



Welcome



Thank you for coming to today's public exhibition which presents our proposed revisions to the Erith Quarry Masterplan. Planning permission for the original Masterplan was granted by Bexley Council in May 2015 and the following banners show where we are today, and our proposals going forward.

The proposals shown are being brought forward by Erith Hills LLP, which is a joint venture company, bringing together the Anderson Group and London and Quadrant (L&Q).

The original Masterplan sought to deliver up to 600 new homes, alongside a new ecology area, publicly accessible open space, and a new 3-form entry primary school.



Aerial view of Parcel 10 construction works on site (circa September 2019)

It is now five years since the original Masterplan was granted planning permission, and having already delivered a number of new homes, we are delighted that many people already call it home.

These adjustments include additional new homes, of which 35% will be affordable, and an overall enhanced landscape approach to the public realm and proposed open spaces.

We want to update the 2015 Masterplan proposal to ensure it continues to match the needs and aspirations of local people and, as a result, Erith Hills LLP is proposing a series of adjustments.

The details of each proposed adjustment are set out in this exhibition. Feedback forms are available at the sign in desk so that we can collate your views - you can also pass on your comments via our iPads also available here today.



2015 Consultation



Completed homes



Completed homes



Completed homes



The Project Team

ERITH
Quarry

Over the last few months, Erith Hills LLP has been working with Bexley Council's Planning Department and a 'best in class' team of architects, landscape architects as well as tree and ecology experts to bring forward plans that seek to evolve and enhance the 2015 Masterplan.

Details of the key project team members are set out below:

ANDERSON Anderson Group

Having enjoyed three decades as one of the UK's leading contractor partners to housebuilders, Anderson entered into the development sector in 2007. With our vast experience of working with challenging sites, including Erith Quarry, we are highly skilled at recognising development opportunities where others may not. We have a long history of working in conjunction with local authorities and communities to ensure clarity, transparency and strong communications are maintained throughout planning, construction, completion, sales and beyond.

Pollard Thomas Edwards

Pollard Thomas Edwards (PTE) specialises in the creation of new neighbourhoods and the revitalisation of old ones. PTE offers a unique combination of commercial acumen, design talent and social commitment. Our rigorous, questioning approach produces design solutions that are intelligent, imaginative and which add value and joy. We place great importance not only on the way that buildings look, but also on the way that they are made, the way they are used and how they age.

L&Q

London and Quadrant

London and Quadrant ('L&Q') is one of the UK's leading housing associations and one of London's largest residential developers. We now manage more than 90,000 homes across London and the South East, making us one of the largest residential landlords in the capital.

CBRE

With broader and deeper capabilities than any other company, CBRE is the leading full-service real estate services and investment organisation in the world. We provide our clients with insightful, market leading advice to maximise the value of their real estate.



Lexington Communications

Lexington Communications is a planning communications agency specialising in community consultation and political engagement around planning proposals. We work with developers, elected representatives and local communities across London and the south east to enable genuine engagement and turn what can be an adversarial planning process into one that proceeds collegially.



Ecology Solutions

Ecology Solutions is a leading ecology consultancy practice. With over 35 years of experience in the field, we provide specialist advice and services to clients in the private and commercial sectors, negotiating extensively with local planning authorities, governmental departments and non-governmental organisations. We have a particular focus on complex schemes and the effects of development on designated sites, often being called upon to present evidence at public inquiry



Pollard Thomas Edwards



Erith Hills LLP - The Quarry
Commended at the Evening Standard Awards



Pollard Thomas Edwards



Pollard Thomas Edwards



Erith Hills LLP - The Quarry
Wins Best First Time Buyer Family Home Award



Anderson Group - Bike Ride 2019



ANDERSON

L&Q

Pollard
Thomas
Edwards

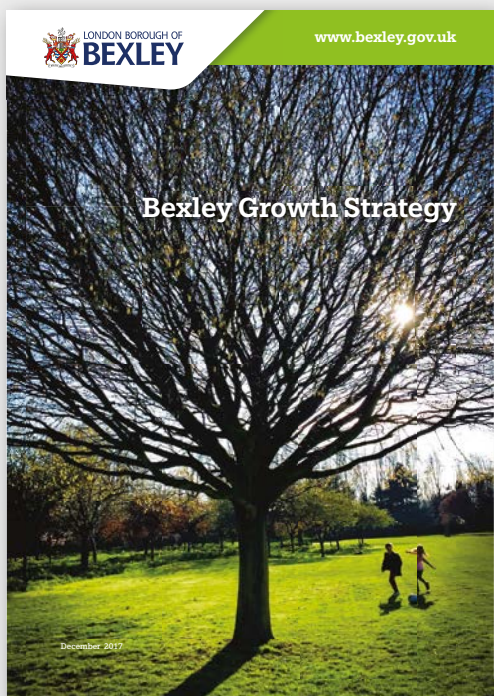
The Changing Planning Context in Bexley



Bexley Council's Growth Strategy identified Erith as one of five growth areas in the Borough. We are pleased that we are delivering much needed new homes as well as a three-form entry primary school at Erith Quarry.

