

Your reference: CSL274/DB/PW

20th December 2022

London Borough of Lewisham
Planning Services,
London Borough Of Lewisham,
5th Floor, Laurence House,
LONDON,
SE6 4SW

Dear Sir/Madam,

WILLOW WAY – FULL PLANNING APPLICATION

21-57 WILLOW WAY, UPPER SYDENHAM, FOREST HILL, LONDON, SE26 4QP

On behalf of our client, Kitewood Estates Limited, we are pleased to submit a full planning application for the redevelopment of 21-57 Willow Way, London, SE26 4QP.

The proposals for which the planning application seeks approval for are as follows:

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

The planning application comprises the following documents:

- Planning application forms and certificates, including CIL form;
- Planning Statement which also includes reference to affordable housing, open space and planning obligations (CarneySweeney);
- Planning Drawings (DC Architecture + Design);
- Design and Access Statement (DC Architecture + Design);
- Emerging Outline Masterplan for the Employment-led Mixed Use Redevelopment of Willow Way (DC Architecture + Design);
- Statement of Community Involvement (London Communications Agency);
- Daylight, Sunlight and Overshadowing Assessment (BLDA Consultancy);
- Employment and Marketing Strategy (Kitewood Estates Ltd);



- Landscape Design Statement including General Landscape Management Plan, CDM Designers Risk Assessment and Urban Greening Factor Assessment (Davis Landscape Architecture);
- Surface and Foul Drainage Strategy Report (Abstract Consulting);
- Drainage Layout (Abstract Consulting);
- Preliminary Ecological Appraisal (ECOSA);
- Energy Statement (Achieve Green);
- Sustainability Statement including BREEAM Pre-Assessment (Kent Sustainability);
- Phase 1 Desk Study and Site Reconnaissance (LEAP Environmental);
- Noise and Acoustic Assessment (24 Acoustics);
- Air Quality Assessment (Air Quality Consultants);
- Archaeological Desk-Based Assessment (PCA Heritage);
- Heritage Statement (PCA Heritage);
- Fire Statement (SWECO);
- Arboricultural Report including Tree Survey, Tree Protection Plan and Method Statement (Southern Beeches Ltd);
- Healthy Streets Transport Assessment (Velocity Transport Planning);
- Framework Residential Travel Plan (Velocity Transport Planning);
- Framework Employment Travel Plan (Velocity Transport Planning);
- Outline Delivery and Servicing Management Plan (Kitewood Estates Limited);
- Outline Construction Management Plan (Kitewood Estates Limited);
- GLA Carbon Emission Reporting Spreadsheet; and
- Compliance with England Building Regulations Part L 2021.

The documents submitted have been informed by those submitted with planning application reference DC/18/106941 at Trundleys Road so that there are no validation issues. An Emerging Outline Masterplan for the Employment-led Mixed Use Redevelopment of Willow Way has also been submitted in response to emerging policy. This is intended to be the first draft of a document to be progressed in liaison with the Council and others.

No viability assessment is submitted as 50% affordable housing is proposed in a tenure split to meet the fast track process requirements.

The payment of £33,049.20, which is based on 60 new dwellings and the provision of 1,401 sqm of employment floor space, which is the appropriate planning fee for the consideration of this application, has been made via the Planning Portal website (PP-11767232).

We trust that you have everything you need in order to register and validate this planning application. However, if you have any queries at all, please do not hesitate to contact us.

Yours faithfully



Poppy Westwood
Assistant Planner
CarneySweeney

