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Our ref: NTH/KWEW/SRO/AKG/J7699

Your ref: PP-05627163 // PP-06455652 // PP-06455659

Dear Madam

**Planning Applications by Reselton Properties Limited
Former Stag Brewery, Lower Richmond Road, Mortlake, London
Chalkers Corner Road Junction, junction of Lower Richmond Road, South Circular and
Clifford Avenue, Mortlake, London**

On behalf of our client, Reselton Properties Limited, we submit three linked planning applications for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond upon Thames ('LBRuT').

The three planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
 - i. Land to the east Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
 - ii. Land to the west of Ship Lane applied for in outline (referred to as 'Development Area 2' throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

This covering letter is submitted with Application C.

Background

The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields.

The proposals have been subject to extensive and thorough pre-application discussion and consultation with the London Borough of Richmond-Upon-Thames (LBRuT), the Greater London Authority (GLA), Sport England (SE), the Education and Skills Funding Agency (ESFA), the National Health Service (NHS), Transport for London (TfL) and Historic England (HE). Other key relevant stakeholders have also been engaged on the proposals, including the local community via public exhibitions, CLG meetings, presentations and one-on-one meetings. This consultation process commenced in spring 2016.

Proposals

The scheme seeks to deliver a mixed use development which creates a new village heart for Mortlake by providing a range of uses and creating permeability through the site, linking Mortlake to the riverside.

World-renowned architects, Squire & Partners, have worked alongside a range of technical specialists to develop a masterplan which takes a comprehensive design approach across the whole Site.

The masterplan respects and responds to the surrounding local context, the riverside location and the Site's unique history. A key component of the masterplan is also to open the previously closed site to the public, and provide new, attractive and open public spaces throughout. Award winning landscape architects Gillespies have worked closely with the project team and relevant stakeholders throughout the design process in order to achieve this aim.

Highway improvement works at Chalkers Corner are required to facilitate the development of the school and/or the wider masterplan development i.e. they are necessary for any development of the Site. These works are applied for under Application C.

Application A – Main masterplan, hybrid application

This is a hybrid planning application comprising demolition works across the whole site and detailed works on part of the site (land to the east of Ship Lane, known as 'Development Area 1') and outline works on the remainder of the site (land to the west of Ship Lane, known as 'Development Area 2').

The application red line boundary extends to cover the entire masterplan site as shown on the enclosed Squires plans. Part of land on the western part of the site is the subject of a separate, detailed planning application (Application B) as described later in this letter. Application A is for:

Hybrid application to include the demolition of existing buildings to allow for the comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- ***Demolition of existing buildings (except The Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks***
- ***Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 8 storeys plus a single storey basement***
- ***443 residential apartments***
- ***Flexible use floorspace for:***

- i. Retail, financial and professional services, café/restaurant and drinking establishment uses*
- ii. Offices*
- iii. Non-residential institutions and community use*
- iv. Boathouse*
- *Hotel / public house with accommodation*
- *Cinema*
- *Gym*
- *Offices*
- *New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works*
- *Provision of on-site cycle, vehicle and service parking at surface and basement level*
- *Provision of public open space, amenity and play space and landscaping*
- *Flood defence and towpath works*
- *Installation of plant and energy centres*

Planning permission is sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- a) The erection of a single storey basement and buildings varying in height from 3 to 7 storeys*
- b) Residential development of up to 224 units*
- c) Nursing and care home (up to 80 ensuite rooms) with associated communal and staff facilities*
- d) Up to 150 units of flexible use living accommodation for either assisted living or residential use*
- e) Provision of on-site cycle, vehicle and service parking*
- f) Provision of public open space, amenity and play space and landscaping*
- g) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works*

Application B – The School

This is a detailed planning application for a new school on the western part of the main masterplan site. Application B has its own red line boundary, which falls wholly within the wider red line boundary associated with Application A.

Application B seeks full planning permission for the following:

- a) The erection of a three storey building to provide a new secondary school with sixth form;*
- b) Sports pitch with floodlighting, external MUGA and play space; and*
- c) Associated external works including, landscaping, car and cycle parking, new access routes and associated works.*

Application C – Chalkers Corner

This is a detailed planning application for highway works at Chalkers Corner, which is a road junction to the west of the main masterplan site the subject of Applications A and B. Application C has its own red line boundary, separate from the Application A and B red lines.

This application seeks full planning permission for the following:

Reconfiguration of Chalkers Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.

Notices and Publicity

Following a full title search, planning applications A and C include small elements of unregistered land and, as such, Certificate C is completed for these applications. It is possible that part of the Application B land is unregistered and therefore Certificate C is also completed for Application B.

Notice letters and notices have been issued to all identified landowners and, for completeness, all landowners have been issued with notices for Applications A, B and C. A newspaper notice has been prepared, with the requisite details of all three planning applications, and this will be published in the Richmond and Twickenham Times (Friday 23 February edition).

Application Documents

Policy DM DC 9 of the adopted LBRuT Development Management Plan requires all planning applications to include a planning application checklist to identify how the submission meets with national and local validation requirements.

The applicant entered into a Planning Performance Agreement (PPA) with LBRuT at an early stage of the pre-application process. This included a schedule of deliverables for application submission. Enclosed with this submission is the applicant's checklist which complies with all validation requirements.

Application A

Housekeeping:

- Application fee;
- Application form, relevant certificates, application form accompanying note (including schedule of notice entities);
- Application Checklist;
- Community Infrastructure Levy (CIL) form and appendices;
- Site location and red line plans, prepared by Squire and Partners; and
- A composite plan (ref 16019 C645_20_P_00_001) that shows the site ownership outlined in blue, and which should be considered as blue land for the purposes of each of the applications.

