Dear Mr Watling,


**Howbury Park Strategic Rail Freight Interchange, Erith**

**Local planning authority reference: 15/02673/OUTEA**

I refer to your letter of 30 March 2017 informing me that Bexley Council has resolved to grant planning permission for the above planning application. I refer you also to the notice that was issued on 11 July 2017 under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, reference D&P/0940a/02 (copy enclosed), I do not consider the proposal would achieve the modal shifts from road to rail freight within London envisaged within my Draft Transport Strategy, and therefore there are not demonstrable benefits for London which would outweigh the loss of London’s Green Belt. I direct you to refuse planning permission, under the powers conferred on me by article 6 of the above Order. My reasons are as follows:

- The proposal is inappropriate development in the Green Belt and very special circumstances have not been demonstrated which would clearly outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm. The development is therefore contrary to Policy 7.16 of the adopted London Plan 2016 and the National Planning Policy Framework.

The application represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. I have taken the environmental information made available to date into consideration in formulating my decision.
Yours sincerely

Sadiq Khan
Mayor of London

cc  Gareth Bacon, London Assembly Constituency Member
    Nicky Gavron, Chair of London Assembly Planning Committee
    National Planning Casework Unit, DCLG
    Lucinda Turner, TfL
    Agent: Ian York, NLP, 14 Regent’s Wharf, All Saints Street, London, N1 9RL.