

Question h: Are its purposes, benefits and desired outcomes sufficiently clear, and the basis for the proposed functions and locations suitably justified?

1. Analysis

1.1 The LSDC is of the view that SOLDCs do have a role to play in helping outer London to fulfil its potential, but consider that they need to be refined further in order to address the following concerns:

- The list of potential functions and locations (contained in paragraph 2.69) is being used as an illustration, and is specifically noted as needing detailed testing. This seems inappropriate in a plan that should provide strategic direction.
- All the other designations of this kind in the draft plan are selected on the basis of specific criteria, related to issues such as opportunity for expansion (land and market demand) and infrastructure provision (existing and committed). It is not clear why the same procedure has not been followed in this case.
- There also seems to be lack of comprehensive analysis in the selection of functions with for instance no mention of arts/culture or green technology.

1.2 There might therefore be advantage in examining how potential SOLDCs could fit within the existing range of relevant designations in outer London, and to then consider whether it is possible to establish a mechanism to develop appropriate criteria for selection of locations and potential roles for SOLDCs.

Location	Metropolitan Centre	Major Centre	Opportunity Area	Intensification Area	Strategic outer London development centre
Outer North	Wood Green	Edgware	<i>Cricklewood/Brent Cross</i>	Haringey Heartlands/ Wood Green	<i>Cricklewood/Brent Cross</i>
		Enfield Town	<i>Upper Lea Valley (inc Tottenham Hale)</i>	Mill Hill East	<i>Upper Lea Valley</i>
	<i>Brent Cross</i>		Colindale/Burnt Oak		<i>Brent Cross</i>
Outer East	<i>Stratford</i>				<i>Stratford</i>
	Ilford	Barking	Ilford		Barking and Dagenham (parts)
	Romford	Walthamstow	London Riverside		Havering (parts)
		Bexleyheath	<i>Bexley Riverside</i>		<i>Bexley Riverside</i> (and other parts)
Outer South	<i>Croydon</i>		<i>Croydon</i>		<i>Croydon</i>
	Sutton	Wimbledon		South Wimbledon/ Colliers Wood	Wandle Valley
	<i>Kingston</i>	<i>Richmond</i>			<i>Richmond/ Kingston (parts)</i>
	Bromley	Orpington			Biggin Hill
Outer West	<i>Hounslow</i>		Heathrow		<i>Hounslow</i>
	Ealing	Southall	Southall		Hillingdon (parts)
	Harrow	<i>Wembley</i>	<i>Wembley</i>	Harrow and Wealdstone	<i>Wembley</i>
		Chiswick	<i>Park Royal/Willesden Junction</i>		White City/ <i>Park Royal</i> (parts)
	<i>Uxbridge</i>				<i>Uxbridge</i>

1.3 The table above provides a summary of the main designations in each of the outer London sectors. Stratford has been included since it will have a significant hinterland in outer London.

1.4 It is clear from the table that most of the SOLDC locations are already covered elsewhere, as shown in italics. It is difficult to see that anything is gained by giving some of these locations an additional function which should be covered by the original designation - for instance specifying that Brent Cross has a greater than sub regional importance in retail. On the other hand where the intention might be to expand an existing cluster which is not associated with the network of town centres (eg media industries around White City), then the SOLDC might be useful.

1.5 The LSDC suggests that a comprehensive analysis of the functions of the full range of centres and other development locations should take place in each of the four outer London sectors:

- The established designations are used as the starting point for analysis of their range of functions for instance for Kingston metropolitan centre to explore higher education, leisure and tourism (and others eg arts and culture).
- The new SOLDC designation is then considered where there may be additional opportunities in each of the outer London sectors, exploring where there are appropriate locations with potential to build upon specific functions.

2. Conclusion on Policy

2.1 Our view is that, as outlined in our response on Matter 2C, it is vital to set up a mechanism in each of the outer London sectors to enable the boroughs to explore the significant sub regional issues related to sustainability and quality of life. Such a mechanism would involve neighbouring authorities outside London. Part of the terms of reference for such a grouping would be to explore the potential of SOLDCs in the context of the full range of other designations.

2.2 In this context it would be appropriate to make the following change to Policy 2.16:

A The Mayor will and the boroughs and other stakeholders should *use the sub regional working groups (see also revised Policy 2.6) to identify where there may be opportunities for strategic development in addition to those clarified for the established centres. These strategic development centres will then be developed and promoted by:.....*

2.3 Paragraph 2.69 could then be shortened to exclude the penultimate and last sentence and the table; and end with the following sentence:

.....above the long term outer London trend. These locations will be identified as the result of sub regional studies carried out by the boroughs in each outer London sector together with neighbouring authorities outside London.

2.4 Paragraph 2.70 could omit the first and last sentences, and replace 'these and other locations' with *the locations* in the new first sentence.