



The Mayor's Outer London Commission

Introduction



Outer London: a working definition

Map of the London Boroughs



Outer London economic issues

- Outer London has 60% of London's population, 40% of its employment
- 60% of its residents work there & a third commute to inner/central London

BUT

- In London as a whole employment grew by 7% 1989 – 2001 and by 3% 2001 – 2007
- and Inner London and adjacent counties each grew by 11% 1989 – 2001

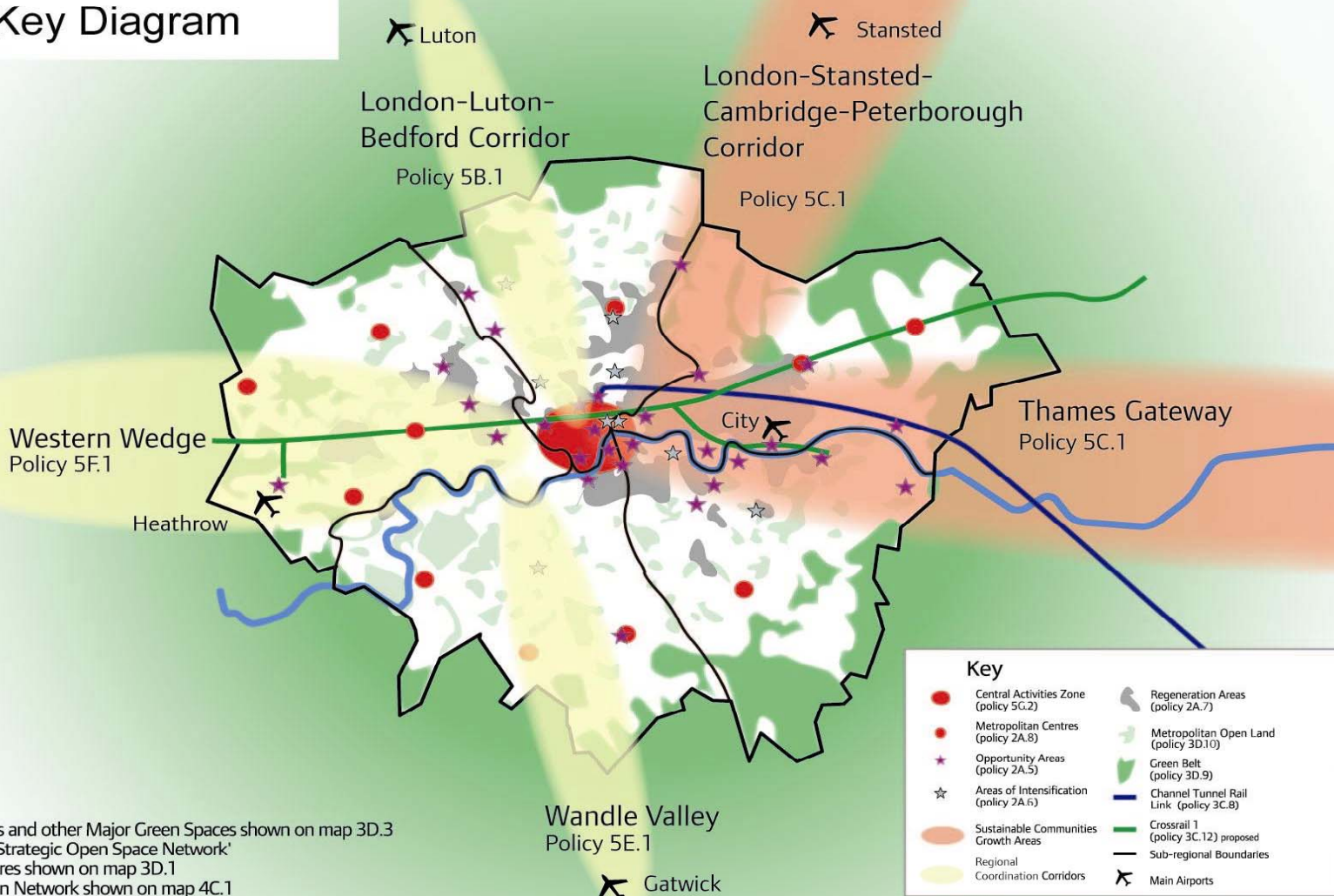
WHILE

- Outer London grew by only **1%** 1989 - 2001 and by **2%** 2001 - 2007

IS THIS JUST 'IN THE NATURAL ORDER OF THINGS' FOR A BIG CITY REGION?

