

To: **Mr George Ledward**
Lidl UK
708-729 Longbridge Road
Dagenham
Essex RM8 2DB

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

**REFUSAL OF PERMISSION
TO DEVELOP LAND**

Reference Code :
18/00673/FULM

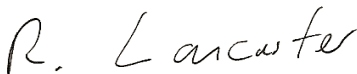
TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS REFUSED TO PERMIT** the development of land situated at :

Atlas Trade Park
Fraser Road
Erith
Kent

For Demolition of the existing buildings and erection of a new retail store (Class A1) with provision of 111 parking spaces.

Referred to in the application for permission for development received on 9th May 2018, and that the grounds for such refusal are as attached.

Date of Decision : 10th April 2019



Head of Development Management

REASON(S) FOR REFUSAL

- 1 The site is classified as Strategic Industrial Land in the London Plan (2016). There is an in-principle objection to the proposed change of use that would lead to a significant detrimental loss of employment land within a designated Primary Employment Area, designated for the sale of non-food goods only and would therefore be contrary to Saved Policies E3 and TS7 of the Unitary Development Plan (2004), Policy CS12 of the Core Strategy (2012) and Policy 4.4 of the London Plan (2016) which all seek to safeguard sufficient supply of land for industrial purposes.
- 2 The proposed development would encroach into the adjacent Site of Importance for Nature Conservation (SINC), leading to a loss of Tree Preservation Order trees and resulting in harmful impacts to the balance of ecology and biodiversity of the area and is therefore contrary to Policy ENV35 of the Unitary Development Plan (2004), Policies CS04 and CS18 of the Core Strategy (2012) and policy 7.19 of the London Plan (2016).
- 3 In the absence of a comprehensive scheme of landscaping and green infrastructure for the proposed development, including a green roof, wall and/or site planting, the proposal has failed to mitigate the potential harm upon the biodiversity and visual amenities of the area and is therefore contrary to Policy ENV39 of the Unitary Development Plan (2004), Policies CS01 and CS04 of the Core Strategy (2012) and policies 5.10 and 5.11 of the London Plan (2016).

PLEASE NOTE

In dealing with this planning application, Bexley Council has worked with the applicant in a positive and proactive manner, in accordance with the requirements of paragraphs 186 & 187 of the National Planning Policy Framework, to seek solutions to problems where practicable. Detailed advice is available in the form of the Council's Development Plan as well as in the Mayor of London's and Bexley Council's Supplementary Planning Documents and Guidance. The Council also offers a full pre-application service that is available to all applicants to assist in formulating their proposals.

APPEALS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or if granted subject to conditions, then you can appeal to the Secretary of State. More details of the time limits for appeals and how you go about appealing along with Purchase Notices can be found on the following websites:

<https://www.gov.uk/government/organisations/planning-inspectorate>

<https://www.planningportal.co.uk/info/200207/appeals>