Documents:

- Accommodation schedule, prepared by Squire and Partners;
- Affordable Housing Statement, prepared by Gerald Eve LLP;
- Application drawings, prepared by Squire and Partners and Gillespies (landscape);
- Arboricultural Survey Report and Impact Assessment, prepared by Waterman Infrastructure and Environment Ltd ('Waterman IE');

- Assisted Living Demand Assessment, prepared by Regeneris Consulting;
- Assisted Living Overview and Characteristics Report, prepared by Savills;
- Community Uses and Cultural Strategy, prepared by Regeneris Consulting;
- Design and Access Statement Volume 1: Masterplan Proposals, prepared by Squire and Partners;
- Design and Access Statement Volume 2: Detailed Design and Access Statement, prepared by Squire and Partners;
- Design Codes, prepared by Squire and Partners (relating to outline element of application);
- Drainage Strategy, prepared by Waterman IE;
- Employment Assessment, prepared by Regeneris Consulting;
- Energy Strategy, prepared by Hoare Lea;
- Environmental Statement Volume 1: Main Text, prepared by Waterman IE;
- Environmental Statement Volume 2: Figures, prepared by Waterman IE;
- Environmental Statement Volume 3: Appendices, prepared by Waterman IE;
- Environmental Statement: Non-Technical Summary, prepared by Waterman IE;
- Environmental Statement standalone reports, prepared by Waterman IE;
 - Air Quality EIA Report;
 - Noise and Vibration EIA Report;
 - Ground Conditions and Contamination EIA Report;
 - Socio-Economics EIA Report;
 - Transport and Access EIA Report;
 - Water Resources and Flood Risk EIA Report;
 - Ecology EIA Report;
 - Built Heritage EIA Report;
 - Archaeology (Buried Heritage) EIA Report;
 - Daylight, Sunlight, Overshadowing and Light Pollution EIA Report;
- Financial Viability Assessment, prepared by BNP Paribas Real Estate;
- Foul Sewage and Utilities Assessment, prepared by Hoare Lea;
- Framework Construction Management Statement, prepared by Aecom;
- Framework Delivery and Servicing Management Plan, prepared by Peter Brett Associates;
- Framework Estate Management Strategy, prepared by Blenheim Estate and Asset Management Ltd;
- Framework Travel Plan, prepared by Peter Brett Associates;
- Health Impact Assessment, prepared by Regeneris Consulting;
- Hotel Need Assessment, prepared by Gerald Eve LLP;
- Housing Assessment Matrix, prepared by Squire and Partners;
- Internal Daylight and Sunlight Assessment, prepared by eb7;
- Landscape Design and Access Statement, prepared by Gillespies;
- Lighting Masterplan, prepared by Michael Grubb Studio;
- Noise Impact Assessment, prepared by Hoare Lea;
- Odour Assessment Report, prepared by Waterman;
- Operational Waste Management Strategy, prepared by Peter Brett Associates;
- Open Space and Playing Pitches Assessment (including Sport England Exception Test Assessment), prepared by Gerald Eve LLP;
- Outline Car Park Management Plan, prepared by Peter Brett Associates;
- Parameter Plans for outline element of application, prepared by Squire and Partners and Gillespies;
- Residential Travel Plan, prepared by Peter Brett Associates;
- Retail and Leisure Statement, prepared by RPS;
- Site Waste Management Plan, prepared by Aecom;

- Sports Pitch Lighting Assessment, prepared by Michael Grubb Studio;
- Statement of Community Involvement, prepared by Soundings;
- Structural Impact Assessment, prepared by Waterman;
- Sustainability Statement (including Sustainable Construction Checklist), prepared by Hoare Lea;
- Town Planning Statement, prepared by Gerald Eve LLP;
- Transport Assessment, prepared by Peter Brett Associates; and

Application B – School:

All Application A documents (as listed above) plus:

- Application Fee;
- Application form, relevant certificates, application form accompanying note (including schedule of notice entities);
- Application Checklist;
- Plan showing land ownership;
- Application drawings, prepared by Squire and Partners;
- Community Infrastructure Levy (CIL) form and appendix;
- Design and Access Statement (including landscape details), prepared by Squire and Partners;
- Landscape drawings, prepared by Gillespies;
- School Travel Plan, prepared by Peter Brett Associates; and
- Site location and red line plans, prepared by Squire and Partners.

Application C – Chalkers Corner:

All Application A documents (as listed above) plus:

- Application Fee;
- Application form, relevant certificates, application form accompanying note (including schedule of notice entities);
- Application Checklist;
- Plan showing land ownership;
- Application drawings, prepared by Peter Brett Associates;
- Community Infrastructure Levy (CIL) form;
- Landscape Design and Access Statement, prepared by Gillespies;
- Landscape drawings, prepared by Gillespies; and
- Site location and red line plans, prepared by Squire and Partners.

The following requisite application fees have been made via separate BACS transfers, concurrently with the submission of the applications on the Planning Portal (reference numbers: PP-05627163 (A); PP-06455652 (B); and PP-06455659 (C)):

- Application A - **£167,964.00**
- Application B - **£37,073.00**
- Application C - **£234.00**

We look forward to receiving confirmation of receipt and validation of this application. In the meantime, please contact Neil Henderson or Kevin Watson of this office should you have any questions.

Yours faithfully



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