

# OUTLINE DELIVERY & SERVICING MANAGEMENT PLAN

21-57 WILLOW WAY, SYDENHAM, SE26 4AR

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## 1 INTRODUCTION

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This Outline Delivery & Servicing Management Plan (DSMP) has been prepared by Kitewood Estates Ltd ('Kitewood') in relation to a full planning application for an employment led mixed-use redevelopment at the application site ('the site'), known as 21-57 Willow Way, Sydenham, SE26 4QP.

The description of development is as follows:

*Demolition of existing buildings and redevelopment to provide employment floorspace (Use classes E(g)(i)(ii)(iii)) and residential dwellings including 50% affordable housing and amenity space.*

The site extends 0.16 hectares and comprises a collection of single storey, double storey buildings, shipping containers, yard and parking areas. The existing buildings on the site contain a mixture of garage / vehicle repair, office and warehousing space as well as one residential apartment. The existing uses (including the residential unit) comprise a total of 1,341 sqm of floorspace.

## Structure

This Outline DSMP has been prepared to provide an indication of the structure and contents of the Detailed DSMP that would be submitted pursuant to the relevant planning condition prior to the commencement of any works.

This Outline DSMP has been prepared in line with the guidance published in December 2020 by the GLA and TfL - *Delivery and Servicing Plan Guidance Planning for Safe, Clean, and Efficient freight in London*.

The detailed DSMP would be prepared in line with this document and other approved documents once further details of the delivery, servicing and operations of the proposed development are known.

## 2 PROJECT DETAILS

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This section of the report will set out the details of the site, the redevelopment proposals, key stakeholder and summarise the key scope of works including the operational phase and how the residential and commercial spaces relate to the delivery and servicing requirements.

This section will be structured as follows:

- 2.1 Site Plan and map showing its location and context
- 2.2 Context of local roads and transport
- 2.3 Access and egress
- 2.4 Swept path analysis
- 2.5 Designated areas for delivery and servicing, such as on-street loading bays,
- 2.6 Location and description of designated storage facilities
- 2.7 Type of occupation
- 2.8 Approach for different types of servicing, such as utilities servicing; waste collection and management; business services
- 2.9 Storage of items, sorting of items (such as items for recycling) for both personal and business deliveries

### 3 DELIVERY AND SERVICING STRATEGY

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This section of the report will set out the objectives and measures of the DSMP. This section will set targets based on the expected levels of trips generated to service both the residential and commercial elements. This will be broken down by weekday and weekend patterns if appropriate as well the trip purpose.

This section will also set targets for how these trips will be reduced over time, and their impacts mitigated over time. The targets will follow the GLA and TfL SMART principles: Specific, Measurable, Achievable, Realistic and Timely.

The measures that will be detailed in this section to meet the objectives will include both physical infrastructure and day-to-day policies and management from day 1 of occupation of the development, but also ensure the measures can meet or be adjusted to meet future needs. It will also set out how building occupants will be notified of their obligations under the DSMP and kept informed of any changes over time.

This section will be structured as follows:

- 3.1 Existing Arrangements
- 3.2 The Proposed Development
- 3.3 Proposed Residential Arrangements
- 3.4 Proposed Commercial Arrangements
- 3.5 Vehicle Access
- 3.6 Delivery and Servicing Trips

## 4 WASTE MANAGEMENT STRATEGY

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This section of the report will set out the objectives and measures of the waste management and disposal that is part of the DSMP. This section will set out the specific storage requirements and be broken down by the commercial floorspace and residential floorspace.

This section will be structured as follows:

- 4.1 Commercial Waste Storage Requirements
- 4.2 Residential Waste Storage Requirements
- 4.3 Commercial Waste Disposal
- 4.4 Residential Waste Disposal

## 5 ONGOING MANAGEMENT STRATEGIES

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This section will set out how the implementation of the DSMP will be monitored and any adjustments to its policies and targets will be introduced. It will link back to the objectives and explain what specifically will indicate success of the DSMP.

This section will be structured as follows:

- 5.1 Management of the Management Strategies
- 5.2 Raising Awareness
- 5.3 Review and Monitoring Programme

## 6 SUMMARY

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This section will set out the key points from the DSMP, focussing on the objectives and purposes of the document, the arrangements in place for both commercial and residential elements, how they will be managed and monitored, and if required, improved / adjusted during the lifetime and operation of the development.