

# 1. Introduction

## Background Information

- 1.1. This Environmental Statement ('ES') has been prepared by Waterman Infrastructure & Environment Limited ('Waterman'), on behalf of Reselton Properties Limited (the 'Applicant').
- 1.2. The ES is a document which reports the key findings of the Environmental Impact Assessment ('EIA') process; a systematic means of understanding and assessing the likely significant environmental effects arising from a project. The process enables developers to respond iteratively to the prevailing environmental conditions, constraints, and opportunities in relation to their proposals. This allows for the evolution of most practicable environmentally sustainable design and ensures that, if deemed necessary, all feasible measures are taken to prevent, reduce and where possible, offset any potentially adverse significant environmental effects.
- 1.3. The Applicant intends to redevelop the former Stag Brewery, located in Mortlake, south-west London within the administrative boundary of the London Borough of Richmond upon Thames ('LBRuT') (refer to **Figure 1.1**). To facilitate redevelopment of the land, the Applicant is seeking planning permission for the following:
  - **Application A:** a hybrid planning application for the demolition of the majority of buildings (except for the Maltings, the façade of the Former Bottling building and the façade of the Former Hotel) and structures within the Site and the redevelopment of the majority of the former Stag Brewery (refer to **Figure 1.2**). To the east of Ship Lane, planning permission is sought in detail for the construction of 558 residential units, flexible use floorspace, office, cinema, hotel / pub with rooms, and community use, flood defence works, towpath works, landscaping, amenity space, play space, public open space, car and cycle parking, installation of plant and energy equipment, new accesses, internal routes, and various associated works (Development Area 1). To the west of Ship Lane, planning permission is sought in outline (with all matters reserved) for up to 527 residential units, and various associated works (Development Area 2).
  - **Application B:** a detailed planning application for the construction of a six-form entry secondary school with associated sports pitch and play space, floodlighting, landscaping, car and cycle parking, new access routes and associated works to the west of Ship Lane in the area of the Site that is not covered by Application A (refer to **Figure 1.2**).
- 1.4. The two Planning Applications are separate applications, but will be linked through a S106 Agreement to ensure that the Application B (school) land is handed over at an appropriate time to the Education and Skills Funding Authority (ESFA) who would deliver Application B, and that the associated highway works (expected to be secured by Section 278 (S278) works)) are carried out at an appropriate stage, in conjunction with either Application A or B. **Figure 1.3** shows the extent of the S278 highway works proposed at Chalkers Corner, to the southwest of the Site, which is assessed as by the EIA as reported within this ES. For the purposes of assessment, both Planning Applications including the S278 works are therefore considered together as one comprehensive redevelopment proposal. As such, for the purposes of the EIA and this ES, the proposals defined by the Planning Applications including the S278 works are collectively referred to as the 'Development'. Similarly, the collective parcels of land associated with the Planning Applications including the S278 works are referred to as the 'Site' (refer to **Figure 1.4**). It therefore

follows that due to the scale and nature, and potential of the Development to give rise to “...*significant environmental effects*...”, the Development is considered as Schedule 2, Category 10(b) (urban development projects) of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017<sup>1</sup> (the ‘2017 EIA Regulations’). This ES reports the key findings of the EIA process undertaken for the Development and accompanies both Planning Applications.

- 1.5. The scope of the EIA, and how this has been determined is summarised in **Chapter 2: EIA Methodology**.
- 1.6. A detailed description of the Site is provided in **Chapter 3: Existing Land Uses and Activities** and a detailed description of the Development is provided in **Chapter 5: The Proposed Development**.

### Site Context

- 1.7. As set out in **Figure 1.4**, the Site comprises:
  - the former Stag Brewery, a parcel of land extending to approximately 9.25 hectare (ha), occupied by a mix of large-scale industrial brewery structures and buildings, hardstanding, and a playing field in the south west known as Watney’s Sports Ground, and incorporating a section of the River Thames towpath within the north of the Site;
  - Ship Lane, a public highway bisecting the Site;
  - Bulls Alley, a public highway within the east of the Site;
  - Williams Lane, a highway within the west of the Site;
  - the junction with the A316 (Clifford Avenue), A3003 (Lower Richmond Road) and A205 (South Circular) (collectively known as ‘Chalkers Corner’) to the west of the Site; and
  - Mortlake High Street and Sheen Lane to the south of the Site.
- 1.8. The Site is in a predominantly residential setting with public open space known as Mortlake Green located to the south of the Site. The River Thames is located immediately north of the Site. Further detail is provided in **Chapter 3: Existing Land Uses and Activities**.

