

Summary Proof of Evidence of Melissa Vento (PGCert, BA Hons, MCIHT)
Appeal by Kitewood Estates Ltd

Site Address: 21- 57 Willow Way, London, SE26 4QP

PINS Reference: APP/C5690/W/23/3321935

Council reference: 22/129789

Date of Public Inquiry: 31 October - 7 November 2023

1.0 Summary

- 1.1. My name is Melissa Vento and I am the Principal Transport Planner at Lewisham Council. My evidence focuses on Reason for Refusal 2 and 3.
- 1.2. I confirm that I am familiar with the site and surrounding area. I appraise the submitted scheme and recommended refusal on highways grounds.
- 1.3. As a consultee I submitted my highways comments which raised multiple issues with the Appellants planning submission. These concerns were detailed within the Transport Impact section of the Councils Officer Report (paragraphs 278 to 328). These concerns are outlined below:
 - A need to assess the raw data and maps associated with the parking stress surveys which was not submitted as part of the application.
 - The need for one disabled parking space as part of the commercial units which was not addressed in the application submission.
 - Inadequate footpath widths along the front of the site on Willow Way
 - Lack of commercial long-stay cycle parking and some cycle parking not in accordance with TfL's London Cycle Design Guidance
 - Inadequate space for delivery and servicing, with the request for surveys
 - Inadequate information on the site's refuse strategy.
- 1.4. In response to this the Appellant' SoC the Appellant refers to a Transport Technical Note (TTN), Appendix 18 of the Appellants SoC. This document seeks to respond to my consultee comments where I raised the above concerns. This TTN has been subsequently reviewed by myself. I can confirm that some of the concerns raised have been satisfactorily addressed in their note.
- 1.5. The matters that are considered to have been satisfactorily addressed are in relation to the car parking stress survey and disabled parking provision and commercial cycle parking. Whilst there remain a number of minor points to be resolved between the parties in relation to their refuse strategy, it is considered likely that these details could be resolved and secured through imposition of suitably worded planning conditions once the appropriate solutions are approved by Highways. However, the following matters are concerns that remain outstanding which have not been adequately addressed in the Appellants TTN.
- 1.6. **Servicing and Deliveries** - Whether the Site can be adequately serviced, and that this could impact the uptake of employment floorspace and undermine the

continued function of the Willow Way LEL / LSIS, contrary to the provisions of Policies T7 – Deliveries, servicing and construction and E7 – Industrial intensification, co-location and substitution of the London Plan; and the following emerging policies of the Proposed Submission Local Plan: West Area Site Allocation 9 – Willow Way LSIS, EC3 – High quality employment areas and workspace, and EC6 – Locally Significant Industrial Sites.

- 1.1. **Footways Widths** - The proposals have indicated inadequate effective footway widths along Willow Way in front of the site. Highways queries the displacement of parking by providing Double Yellow Lines on both sides of Willow Way (specifically the West). Highways is concerned with the parking for the existing commercial units that use this side of parking in association with the existing western parcels. The servicing/loading survey undertaken indicates that there are LGV's using the western side for loading and unloading goods relating to businesses such as 'Blue Tiger', where will these servicing trips take place if the double yellows are introduced on this side of the road. Therefore, the inadequate footway width solution will directly impact existing servicing for other commercial units located on the Western side of Willow Way. The above is contrary to the provisions of Policies T2 – Healthy Streets - Policies T7 – Deliveries, servicing and construction and E7 – Industrial intensification, co-location and substitution of the London Plan; and the following emerging policies of the Proposed Submission Local Plan: West Area Site Allocation 9 – Willow Way LSIS, EC3 – High quality employment areas and workspace, and EC6 – Locally Significant Industrial Sites, Policy T1