Greater London
Southend
Grays
Reading & Wokingham
Slough
Gravesend
Newbury
Bracknell
Dartford
Chatham & Rochester
Margate
Farnborough
Woking
Maidstone
Canterbury
Basingstoke
Guildford
Ashford
Royal Tunbridge Wells
Crawley–Gatwick
Winchester
Hastings
Southampton–Eastleigh
Chichester
Brighton & Hove
Portsmouth
Worthing
Eastbourne
Bournemouth–Poole
N
100 km

Map 1.2 Jobs growth 1991 - 2003

LPFA 2007



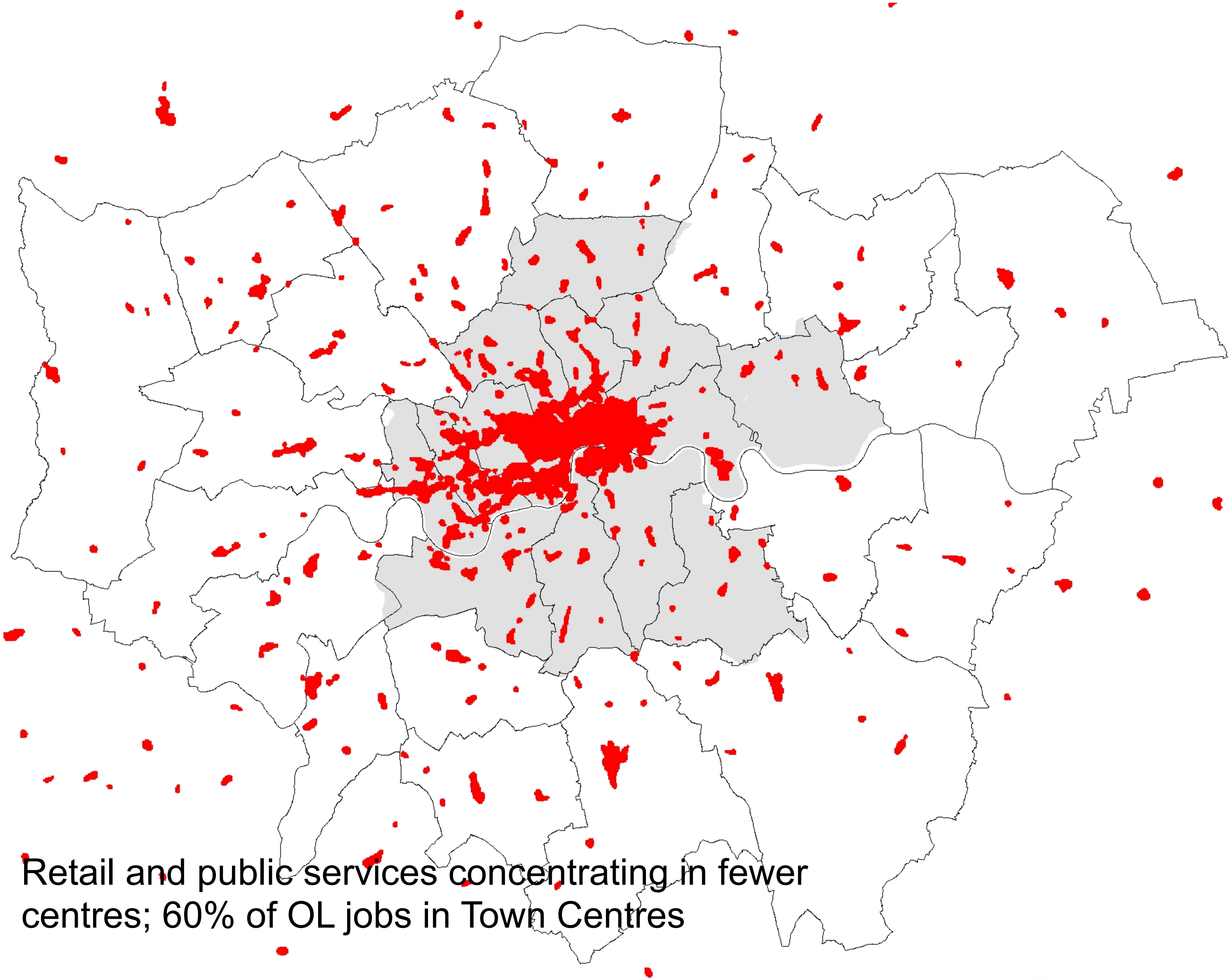

Wood Green
Harrow
Romford
Ealing
Hounslow
Kingston
Sutton
Bromley
London Underground
Existing Underground Network
Town Centres
Metropolitan Centre
Total Employment within 45 minutes
(number of jobs)
0 to 250,000
250,000 to 500,000
500,000 to 750,000
750,000 to 1,000,000
1,000,000 to 1,500,000
1,500,000 to 2,000,000
2,000,000 to 2,500,000
above 2,500,000