### Planning Context

- 1.9. The Site is identified in the Stag Brewery Planning Brief<sup>2</sup> and Mortlake Village Planning Guidance<sup>3</sup>, which detail the key policy aims for redevelopment of the Site. LBRuT’s Local Plan<sup>4</sup> identifies the Site as an area for comprehensive redevelopment to provide a new village centre for Mortlake.
- 1.10. In February 2018, the Applicant submitted three separate planning applications which were proposed to be linked via a Section 106 Agreement (the ‘2018 Planning Applications’, referred to as Application A, Application B and Application C, refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) to LBRuT to facilitate the redevelopment of the Site, along with predominantly highway land at Chalkers Corner to the west. A summary of each of the 2018 Planning Applications is set out below:
  - Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
    - Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’

throughout) to provide 443 residential units, flexible use floorspace, hotel, cinema, gym, and office uses; and

- Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as 'Development Area 2' throughout) to provide up to 224 residential units, a nursing and care home and up to 150 flexible use living accommodation.
  - Application B – detailed planning application for a six-form entry secondary school (on land to the west of Ship Lane).
  - Application C – detailed planning application for highways and landscape works at Chalkers Corner.
- 1.11. The 2018 Planning Applications were accompanied by one Environmental Statement (the '2018 ES') which considered all three separate planning applications together as one comprehensive redevelopment proposal (the '2018 Development'). The 2018 ES reports the key findings of the Environmental Impact Assessment (EIA) process in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 (as amended 2015)<sup>1</sup> (the '2011 EIA Regulations').
- 1.12. Following submission of the 2018 Planning Applications, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. This included minor amendments to the 2018 Development in May 2019 (the 'May 2019 Amendments'), which were accompanied by an ES Addendum (the 'May 2019 ES Addendum'). The May 2019 Amendments comprised internal reconfiguration to building layouts and levels to buildings 2,3, 6, 8 and 9 (resulting in a reduction in four residential units and change in land use areas); landscaping changes; and alterations to the building material and façade treatments.
- 1.13. On 29 January 2020, the 2018 Planning Applications were heard by LBRuT's Planning Committee, with a recommendation for approval. The Committee resolved to grant Applications A and B, and refuse Application C.
- 1.14. The 2018 Planning Applications were referred to the GLA, and the Mayor gave a direction that the GLA will become the determining authority for the determination of the 2018 Planning Applications and act as local planning authority in relation to all three applications.
- 1.15. The Applicant engaged with the GLA in respect of the proposed amendments to the Development (the 'July 2020 Amendments'). As a result of these discussions, several changes were made to the scheme proposals which are summarised as follows:
- increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living and / or residential units) to up to 1,250 units;
  - increase in affordable housing provision from up to 17% to up to 30%<sup>2</sup>;
  - increase in height for some buildings, of up to three storeys compared to the 'Original Scheme';
  - change to the layout of Buildings 18 and 19, conversion of Building 20 from a terrace row of housing to two four storey buildings;

<sup>1</sup> HMSO (2015) Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015).  
4151-3062-0468, v. 2

<sup>2</sup> Habitable room %s assume existing buildings on Site can be classified as 'occupied' for the purposes of Community Infrastructure Levy ('CIL').

- reduction in the size of the western basement, resulting in an overall reduction in car parking spaces of 186 spaces, and introduction of an additional basement storey beneath Building 1 (the cinema);
  - other amendments to the Development including amendments to internal layouts, re-location and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;
  - landscaping amendments, including canopy removal of four trees on the north-west corner of the Site; and
  - further options to the works proposed at Chalkers Corner which could be implemented in lieu of those proposed under Application C. These alternative options excluded works within the land at Chertsey Court or the north side of Lower Richmond Road, and it is anticipated that these works would be undertaken within the presently adopted highways land.
- 1.16. Minor amendments were also made to the road and pedestrian layouts for the school (Application B). No other amendments were proposed to Application B. The amended planning applications were accompanied by an ES Addendum (the 'July 2020 ES Addendum') as further environmental information under Regulation 25 of the 2011 EIA Regulations.
- 1.17. In September 2020, minor amendments to the design of the roof of Building 1 of Application A (proposed to house a cinema and office uses) were proposed by reducing the height of the building by 2m, with no changes to the floorspace or storey number (the 'September 2020 Amendments'). An Environmental Statement Addendum was prepared (the 'September 2020 ES Addendum') which concluded it 'would not change the findings set out in the 2018 ES (as amended by the May 2019 and July 2020 Environmental Statement Addenda). The 2018 ES and subsequent addenda were undertaken in accordance with 2011 EIA Regulations under the transitional arrangements set out in the 2017 EIA Regulations.
- 1.18. In November 2020, the Applicant formally withdrew Application C (LPA ref: 18/0549/FUL and GLA ref: 4172b), further technical notes were prepared and submitted to the GLA detailing the transport issues, such as the closure of Hammersmith Bridge.
- 1.19. On 27 July 2021, a public Representation Hearing was held, and the Mayor of London resolved to refuse planning permission for the amended planning applications (GLA refs: 4172 and 4172a) for the following reasons:
- height, massing and visual impact on the townscape, character, and appearance of the surrounding area;
  - heritage impact by the less than substantial harm to the significance of several listed buildings and conservation areas in the vicinity of the Site not outweighed by the public benefits such as level of affordable housing;
  - neighbouring amenity impact owing to the bulk, scale, and siting of Buildings 20 and 21 near the rear of neighbouring properties in Parliament mews and rear gardens on Thames Bank;
  - overall absence of a S106 legal agreement; and
  - open space, transport mitigation, comprehensiveness, and place-making regarding Application

B (which is intrinsically linked to Application A).

