

centres can provide a visitor attraction, promote regeneration and boost economic growth and employment, provided it is managed effectively and does not reach saturation levels beyond which it has unacceptable negative impacts on a centre's vitality, viability, amenity and associated community safety. In such circumstances, the planning process can help manage such negative impacts. Over-concentrations of betting shops and hot food takeaways can give rise to particular concerns. Further guidance on implementing this aspect of Policy 4.8 is provided in the Town Centres SPG.

POLICY 4.9 SMALL SHOPS

Planning decisions

- A In considering proposals for large retail developments, the Mayor will, and Boroughs should, consider imposing conditions or seeking contributions through planning obligations where appropriate, feasible and viable, to provide or support affordable shop units suitable for small or independent retailers and service outlets and/or to strengthen and promote the retail offer, attractiveness and competitiveness of centres.

LDF preparation

- B In LDFs, Boroughs should develop local policies where appropriate to support the provision of small shop units.

- 4.51 The Mayor is committed to supporting town centres, a dynamic, competitive and diverse retail sector and small and medium sized enterprises. In parts of London, small shops are in short supply and affordability is a key concern, particularly for independent retailers and small enterprises. In considering proposals for large retail developments (typically over 2,500 sq m), the Mayor and boroughs may impose planning conditions or seek to negotiate planning obligations where appropriate, feasible and viable, to mitigate the loss of, and/or provide or support affordable shop units suitable for small or independent traders. This policy can also be used to support improvements and measures to help strengthen the retail offer, attractiveness and competitiveness of centres through steps to improve environmental quality, as appropriate and having regard to provisions on State Aid. In relation to district and local centres, boroughs may wish to use a lower threshold recognising the scale of developments that may be likely at such centres.
- 4.52 The appropriateness of application of this policy will depend upon local circumstances and should be weighed against other strategic priorities for planning obligations set out in Policy 8.2, and take account of other policies on place shaping (Policy 7.1) and town centres (2.15, 4.7 and 4.8). Account should also be taken of site characteristics and practical considerations including design and layout. Viability is also a consideration, including its bearing on development costs and other priority planning obligations. Where relevant, the number and size of units should be determined on the merits of each case. To secure affordability

in the longer term, the obligation should include measures to secure their affordability over time. Town Centres Supplementary Planning Guidance provides further advice on implementing this policy.

New and emerging economic Sectors

POLICY 4.10 NEW AND EMERGING ECONOMIC SECTORS

Strategic, planning decisions and LDF preparation

- A The Mayor will, and boroughs and other relevant agencies and stakeholders should:
- a support innovation and research, including strong promotion of London as a research location and encourage the application of the products of research in the capital's economic development
 - b give strong support for London's higher and further education institutions and their development, recognising their needs for accommodation and the special status of the parts of London where they are located, particularly the Bloomsbury/Euston and Strand university precincts
 - c work with developers, businesses and, where appropriate, higher education institutions and other relevant research and innovation agencies to ensure availability of a range of workspaces, including start-up space, co-working space and 'grow-on' space
 - d support the development of green enterprise districts such as that proposed in the Thames Gateway
 - e promote clusters of research and innovation as focal points for research and collaboration between businesses, HEIs, other relevant research and innovation agencies and industry
 - f support the evolution of London's science, technology, media and telecommunications (TMT) sector, promote clusters such as Tech City and Med City¹ ensuring the availability of suitable workspaces including television and film studio capacity.

¹ See Glossary

- 4.53 New economic sectors will emerge and grow in importance between now and 2036. The Mayor's 'Smart London' initiative¹⁵⁵ complements this trend by promoting new technologies. London has become the European capital of digital technology with an estimated 48,000 jobs¹⁵⁶ now dependent on the sector and the largest concentration of ICT and software firms in Europe¹⁵⁷. The government's commitment to invest in the Tech City Open Institute hub in the City Fringe should

¹⁵⁵ For details see <https://www.london.gov.uk/what-we-do/business-and-economy/science-and-technology/smart-london>

¹⁵⁶ Centre for London. A Tale of Tech City – The Future of Inner East London's Digital Economy. Centre for London, 2012

¹⁵⁷ Dun & Bradstreet (SiC 737) fDi Intelligence in: GLA Intelligence. London's Digital Economy, GLA, 2012.