

Question a: Is the proposed strategy sufficiently well informed by development scenarios in areas bordering London, for example with regard to possible risks of competition for economic infrastructure, and capacity pressures on radial commuter routes?

1. Analysis

1.1 The LSDC is of the view that it is essential for the outer London boroughs to work together with neighbouring authorities to produce robust strategies for their Local Development Frameworks, particularly in the context of the removal of the regional level of government outside London (Core Document RD35: Section 4 on Communities and Local Government, page 11). In particular:

- There are issues in identifying and developing the different roles of centres to reflect specific strengths and needs, and ensure that changes elsewhere are taken into account.
- There is increasing need to make the most of existing and new infrastructure for serving different markets and business opportunities, and improving access to local employment, housing and recreation.
- There is the continuing requirement to ensure that the environment and quality of life in outer London is maintained and improved to the benefit of residents and visitors from London and elsewhere.

1.2 There are significant strategic decisions that affect all these three aspects of importance to outer London and the wider sub regions. Our view is that there are two key aspects on which joint working would be particularly helpful.

- 1.3 Firstly there are the issues related to changes in the social and economic performance of town centres within outer London and beyond. It would be important for there to be joint working, possibly based on the four outer London sectors identified by the Outer London Commission (Core Document LD19a: Figure 3.8).
- 1.4 The working groups would identify the key characteristics of the main centres (retail, employment, arts and culture etc), the opportunities, and the potential scale of change so as to define their different roles and the planning policies that would be most appropriate (including for instance mitigation of the impacts of Bluewater and Lakeside). It will be important to identify where regeneration activity and changes in role may be needed. The outputs would inform the Local Development Frameworks, working within the context of the London Plan.
- 1.5 Secondly there are significant opportunities related to the growth corridors included in the London Plan (Key Diagram), and mentioned by the Outer London Commission (Core Document LD19a: Figure 3.7):
 - the two national sustainable communities growth corridors (Thames Gateway; and London, Stansted, Cambridge, Peterborough); and
 - the three regional co-ordination corridors (Wandle Valley towards Gatwick; Western Wedge towards the Thames Valley and Reading; and London, Luton, Bedford).
- 1.6 It would be possible for the working groups to concentrate their work on the relevant corridors to explore where there is greater scope to utilise existing and already planned public transport infrastructure in terms of for instance reverse commuting (see also Policy 2.8 A e, and 6.1 A d). It will be important to identify sustainable transport options for outer London residents working and seeking recreation beyond London, and for inner London residents who are looking to outer London for work and recreation.

2. Conclusion

2.1 Our view is that it is vital to set up a mechanism in each of the outer London sectors to enable the boroughs and neighbouring authorities to explore the significant sub regional issues in relation to sustainability and quality of life, and use the potential roles of main centres and growth corridors as a focus for relevant policies and proposals

2.2 It is expected that the details of how the sub-regional working groups will be set up and supported will be contained in the Implementation Plan that is currently being prepared by the Mayor. However, we suggest that there should be explicit mention in Policy 2.6:

A and providing development frameworks involving close working relationships with neighbouring authorities to enhance and promote.....

2.3 Paragraph 2.28 could then include a final sentence:

Co-ordination of sub regional policy development through working groups between neighbouring authorities will help to take forward appropriate policies for main centres and growth corridors, as identified in the London Plan Key Diagram.