

# Bexley's Growth Strategy

*Our Emerging Vision*



# Bexley's Growth Strategy: Our Emerging Vision

## Taking Control of Change

How to encourage economic growth and accommodate an expanding and changing population are some of the greatest challenges we face as a nation. Nowhere are these issues more relevant than in London where the pressure for growth is at its greatest. Bexley has, up until now, seen relatively low growth in homes and jobs mainly because we have not enjoyed the level of investment which others have. But circumstances are changing.

Bexley cannot ignore this issue. We need to control our own destiny to ensure that the growth we get is right for the borough as a whole. In fact, there are already new pressures on our places and services, including finding space for new schools and adequate housing for local need.

Growth also has great potential to improve the lives of Bexley residents and businesses, bringing much needed investment to deprived areas and creating new homes and jobs. However, we will need to think carefully about what type of growth we want, where and when. We will also need to make sure that this growth is properly supported by the right infrastructure and that we protect all the things that make Bexley a good place to live and work.

## Why have a Vision?

A clear vision for growth will help the Council create a Growth Strategy and through this strategy we will be able to influence wider plans to deliver change. We want our emerging vision

to encourage debate with residents, businesses, land owners, developers and others to:

- test whether our approach to growth is the right one
- consider how best to ensure that the vision is achieved and
- decide what we need to do next to progress the Growth Strategy and move forward to delivery

You may also be aware that Transport for London is currently holding a consultation on new river crossings in east London. This is very closely related to the wider growth debate. We would strongly encourage you to consider both these consultations together. The river crossings consultation can be found at: <https://consultations.tfl.gov.uk/roads/river-crossings>

## The Vision for Growth

Large parts of the north of the borough have been identified for growth by successive governments over the last 20 years, but despite some notable successes, the area has not met its full potential. Issues include:

- large areas of vacant or underused industrial land
- pockets of deprivation within its residential community
- limited public transport in many locations
- a poor environment associated with the area's industrial past and present
- areas of housing which are dated and in need of renewal.

More positively, parts of the area are seeing improvement including:

- ongoing housing estate renewal and retail investment
- enhancements in its educational offer and historic and leisure attractions
- the arrival of Crossrail at Abbey Wood in 2018
- the prospect for additional major transport improvements
- the promise of huge investment in Thamesmead by new landowner Peabody

Changes in the economy also create potential to release large areas of industrial land for other uses. Elsewhere, proposed developments such as Paramount, Ebbsfleet Garden City and Barking Riverside could be of huge benefit to the borough if we link up in the right way.

These changes will act as a catalyst for further growth, providing the opportunity for significant development, job creation and new homes. Initial work by the Council has suggested that the borough could accommodate as many as 22,000 new homes and 10,000 new jobs by 2030, the majority in the north Bexley area, provided investment in land and infrastructure is secured. This infrastructure should include further transport improvements such as the extension of Crossrail via north Bexley to Gravesend, the extension of the Docklands Light Railway (DLR) into the borough and enhanced bus connections as well as new and improved education, open space and health facilities.

## Our Vision for Growth: Key Principles

- To ensure that growth is supported by the right level of infrastructure investment
- To direct growth to the best locations, such as areas with good transport links, service provision and regeneration potential and away from valued open space.
- To maximise the wider benefit from infrastructure investment, ensuring the best possible value for money
- To ensure neighbourhoods are created where people want to live and work throughout their lives
- To ensure the right housing and jobs are created which meet local needs and aspirations
- To create lasting places which are attractive, accessible and safe.
- To safeguard the things that already make Bexley a good place to live and work

Further details of the Council's emerging Vision for Growth are provided in the diagram overleaf including the five potential areas identified for likely change.

