

Willow Way Lewisham

Planning Application DC/22/129789

Response statement to Officers Delegated report to refuse planning permission.

Kent Sustainability Limited were appointed by Kitewood to undertake a review of the 24-57 Willow Way Lewisham development and to produce a Sustainability Statement responding to the various, national, regional and local policy with specific regards to the projects approach to sustainability. This report, Sustainability Statement, Issue 02, dated 20 December 2022 was produced to support Kitewood's planning application DC/22/129789.

This addendum document is produced to sit alongside the original Sustainability Report referenced above and to address queries and requests for additional information raised within the refusal, specifically from the Environmental Sustainability Officer.

Concerns with the absence of a comprehensive sustainability and energy strategy across the masterplan area.

Response: The masterplan together with Lewisham and GLA local planning policy informed the Site A Proposals and this is/was the basis of the design. The composition of uses (ground floor commercial and residential above) as at Site A is expected to be delivered on the remaining masterplan area. We would expect the energy and sustainability strategies to be consistent across Site A and the masterplan area with the potential for systems to be connected if possible. There are no current or planned heat networks to enable a short term connection to a district heating network. The site does sit within a heat network priority area and as such infrastructure for future connection to a heat network was proposed in the original energy reports.

Whether there was sufficient space for ASHP and solar panels given the amenity spaces and again how this would work across the site with public realm, SUDs and biodiversity measures. Furthermore, concerns have been raised in terms of whether there will be sufficient space across the site to deliver air source heat pumps and pv panels given the potential design changes required.

Response: All apartments are provided with balconies. Air source heat pumps, where appropriate will be deck mounted or wall mounted within the balcony enclosure. The screening/balustrading to the balcony will be provided as such to screen the air source heat pumps. Screened air source heat pump units will be provided for the ground floor commercial spaces. Subject to detailed design development. Alternatively and subject to detailed design an Exhaust Air Heat Pump solution could be utilised with all plant within the individual units and only intake/extract grilles visible to the external and no additional plant on the roof area.

A 10 KWp PV system requires circa 70m² of roof space. The available roof space is in excess of 400m².

Given the lack of information about uses on the site and thus missing assumptions on air quality and noise impacts, it is difficult to establish what this means for windows being opened and the amount of time mechanical and electrical systems will be relied upon.

With specific regards to noise Lewisham Borough Council correspondence 21.03.23 includes recommendations from the Environmental Health Officer for 4No. noise-related planning conditions –summarised below:

- (i) Noise Protection Scheme
- (ii) Mechanical Services Noise Control
- (iii) Noise Impact on Structurally Adjoining Properties/Premises
- (iv) Construction Environmental Management Plan

The 24 Acoustic noise addendum (appendix 15 to the appeal statement of case) dated 05 May 23 ref. R9784-2 Rev 0 concludes that the recommended conditions are considered reasonable and appropriate for this development and are in line with the assessment criteria in 24 Acoustics' report.

With reference to air quality, the Appeal Statement of Case, part 12.9 Air Quality States: The Proposals on Site A will have no onsite emissions to air, but it is possible that other nearby developments might include onsite plant (for example emergency-use diesel generators) and remain air quality neutral. If any such plant is included in future planning applications, it is expected that their siting and design would take account of receptors within Site A and thus ensure that there would be no significant impacts on the Site A residential uses.

With respect to the cumulative operational impacts, other developments would be required to be air quality neutral with respect to building and transport emissions to comply with Policy SI1 of the London Plan. Furthermore, these sites would need to comply with other requirements of the London Plan such as restricting the total number of car parking spaces, promoting car-free development and the installation of electrical vehicle charging, which would further reduce the cumulative operational impact.