Overall, is there a more effective spatial planning structure to realise outer London's potential?

Key Diagram



How could the concept of 'growth-hubs' relate to this structure?

The **objectives** for growth-hubs would be to **help lift Outer London economic growth above its long term trend by building on success** and (for example) providing:

- competitive advantage for clusters of activities on a scale of greater than sub regional significance e.g. office, health, culture, retail,
- unique opportunities to address barriers to growth which have hitherto constrained Outer London in making a greater contribution to the London economy
- development capacity to support this scale of economic activity
- accessibility beyond the sub-regional, based on multi-modal hubs with enhanced local as well as wider connections
- a sense of place/destination of a quality of greater than sub-regional distinction
- viable justification including densification for any necessary strategic infrastructure and other investment
- strategic residential capacity to help underpin this investment, to lend vitality and viability to the hub and to help meet other housing objectives,

AND

- which will complement other business locations and their distinct 'offers' in Outer London rejuvenation

Purpose of the Outer London Commission

- find out the extent to which Outer London has potential to contribute to the economic success of London as a whole,
- identify the factors which are holding it back from making that contribution, and
- make recommendations on policies and mechanisms which will enable it to do so.

.....and more particularly to:

- identify the scope to 'grow' the Outer London economy on a sustainable basis: removing barriers to growth for competitive, established sectors/in attracting new ones
- explore the potential contribution of a few large 'growth-hubs' eg Stratford, Croydon, Brent Cross, Heathrow area
- secure wider rejuvenation of Outer London's town centres and other business locations
- enhance the 'quality of life': business and residential environments
- examine the relationship between demographic, housing and economic growth
- make the most of Outer London's distinct townscapes, including potential of some locations for tall buildings
- improve infrastructure, especially the balance between different types of orbital and radial movement, strategically & locally,
- extend and deepen the skills base, addressing barriers to employment now & in future,
- enhance linkages with other parts of London and the wider South East,
- suggest more effective funding arrangements and new priorities for the future
- suggest refinements to relevant institutional arrangements.

Outer London Commission: Working arrangements

- Economic analyses: historic trends and 'what if' economic scenarios/transport implications

AND

- Investigating views of key stakeholders in the Outer London economy through:
 - Written responses to an evolving set of questions
 - One to one/small group discussions
 - Meetings in public in the quadrants of outer London

Commission composed of 4 business and 3 boroughs representatives and one each from TFL, LDA, academia, design, voluntary, independent planning

Some initial questions on the outer London economy : (economic)

- What barriers to growth have led to OL lagging behind Inner & Central London and the wider SE?
- How do these barriers bear on different sectors and areas and how can they best be addressed?
- What role should public policy/investment have?
- What form should growth-hubs take; what could they do relative to existing policy; how many and where should they be; how should they relate to other business locations
- How should Outer London opportunities relate to those in rest of London and wider South East
- What role should housing led regeneration have?

...further questions on the outer London economy : (quality of life)

- How has quality of life (QoL) changed in the last 25 years and how does this bear on business?
- From an economic perspective what QoL improvements would be most effective? How could growth-hubs support them?
- What is the relationship between local social infrastructure provision, QoL and economic rejuvenation?
- What is the relationship between local sense of place and the public realm, QoL and economic rejuvenation?

...and on the outer London economy : (transport)

- What transport investment is needed to support greater economic growth?
- In light of congestion and climate change objectives and limited resources, what should be the balance between public and private modes and where should investment be made?
- Given employment opportunities, what balance should be struck between orbital and radial improvements?
- What needs to be done to make public transport more attractive and what approach to traffic management is most appropriate NB car parking
- Would growth-hubs improve access to jobs and services, reduce car use, relieve congestion & pollution and be an efficient use of transport investment?

Next Steps

Responding

- What are your answers to these questions?
- Are there any other questions the Commission should be asking?

Replies to outer.londoncommission@london.gov.uk

Timescales

- “First Thoughts” paper February 2009
- Formal/informal meetings with stakeholders, background research March – June 2009
- Preferred deadline for responses to Commission’s questions 5th May 2009
- Final report to Mayor Summer 2009

Further information: <http://www.london.gov.uk/olc/>