Growing centralisation of offices

- Employment very concentrated in inner London (mainly centre);
- Centralisation getting worse
- Nothing can "compete" financially with residential land values 10 x industrial, 5 x offices outside the Centre of London. The London Plan gives in to this market logic. So do most boroughs. (Maguire 2007)

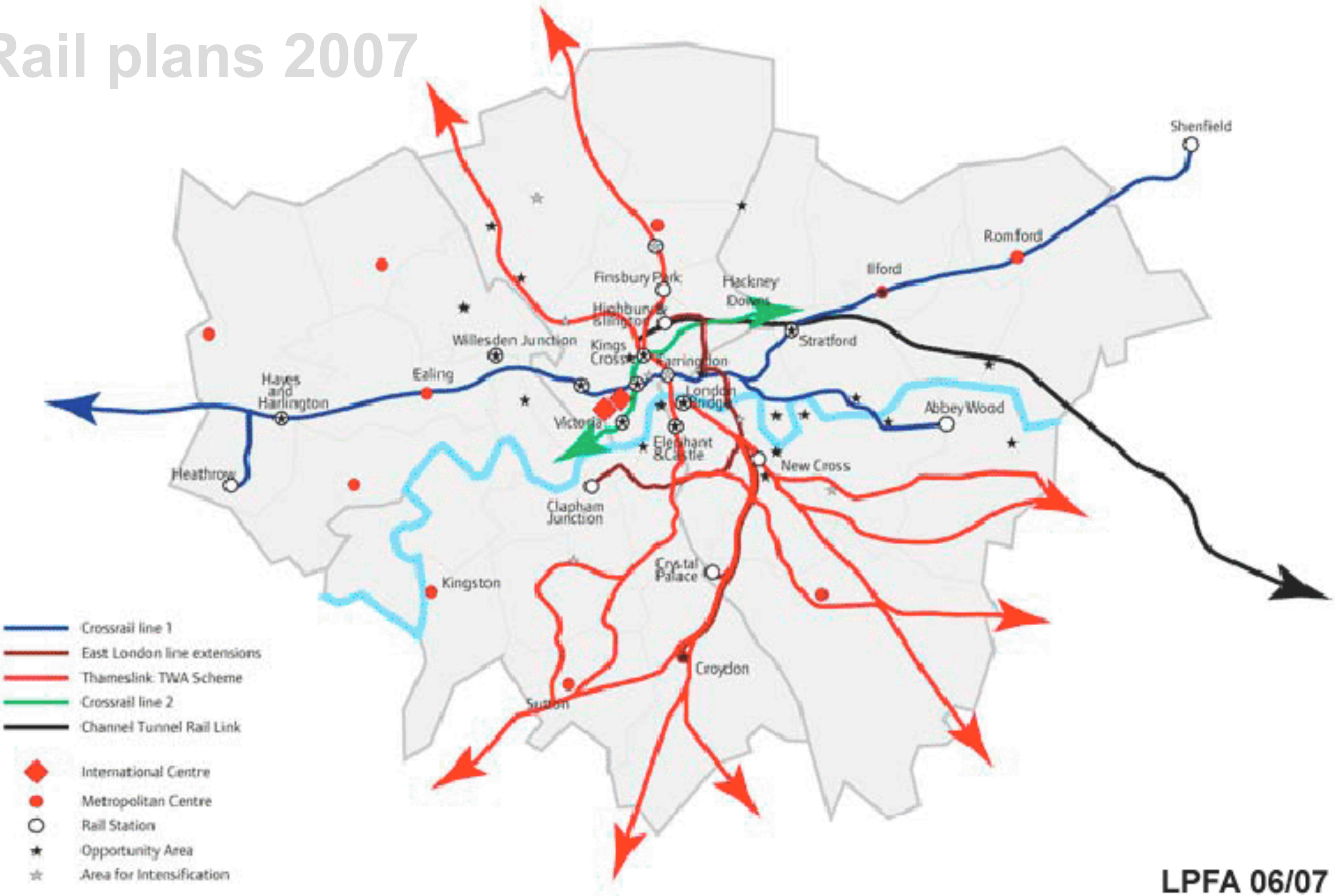
		Outer London	Inner London
GVA by workplace, 1998		£48,591m	£84,488m
Jobs per resident 2002		0.68	5.44
Office Jobs in the zone 2000		325,830	964,999
Office Floorspace 2002		7,782,000m^2	20,768,000m^2
		27%	73%
Rental Values, Town Centres 2004		£179/m^2/yr	£403/m^2/yr (£1000 peak)
Office Development Pipeline 2002	*Proposals/Permissions*	23%	77%
	Under Construction	11%	89%