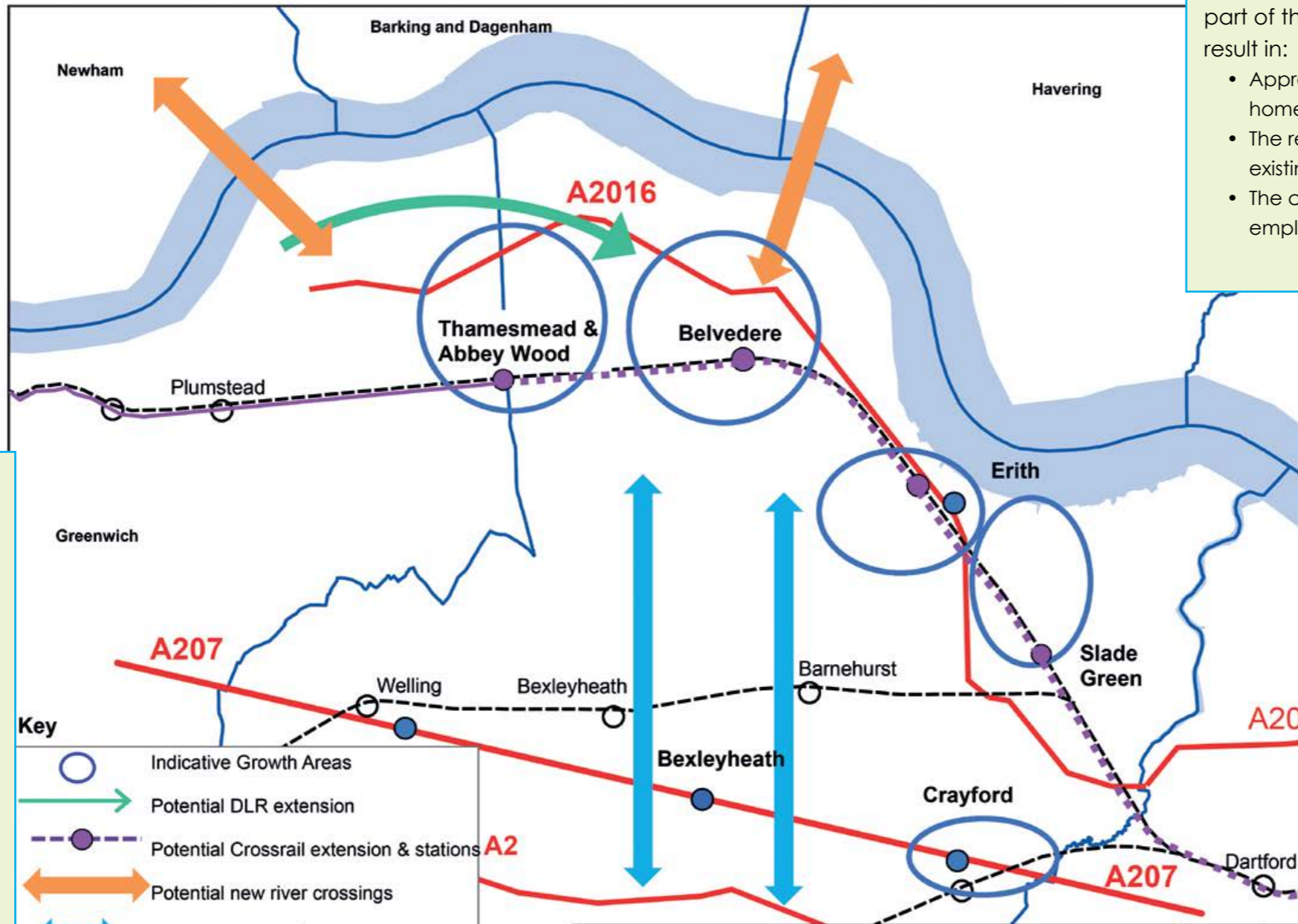


# Our Emerging Vision

# Our Vision For Growth

The Council's initial investigations suggest that the borough has significant potential for growth provided the right infrastructure can be secured. This section gives an indication of the possible levels of growth and associated improvements within each of five potential growth areas. The information provided

will be the subject of further investigation over the coming months.



4

## Thamesmead/ Abbey Wood

Potential development in this part of the borough could result in:

- More than 2,000 new homes and 1,000 new jobs
- A new Crossrail station and interchange including improvements to the surrounding area
- Improved residential areas and their surroundings
- Other transport improvements including a potential DLR extension
- Improved local retail facilities and other services

## Belvedere

Potential development in this part of the borough could result in:

- Approximately 11,000 new homes and 5,000 new jobs
- The relocation of some existing occupiers
- The creation of better employment areas
- The extension of Crossrail to Gravesend via Belvedere Station
- A river crossing to Rainham
- The potential extension of DLR
- Improved local services and facilities

5

## Erith

Potential development in this part of the borough could result in:

- Approximately 2,500 new homes and 1,000 new jobs
- The relocation of some existing occupiers
- The opening up of riverside areas
- Road improvements to relieve congestion
- The extension of Crossrail to Gravesend via Erith Station
- Improvements to existing services and facilities including the renewal of Erith town centre
- Improvements to the environment including air quality

## Crayford

Potential development in this part of the borough could result in:

- Approximately 1,000 new homes
- The relocation of some existing occupiers
- The opening up of riverside areas
- The addressing of barriers to development such as flood risk
- Improvements to local services and facilities

SCALE: 1:35,000

Her Majesty's Stationery Office (100017893) (2014).

