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My Ref : MW/CM/DCES
Date : 8 December 2016
Contact : Claire May
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Department : Economic & Sustainable
Development

Dear Mayor of London,

Response to the Mayor's "A City for all Londoners" Consultation, October 2016

Thank you for consulting Three Rivers District Council on the above document. This response is in addition to the responses that have been made to this consultation by the East of England Local Government Association and the Hertfordshire Infrastructure and Planning Partnership, which the District Council, as a Hertfordshire Local Planning Authority forms part of.

As you are aware, Three Rivers District is adjacent to the London Boroughs of Harrow and Hillingdon. As a result of this, the District has strong interconnecting links with these Boroughs that are both of an economic and environmental nature. The District is also heavily influenced by London as a whole and we are likely to be affected by the need to accommodate growth, which is discussed further as separate themes surrounding housing, and the economy in parts 1-3 of the consultation document. We recognise that these themes will be developed further, as the review of the London Plan progresses.

The Council wishes to echo the support made by the East of England Local Government Association of welcoming the commitment made within the consultation document of working with Local Planning Authorities in the wider South East area, which includes Hertfordshire and specifically this District. The District Council considers this to be essential in fulfilling the statutory Duty to Co-operate and also to ensure that as much of London's growth can be planned in a sustainable way and within as much of its boundary as possible.

Nearly 77% of Three Rivers District is located within the Metropolitan Green Belt, with only the major urban areas being situated outside of it. We have commenced a review of our Local Plan, which currently has a plan period from 2001 to 2026, with a housing target of 4,500 dwellings. Whilst we are well on the way to delivering this target, the Council has recently published a Strategic Housing Market Assessment and Economic Study which indicates that we may need to plan for a higher housing target and allocate further land for employment uses, if we are to meet the anticipated growth in population and jobs within the District. This means that accommodating any of London's growth within Three Rivers is unlikely, given the increased pressure to accommodate our own development needs during the next Local Plan period.

The Council acknowledges that at this early stage of the review into the London Plan, many of the strategic issues that will need to be addressed within it, have yet to be fully explored. The District Council therefore endorses the East of England Local Government Association's suggestion in paragraph 10 of its response (dated 28 November 2016) that the GLA engage early with East of England officers (which includes Three Rivers) on the technical evidence base for the new London Plan.

Therefore, in the light of the above, we would like to request a meeting with the GLA, along with representatives from Harrow and Hillingdon Councils at an officer level, in order to discuss the potential implications that the review of the London Plan may have on Three Rivers District.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Claire May', written in a cursive style.

Claire May MSc MRTPI
Principal Planning Officer