town centre activity (after Batty)



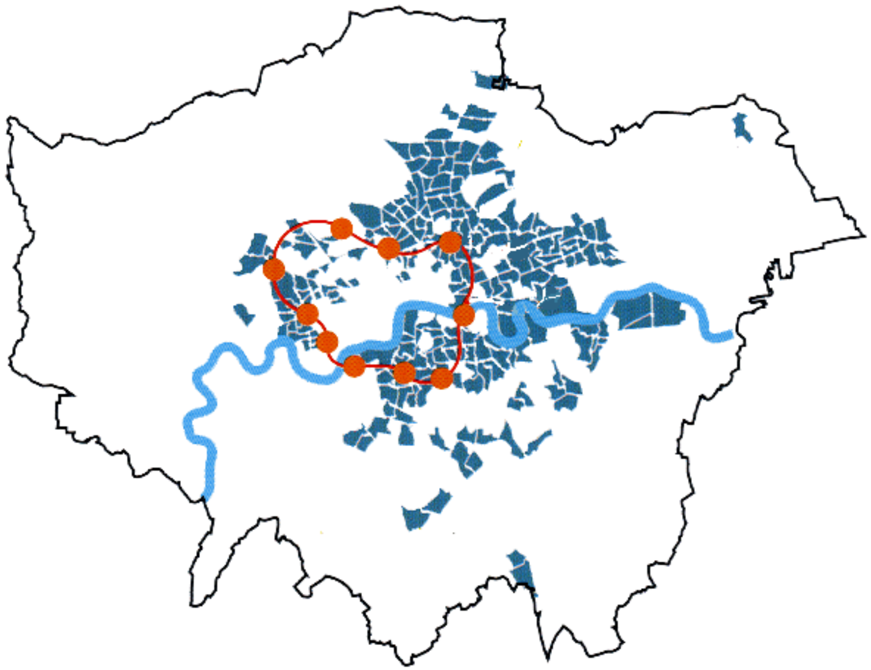
Retail and public services concentrating in fewer centres; 60% of OL jobs in Town Centres