## Slade Green

Potential development in this part of the borough could result in:

- Approximately 2,000 new homes and 1,000 new jobs
- The relocation of existing occupiers
- The opening up of riverside areas
- The extension of Crossrail to Gravesend via Slade Green Station
- Improved accessibility through the area and beyond
- Improved local services and facilities
- Improvements to the environment including air quality

## How will growth affect me?

Growth will continue to affect everyone and we should all aim to ensure that its impact is as positive as it can be for new and existing communities. This will include:

- Better transport within the borough and beyond, to help all residents and businesses access new opportunities
- Targeting key services and facilities for expansion
- More, good quality homes to rent and to buy that meet growing need
- Access to a wider variety of good quality jobs and
- Protecting all the things that currently make Bexley a good place to live and work.

- The need to make space for growth – this will include assembling land in different ownerships
- Gaining commitment for the land and infrastructure we need from the Government, the Mayor of London, developers and other partners
- Making sure the Council plays its part whilst driving forward a programme of savings and efficiencies
- Balancing the need for quality with the need to ensure development is financially viable
- Effectively addressing constraints such as flood risk and land contamination
- Changing peoples' perceptions of north Bexley so it becomes a place they would like to live, work and invest in.
- The proper coordination of actions across a large number of organisations and a wide area.

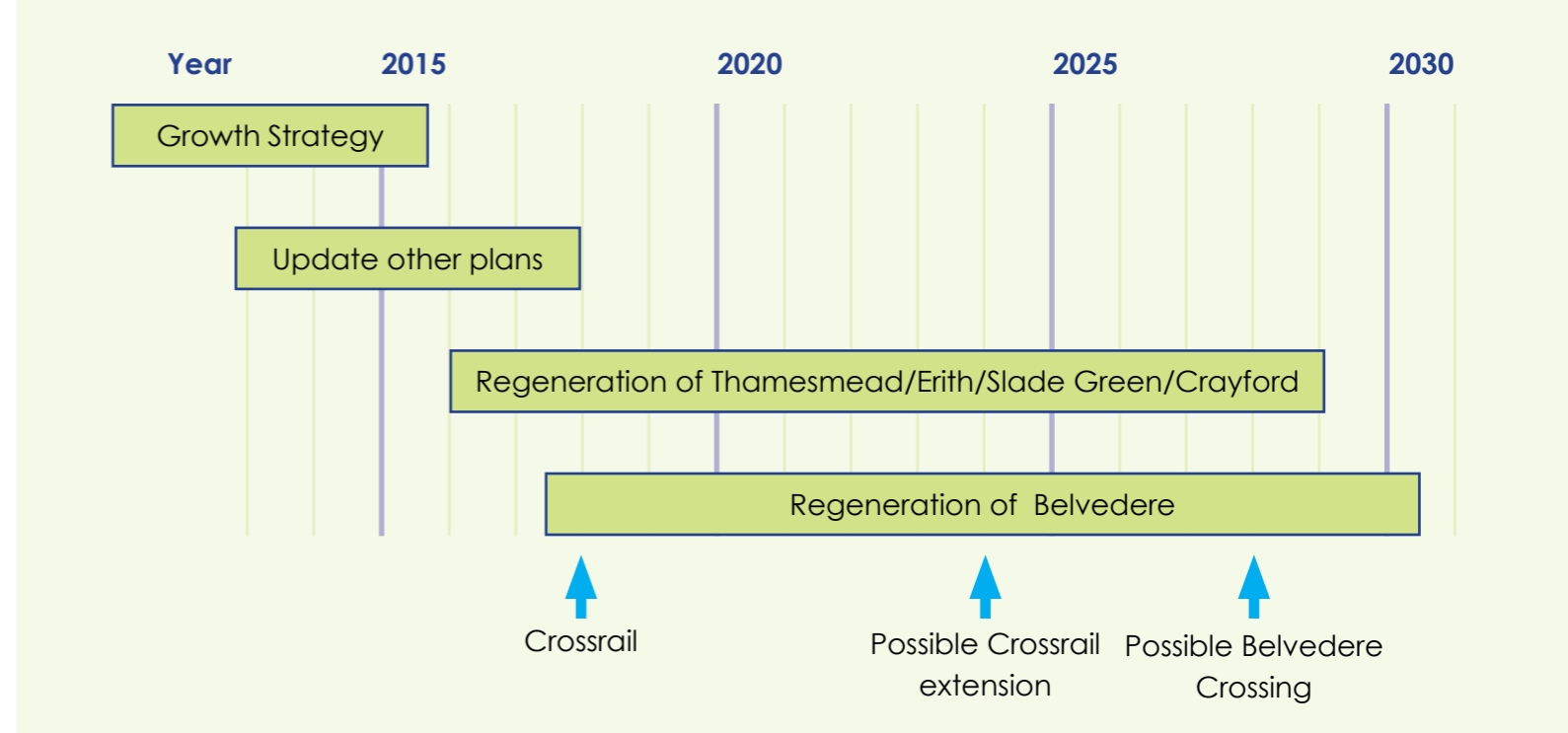
## The Challenges

To get growth right, we need to be clear about the challenges right from the start. These include:



## Timetable for Action

Growth will not take place all at once, but will be delivered over the next 15 to 20 years when conditions are right. This will ensure that the rate of change can be properly controlled and enable potential issues to be identified and dealt with properly. Certain events will also act as important triggers to change, such as the delivery of Crossrail to Abbey Wood, and these will significantly influence the timing of development phases. The table sets out a high level timeline of development activity and major triggers.



## Next Steps

The Council would like to hear your views on what we have set out above, including what we might do differently. You can do so:

- By completing and returning the attached questionnaire by post to: Growth Vision Consultation, London Borough of Bexley, Strategic Planning and Transportation, 2nd Floor, Civic Offices, 2 Watling Street, Bexleyheath, Kent DA6 7AT
- By email to: [spandtteam@bexley.gov.uk](mailto:spandtteam@bexley.gov.uk) (please include 'Growth Vision Consultation' in the subject of your email)
