

**Local Development Framework**

**Planning and Compulsory Purchase Act 2004  
Regulation 18(4)(b) of the Town and Country Planning (Local Development)  
(England) Regulations 2004**

**Erith Western Gateway Development Framework Supplementary Planning  
Document**

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.

Between 28<sup>th</sup> February and 11<sup>th</sup> April 2010, the London Borough of Bexley consulted on a draft Erith Western Gateway SPD and draft Sustainability Appraisal. Two hundred and fifty responses were received and all representations were analysed. **Table 1** summarises the main issues raised in representations and how those issues have been addressed in the SPD the Council intends to adopt. A more detailed table of responses is available to view online [www.bexley.gov.uk/erithwesterngatewayspd](http://www.bexley.gov.uk/erithwesterngatewayspd)

Jane Richardson  
Deputy Director Strategic Planning and Regeneration  
(Regeneration Delivery and Economic Development)  
Date 6<sup>th</sup> February 2012

**Table 1**

<b>Summary of the main issues raised in representations</b> Regulation 18(4)(b)(i)	<b>How the main issues have been addressed</b> Regulation 18(4)(b)(ii)
The proposed development on a section of the Riverside Gardens and the resulting loss of open space.	As a result of a marketing exercise, current market conditions indicate the Riverside Gardens are not viable for development. Direct reference to the development block on the Riverside Gardens have been removed. Future development proposals will be considered on the basis of the existing Development Plan policy and the vision and principles set out in the SPD.
The approach to building layout, heights and densities and potential impact on the surrounding area and existing residents.	The amended SPD has indicated that the building layout is illustrative only and has outlined the importance of exemplar design in higher density developments. The approach to building heights is considered reasonable, however the reference to seven storeys is not considered necessary and has been removed.
References to the demolition of Carrack and Bosworth Houses and the perceived link to blight.	The SPD does not propose to demolish either Carrack or Bosworth House. However, to ensure clarity, any reference to the demolition of these buildings has been removed.
The proposed changes to the road layout, the loss of existing parking and the capacity of local infrastructure.	The proposed approach to road layout and parking is considered reasonable. The SPD does make reference to the Council's standard approach to the collection of obligations required for infrastructure and a section has been added on the emerging Mayoral Community Infrastructure Levy.