

Report

West London SRDF

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1. Background

Context

The London Plan is the Spatial Development Strategy for the whole of London prepared by the Greater London Authority (GLA) and formally adopted in February 2004.

The Sub-Regional Development Framework (SRDF) is the sub-regional implementation plan for the London Plan. It is to provide guidance on all matters of spatial development and related areas ranging from transport to community infrastructure, but with a major emphasis on housing. An SRDF is being prepared in each of the five London sub-regions.

Purpose

The SRDF is the document that will be used to implement the London Plan at the subregional level. Whilst the SRDF is a non statutory document:

- Future borough planning e.g. Local Development Framework (the new term for Unitary Development Plans) will need to be advised by it.
- The Mayor intends to use the SRDF to inform the review of the London Plan which will start in 2006.

Therefore this is West London's opportunity to start to influence this review from a sub-regional perspective.

The SRDF also seeks:

- To expand the role of the sub-region in delivering key elements of the London Plan and to present an integrated view of the future of the sub-region.
- To ensure that mechanisms and timetables are in place to deliver key milestones

- To co-ordinate the preparation of key integrated planning frameworks for key sites or areas in the sub- region

This should also encourage all partners to plan strategically for the long term.

Drafting and consultation Roles

It is the GLA's role is to write the actual SRDF and it will be formally agreed by the mayor. (There is no objection or enquiry process.) The West London Partnership have been asked to advise and comment on the emerging SRDF, this has been taken forward by the West London Alliance (WLA) under Joyce Markham's leadership. The WLA have carried out a range of consultation exercises to both raise awareness of the key issues and to engage a wide range of stakeholders in the SRDF in order to provide constructive feedback to the GLA and ensure it reflects West London's priorities. This is being overseen by a group of senior planning officers chaired by Graham Jones Director of Strategic Planning at Harrow Council.

Style of document

The document contains a great deal of narrative in each section followed by an issue statement and then a series of core actions. The document includes sections on: housing, offices, industry and warehousing, retail, culture, leisure and tourism, health and social facilities, education and training, community facilities, infrastructure, transport and a range of cross cutting issues. Detailed research was commissioned to inform the sections on: office, retail and warehousing sections.

West London Economic Development Strategy and Implementation Plan (SRIP)

The SRDF is being developed over a broadly similar timescale to the SRIP. Joyce Markham is the lead for both plans and is keen to ensure that there is no unnecessary duplication and that the two plans complement each other. This is made more difficult as West London are not taking the lead in writing the SRDF.

2. The SRDF's strategic priorities and major challenge

The GLA's priorities for West London as set out in the SRDF, are: to help maintain economic success by improving transport linkages, ensuring high quality commercial and residential property availability, improving public services and the natural environment and supporting the provision for the skilled workforce that is increasingly required. Other priorities include linking areas of deprivation with employment opportunities through labour market and skills initiatives

and maximising the benefits from the new national stadium at Wembley and the growth potential around Heathrow airport

The major challenge for the SRDF is to set out how the projected growth in population 1,421,000 in 2001 to 1,560,000 in 20016 an increase of 139,000 - 10% in West London is accommodated. It is predicted that this will result in an increase of 86,000 jobs (14 percent)¹ and that 45,000 new houses (13 percent) will be needed in West London.

It is expected that this will result in additional pressure on existing commercial land to intensify it's use, and to accommodate a greater number of employees per square metre.

The draft SRDF suggests a very small release of employment land for housing up until 2016.

The SRDF recognises that significant sections of the West London economy have strong global connections- as mentioned in the West London EDS.

The key tension for planners is therefore: Managing the rising demand for housing land and balancing this against the need to ensure we have sufficient employment land (industrial, warehousing, office and retail) to meet future needs.

3. Formal consultation process

The draft West London SRDF was released on 5th July for formal consultation for the following 4 months. Plans are being made to enable Harrow Council to make a formal response and to feed into the West London Alliance's formal West London response will also be submitted to the GLA.

¹ Since revised down to 62,000