- By coming along in person to one of our growth roadshows - full details at: [www.bexley.gov.uk/regeneration](http://www.bexley.gov.uk/regeneration)
- By completing an online questionnaire at [www.surveymonkey.com/s/growthvisionconsultation](http://www.surveymonkey.com/s/growthvisionconsultation)

This consultation closes on Friday 5 September. Your comments will inform the development of the Draft Growth Strategy which will be the subject of consultation in early 2015.

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

Do you want to be kept informed about growth in Bexley?  
 Yes  No

Gender:  
 Male  Female

Age group:  
 20 & under  21-29  30-39   
 40-49  50-59  60 & over

Are you: (please tick all that apply)  
 A Bexley resident  A Bexley business owner   
 A local employee

Other: \_\_\_\_\_

# QUESTIONS FOR RESIDENTS' SURVEY ON RIVER CROSSINGS

1 What impacts have you noticed (*if any*) of a changing population and economy on the borough, for example, pressure for school places, local health services or increased traffic on our roads?

2 Given that this change is happening now and is set to continue, to what extent do you agree that the Council should plan for more homes and jobs so we get the most benefit?

strongly agree  agree  neutral  disagree  strongly disagree

3 To what extent do you agree with the Council's general approach of directing most growth to better connected regeneration areas and underused industrial land in the north and east of the borough?

strongly agree  agree  neutral  disagree  strongly disagree

4 Do you think that new crossings are needed across the River Thames between the Blackwall Tunnel and the Dartford Crossing to support new and better houses and jobs?

Yes  No

5 Do you think that a new Thames crossing from Belvedere to Rainham would benefit Bexley?

Yes  No  Please say if there are particular reasons for your answers.

6 Please indicate which river crossings you would support and why.

	I think this Crossing should be built	I think this Crossing would benefit Bexley	I think this Crossing is needed to support growth
Belvedere Crossing (Belvedere to Rainham)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gallions Crossing (Thamesmead to Beckton)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please say if there are particular reasons for your answers. Please specify any alternative locations you would suggest for Crossings.

7. Please specify what order you think the bridges should be built in (1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup>)

Belvedere Crossing (Belvedere to Rainham)  Other   
Gallions Crossing (Thamesmead to Beckton)

8. What would be your top three transport infrastructure improvements for Bexley, for better links to other parts of London and the South East? Please say if there are particular reasons for your answers.

If you would like the information in this leaflet in a different format, please call 020 8303 7777 and ask for Communications/Graphics. The reference to quote is: 605758/7.14

