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| Your Ref: Our Ref: 22/04095/FUL |  |
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|  | **Case Officer:** Ms Rositsa Malinova**Phone:** 020 7926 4069**Email:** RMalinova@lambeth.gov.uk**Lambeth Planning**PO Box 734WinchesterSO23 5DG |
| **Mr James Scott**Flat A146 Knight's HillLondonSE27 0SR |

22nd November 2023

Dear Mr James Scott

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| **Site:**  | Site Adjacent To And South Of 107 Knight's Hill London  |
| **Proposed Development:** | Development of the site to provide a Class E retail unit at ground floor, with flexible commercial / industrial floorspace at first floor (Class E(g)(ii), E(g)(iii)) alongside access, car parking, landscaping and associated works. |
| **Applicant:** | Aldi Stores Ltd. |

I refer to my previous letter acknowledging your comments on this proposal. The decision on the planning application is as follows:

Refuse Permission

The following conditions for permission or reasons for refusal apply:

 1 The proposed retail use is not supported within a Key Industrial Business Area (KIBA) and a Locally Significant Industrial Site (LSIS), where only industrial and light industrial uses are appropriate. In addition, it has not been demonstrated that the proposed light industrial element of the scheme would be the optimum industrial intensification required for a site designated as a KIBA/LSIS. The proposed development is contrary to policy ED3 of the Lambeth Local Plan 2021 and policies E4, E5, E6 and E7 of the London Plan 2021.

 2 The proposed 43 car parking spaces significantly exceed the maximum threshold of 22 car parking spaces, contrary to policies T1 and T6 of the Lambeth Local Plan 2021 and policy T6 and T6.3 of the London Plan 2021.

 3 The proposed development has the potential to unacceptably impact the safe operation of the local highways due to the proposed access and intensification of the use, posing danger to highways users, as a result of the increased vehicular trip generation both in terms of vehicular number and size; the proximity of the signalised pedestrian crossing to the north; and the inadequate width of the proposed right turn facility. For those reasons, the proposed development is contrary to policies T1 and T6 of the Lambeth Local Plan 2021; and T2, T3, T4, T6 and T6.3 of the London Plan 2021.

 4 Insufficient information has been submitted to demonstrate that appropriate green infrastructure/landscaping has been provided to mitigate for the loss of existing trees, other greenery and habitats. No compensation has been provided for the loss of 21 existing trees and the potential loss of 10.22 biodiverse habitats, in the lack of a s106 agreement to secure (1) adequate replacement of trees and/or financial contribution, and (2) off site provision of open space and biodiverse habitats, the application is contrary to Lambeth Local Plan polices Q9 and Q10 and London Plan policies, G6 and G7 of the London Plan 2021.

 5 In the absence of a s.106 legal agreement securing the provision of (1) cycle hire membership; (2) s278 highways agreement; (3) Healthy Routes Network financial contribution; (4) considerate constructors scheme membership; (5) carbon emissions cash in lieu contribution; (6) travel plan and monitoring fee; and (7) employment and skills plan and financial contribution; the proposal would be contrary to Policies T1, T3, T6, T7, ED15, EN1 and PN7 of the Lambeth Local Plan 2021 and SI2, and T6 of the London Plan 2021.

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| Regards, **Lambeth Planning** |