The Mayor of London's Draft London Plan proposes a significant increase in the number of homes Bexley needs to deliver, up from 446 homes a year to 1,245. The Council's strategy to deliver these additional homes is focused on strategic sites in five key locations and we believe that now is the right time to review our Erith Quarry Masterplan.

Our proposed revisions maintain all of the previous benefits including a retained ecology area and a new 3-form entry primary school. In addition to this, we are able to sustainably deliver additional new homes, with 35% of these being affordable, and working within the broad parameters established as part of the 2015 planning permission - specifically in terms of maximum building heights.



Planning Context

More Affordable Housing

The delivery of affordable homes is a strategic priority for both the Mayor of London and Bexley Council. Erith Hills LLP is looking to help achieve this aspiration through providing 35% of the increase in homes as affordable. This means that approximately 90 new homes will comprise either affordable rent or shared ownership, and will help ensure that people growing up locally have the chance to continue to live in the communities that they want to bring up the next generation in.



New park-side apartments help towards providing a wider range of homes.



Example of a typical tenure blind terrace of houses



Masterplan: Guiding Principles



The 2015 Masterplan included a series of guiding principles which influence the approach to location of land uses, the heights of buildings and the arrangement of homes and open spaces. We have considered and worked with these guiding principles when undertaking our masterplan review.

Masterplan Evolution 2015 - 2019

The Vision for Erith Quarry is to deliver a 21st Century Sustainable Suburb. Ecological, Elevated and Enlightened. Authentic, Aspirational and Accessible. Real, Robust and Rooted.



2015 Outline Planning Permission for up to 600 homes

Through reserved matters applications we have completed, or are currently constructing the Parcels listed here. The design approach has evolved during this period to improve the appearance and experience of the 'street-scape':

- Removing retaining structures at the back of pavement
- Make access to homes simpler. Parking close to your front door
- Gardens include lawns and more soft landscaping



+ RMA layouts for Parcel 10, 14 & 13

Illustrative Masterplan Nov 2019



Proposed Illustrative Masterplan - for up to 859 homes

Key Features

- New clearly defined and framed entrance from Carlton Road
- Same area of open space
- Enhanced landscape features
- Green corridors: New additional one from Carlton Road
- A larger and better defined Village Green Square
- Open space, with increased surveillance and outlook from surrounding homes
- Tree-lined and landscaped streets: Incorporating on-street parking, and extensive street tree planting and rain gardens
- Low-rise apartment buildings: Lining the edge of the feature open spaces. Maximising the number of homes with direct outlook onto this incredible amenity. Each building has allocated parking beneath the entrance courtyard gardens
- Family houses: A range of mainly terraced houses with stepped gardens.



Land Use parameter plan overlay



Access and Movement parameter plan overlay



Building Height parameter plan overlay



Landscape, Public Realm and Ecology



We believe that the spaces between buildings are as important as the buildings themselves. We set out here how we have closely followed the 2015 masterplan principles to provide a series of varied and generous landscapes which will provide for ecology, movement, play and relaxation, and will create an impressive setting for the new neighbourhood.

Open Space

Whilst the new masterplan proposals include for more homes, they also include for an increased amount of open space. We have maintained the principles of where open space is located to maximise opportunities for ecology, movement and views and vistas.



2015 Masterplan - Landscape and Open Areas



2019 Proposed Masterplan - Landscape and Open Areas

Landscape Character

The 2015 masterplan included for a series of specific landscape types. We have maintained these and extended them to provide 'green links' across the site for pedestrians and cyclists. Each landscape area will have a different character and will promote different ways of using the landscape. See the drawing below for locations.

Ecology and Biodiversity

A key principle of the 2015 masterplan was the retention of the most ecologically sensitive parts of the site in the form of an ecology area and the trees around the edge of the site. Our latest proposals seek to further enhance biodiversity through increasing the parts of the site dedicated to ecology in the form of a larger ecology corridor, as well as providing additional ecological features within the ecology area.