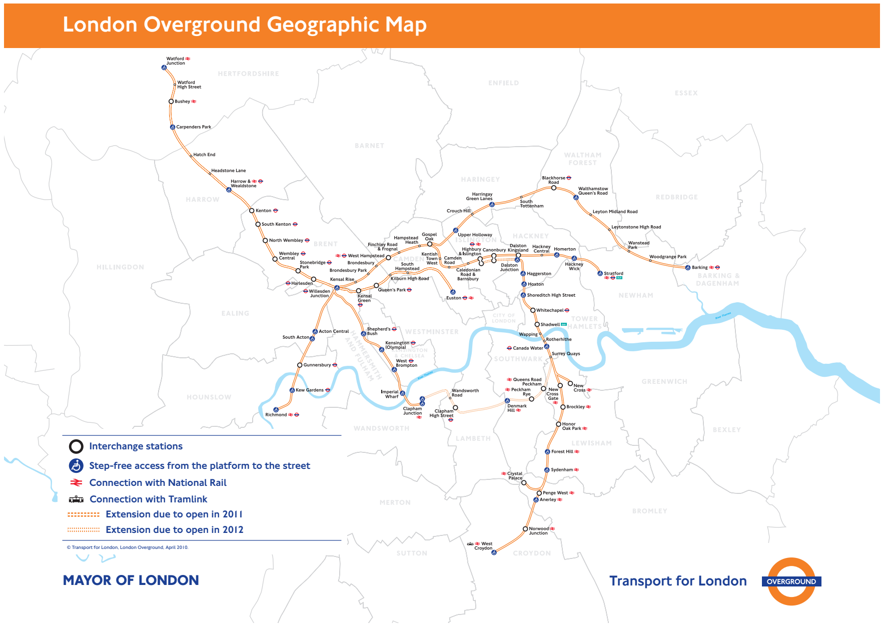
Rail plans 2007



LPFA 06/07

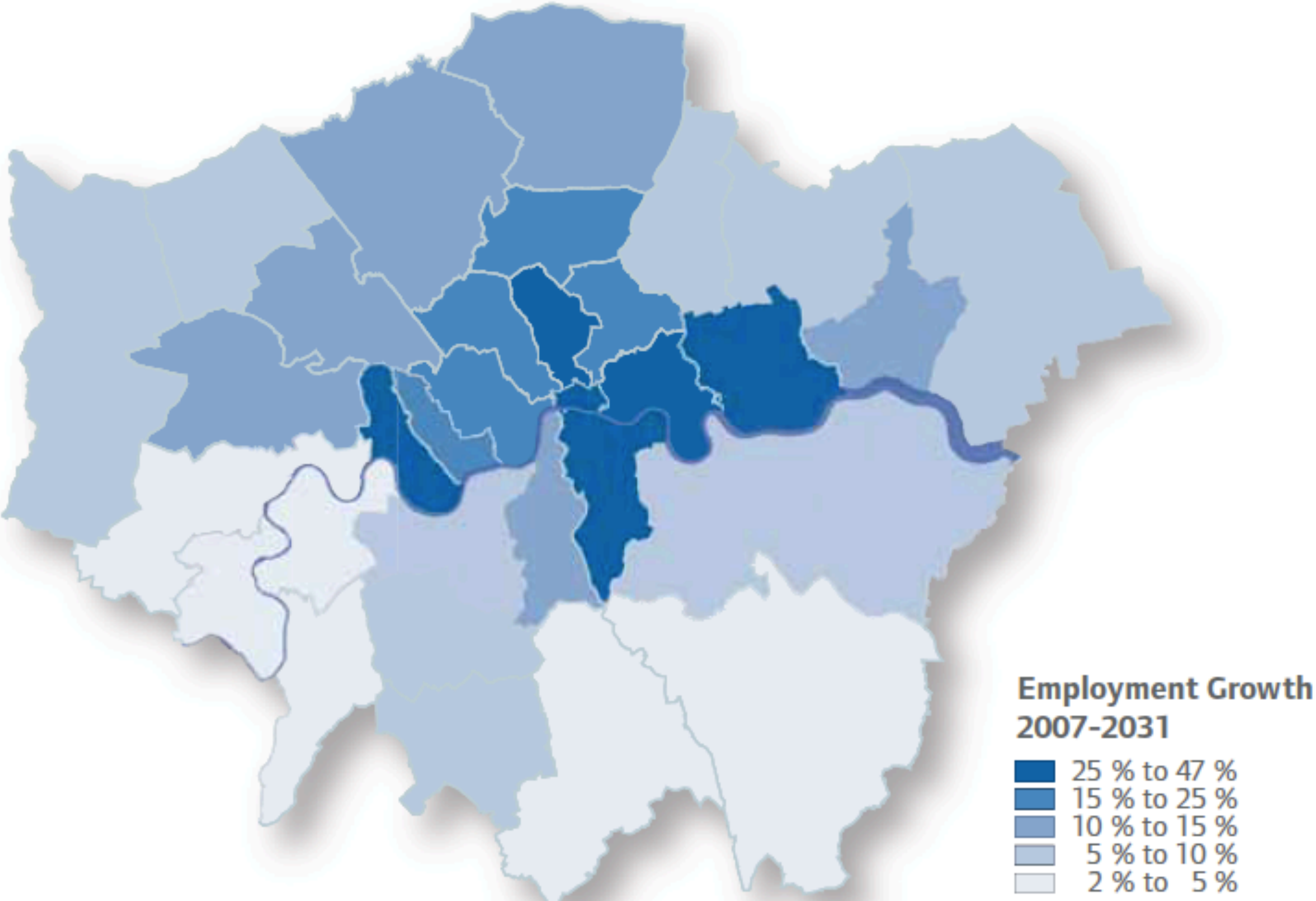
…with one exception





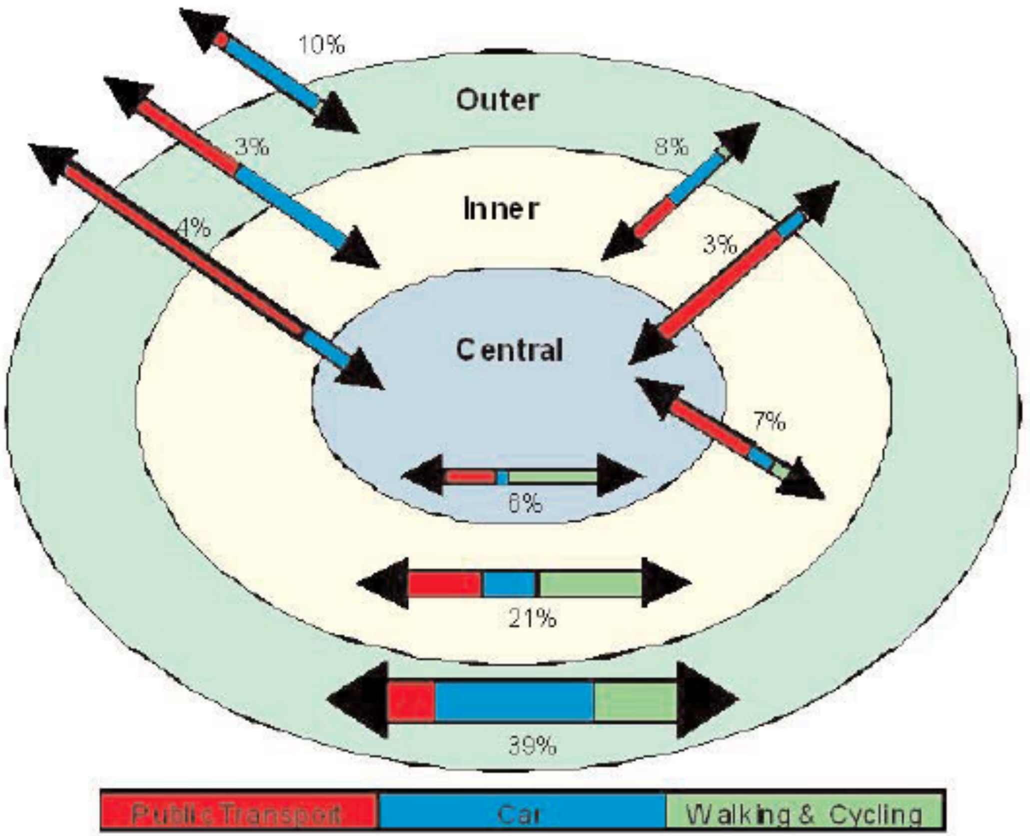
- Hall, P, M Edwards and D Robson (1999) *London's Spatial Economy: the dynamics of change,* London: London Development Partnership (LDP) and Royal Town Planning Institute http://discovery.ucl.ac.uk/1369585/

Map 1.2 Distribution of employment growth 2007-2031



Beware, however…

Figure 2.15: Proportion of daily trips and mode used within and between areas of London (LTDS 2005-08 daily average)



Note: Percentages are the daily 2005-2008 average proportion of all trips made to from or within London. Figures include trips by London and non-London residents and exclude freight.

Source: TfL 2009

Barriers to progress:

- inflated residential land values so severe (still) that non-residential space disappears
- travel card pricing removes one incentive on commuters to spend days at home or locally
- some 3rd workplaces disappearing through cuts - libraries etc
- public and private services tending to concentrate in fewer larger units
- whatever happened to "Lifetime neighbourhoods"?
- the crisis: could this help a new economy?

sources / further material

- Mayor of London, all documents at www.london.gov.uk
- Michael Edwards (2010 October) Do Londoners make their own plan? in K Scanlon and B Kochin (eds) *London after Labour*, LSE London Series, chapter 8. Eprint http://eprints.ucl.ac.uk/20241/
- Edwards, M (2011) London for sale: towards the radical marketization of urban space, in Matthew Gandy (ed) Urban Constellations, Berlin, Jovis. [E-print here: edwards-constellations-20110705]
- Hall, P, M Edwards and D Robson (1999) *London's Spatial Economy: the dynamics of change,* London: London Development Partnership (LDP) and Royal Town Planning Institute http://discovery.ucl.ac.uk/1369585/
- Hall, P and K Pain (2006) *The polycentric metropolis: learning from mega-city regions in Europe*, London, Earthscan Publications Ltd
- http://justspace2010.wordpress.com for challenges to London Plan