

Local Development Framework

Planning and Compulsory Purchase Act 2004, Regulation 17(b), Town and Country Planning (Local Development) (England) Regulations 2004

Erith Western Gateway Development Framework Supplementary Planning Document, Draft For Consultation – Consultation Statement

The Planning and Compulsory Purchase Act 2004 requires that a local planning authority shall not adopt a Supplementary Planning Document (SPD) until they have considered any representations made during the consultation period; and prepared a statement summarising the main issues raised in these representations and how these issues have been addressed in the SPD that they intend to adopt.

The Council has prepared a draft Erith Western Gateway Development Framework SPD. Table 1 sets out the names of the persons the Council consulted in preparing the draft SPD, the method of consultation, a summary of the main issues raised in those consultations and how those issues have been addressed in the Draft SPD.

The Draft SPD takes into account comments received from consultees. It also reflects Government guidance and the London Plan (February 2008), as well as policies in Bexley's Unitary Development Plan and Local Development Framework.

Table 1

Name of person consulted (17(b)(i))	Method of consultation 17(b)(ii)
Homes and Communities Agency	Attendance at design meetings and workshop and circulation of pre-consultation draft SPD
Design for London	Attendance at design meetings and workshop and circulation of pre-consultation draft SPD
Orbit South Housing Association	Attendance at design meetings and workshop, circulation of discussion paper and pre-consultation draft SPD
Council officers from relevant departments	Attendance at design meetings and workshop, circulation of discussion paper and pre-consultation draft SPD
Summary of main issues raised (17(b)(iii))	How the main issues have been addressed (17(b)(iv))
HCA Space standards to follow emerging London Plan standards	Distinction between London Plan and HCA space standards maintained to highlight distinction for affordable housing provision
Flexibility needed on affordable housing approach in light of emerging national policy	Additional wording inserted with regard to emerging changes.
Clarify phasing of Riverside Gardens Site	Graphic altered to clarify Riverside Gardens as potential first phase.

Mention importance of material quality in creation of residential and mixed use characters	Wording added to underline nature of material palette and importance of detailing.
Rewording required regarding taller elements and entrance points to preserve integrity of urban blocks	Wording added clarifying approach to taller elements and entrance points
Loosening of Bexley Road edge to better integrate spatially with existing fabric	Creation of strong urban form on Bexley Road confirmed in existing text. Current urban block proposals show a well defined frontage required to ensure clear, legible urban streetscape
Clarification of approach to Orbit tower blocks required	Section added setting out criteria to be met if tower blocks retained and main considerations if demolition proposed.
Various Council Officer comments were also incorporated into the document as appropriate	

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