2019 Proposed Masterplan - Landscape Strategy



Landscape and Open Areas - Illustrative view across the pond within the ecology area

Transport, Access & Parking

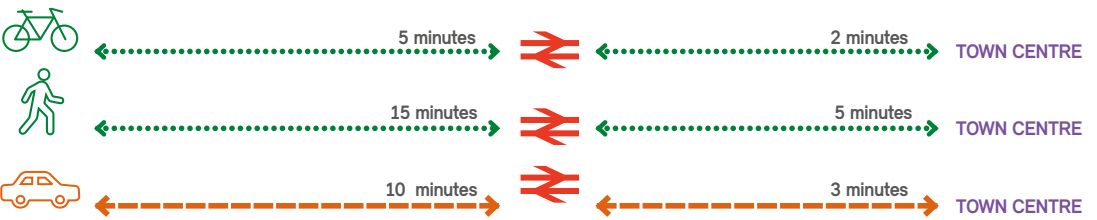


From our engagement with local people in 2015 and again recently through our door knocking exercise of those properties adjoining the site, we understand that local transport and access is an important topic.

Vehicular routes and sustainable transport

We are not proposing to change the principles of the road and building layout that was agreed in 2015. Importantly, this means there is no direct road link between Carlton Road to Fraser Road through the site. There will be a marginal increase in the number of homes accessed from Carlton Road however recent surveys of those living at Erith Quarry has indicated a decrease in car use from that assumed in 2015. The effect is that vehicles entering and exiting the site is likely to be at the same level. In addition, the latest proposals seek to improve walking and

cycling through strengthening the connection through the Site. The roads at Erith Quarry will be built to the Council's adoptable standard, but will remain under the ownership and management of Erith Hills LLP. Their maintenance will be funded through the service charge on Quarry residents. We will continue to work with L&Q, Transport for London and the Council and build on the more than over £600,000 we have given to Transport for London to improve sustainable public transport in the local area.



Parking

We are proposing circa 375 additional parking spaces for the 260 additional new homes. These will be provided in front of houses, along the treelined streets, and in 'undercroft' parking areas below the apartment buildings.

To ensure that there is no additional parking on roads surrounding the site, Erith Quarry residents will not be able to obtain a Controlled Parking Zone permit. As such, we will continue to work with residents to use sustainable forms of transport such as public transport, walking and cycling.



2015 Masterplan - Road Layout

2019 Proposed Masterplan - Road Layout



Parking Arrangement Diagram



View of typical parking and landscaping configuration along the new streets





Primary School



We are proud to be bringing forward a new primary school that is open to everyone in Erith. Building work is underway and will be run by the Woodland Academy Trust.

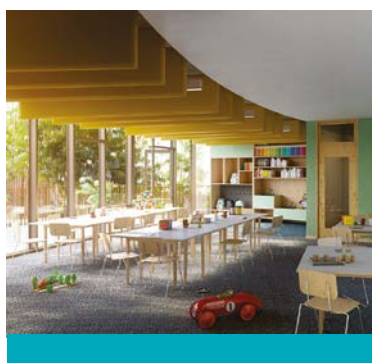
Woodland Academy Trust



Illustrative view of the new school on approach from Fraser Road



Illustrative views of the new school



Construction & Drainage

ERITH
Quarry

From speaking knocking on local residents' doors, we know that the method of construction we are using is important to local people.

Construction

Our intended construction method for our revised proposals is the same as the one we have used since construction began at Erith Quarry. This method was contained within our 2015 Masterplan, and was agreed with councillors and the Planning Department at Bexley Council. Importantly, throughout our construction so far, we have set ourselves – and have stayed within – more stringent and challenging vibration controls than those set down by the Council. Indeed, we have liaised recently with the Council's Environmental Health Department, who understand and are content with our construction methods.

Drainage

Our 2015 planning application included the installation of a very complex drainage strategy, and this remains the same in our revised proposals, which includes extensive street tree planting and rain gardens. Erith Hills LLP will retain ownership and maintenance of this system, with its upkeep being funded by a service charge on residents at Erith Quarry.



Construction of New Homes (Parcel 10 & 14)



Construction of New Homes



Illustrative sketch views of typical streets incorporating extensive tree planting and rain gardens

Benefits and Timeline



The enhanced benefits of the revised masterplan include additional affordable homes and more.



Illustrative view of a typical street

Timeline:



Thank you for attending our public exhibition. Please do not forget to give us your feedback on our proposed masterplan revisions, using the feedback forms available here today. You can fill out and leave the feedback forms with us today, or take them home and return them to us via the freepost envelopes.

You can also use the iPads at today's exhibition to pass on your views, or use the online feedback mechanism at our website, www.ErithQuarry.co.uk. You will also find the exhibition boards displayed here today at this website.

Get in Touch

If you have any questions or queries on our proposed plans, please ask a member of the project team here today.

You can also write to us at:

Alternatively, you can contact Michael Stanworth at Lexington Communications by calling 020 7025 2300, 07974 300 509, or emailing Michael.Stanworth@lexcomm.co.uk

Erith Quarry Exhibition
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Illustrative view of apartment buildings which face onto the play corridor



Illustrative view of terraced houses facing onto the Woodland Edge