- 1.20. These reasons for refusal for the 2018 Planning Applications have been a key consideration in terms of developing a revised design for the Site. This third iteration of the Development seeks to respond to the Mayor's reasons for refusal, and in doing so also addresses a number of the concerns previously raised by LBRuT. The Development comprises the following amendments to the 2020 Development (the July 2020 Amendments and September 2020 Amendments combined):
- a revised energy strategy is proposed in order to address the London Plan (2021)<sup>5</sup> requirements;
  - several residential blocks have been reduced in height to better respond to the listed buildings along the Thames riverfront and to respect the setting of the Maltings building, identified as a Building of Townscape Merit (BTM) by LBRuT;
  - reconfiguration of layout of Buildings 20 and 21 has been undertaken to provide lower rise buildings to better respond to the listed buildings along the Thames riverfront; and
  - Chalkers Corner 'light' highways mitigation works (Option 2 of the July 2020 Amendments).
- 1.21. The school proposals (submitted under 'Application B') are unchanged. The Applicant acknowledges LBRuT's identified need for a secondary school at the Site and the applications continue to support the delivery of a school. It is expected that the principles to be agreed under the draft Community Use Agreement (CUA) will be the same as those associated with the refused school application (LBRuT ref: 18/0548/FUL, GLA ref: GLA/4172a/07). As set out above, to support the current applications, a new EIA has been undertaken and an ES has been prepared under the 2017 EIA Regulations.

### Structure of the Environmental Statement

- 1.22. This ES is divided into three Volumes and a Non-Technical Summary (NTS).

#### Environmental Statement Volume 1: Main Text

- 1.23. **ES Volume 1** (this document) provides a description of the approach to the EIA (**Chapter 2: EIA Methodology**); the Site, activities and its surroundings (**Chapter 3: Existing Land Uses and Activities**); the main alternatives that were reasonably considered by the Applicant (**Chapter 4: Alternatives**); the nature and extent of the Development (**Chapter 5: The Proposed Development**) and a summary description of the anticipated development programme, refurbishment, alteration, and construction works (the 'Works') (**Chapter 6: The Development Programme, Demolition, Alteration, Refurbishment and Construction**). **Chapters 7 to 20** inclusive present the findings of the EIA for the following disciplines 'scoped into' the ES:
- Socio-Economics;
  - Transportation and Access;
  - Noise and Vibration;
  - Air Quality;
  - Ground Conditions and Contamination;

- Surface Water Resources and Flood Risk;
- Ecology;
- Archaeology (Buried Heritage);
- Above Ground Built Heritage;
- Townscape and Visual Effects;
- Wind Microclimate;
- Daylight, Sunlight, Overshadowing and Light Pollution;
- Greenhouse Gases; and
- Cumulative Effects.

- 1.24. A summary of all the likely residual effects and mitigation measures is set out in **Chapter 21**. Further detail on the structure of the technical chapters is provided in **Chapter 2: EIA Methodology**.

### Environmental Statement Volume 2: Figures

- 1.25. **ES Volume 2** comprises figures, illustrations, Parameter Plans and a selection of Planning Application Drawings which should be read together with **ES Volume 1**.

### Environmental Statement Volume 3: Appendices

- 1.26. **ES Volume 3** comprises appendices (such as data, reports, and correspondence) which are relevant evidence bases to the assessments reported within **ES Volume 1**.

### Non-Technical Summary

- 1.27. The **Non-Technical Summary (NTS)** comprises a summary of the whole ES (**Volumes 1, 2 and 3**) in 'non-technical language' as required under the 2017 EIA Regulations. Its objective is to provide a concise and balanced summary of the ES without excessive technical detail or scientific language to be readily and quickly understood by non-technical experts and members of the public not familiar with EIA terminology. The **NTS** is produced as a separate document to facilitate wider public distribution.

### Project Team

- 1.28. This EIA has been co-ordinated by Waterman in conjunction with a team of competent experts, as required by Regulation 18 of the 2017 EIA Regulations, which states:

*"In order to ensure the completeness and quality of the environmental statement: (a) the developer must ensure that the environmental statement is prepared by competent experts; and (b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts".*

- 1.29. **Appendix 1.1** sets out a summary of relevant qualifications and experience for the professional team who have prepared and contributed to this ES. It should also be noted that Waterman is a Registered Environmental Impact Assessor Member of the Institute of Environmental Management and Assessment (IEMA), providing independent recognition of the quality of Waterman's EIA work.

- 1.30. The EIA has been co-ordinated by Waterman. Waterman has also prepared the ES in conjunction with the Applicant and their professional team as listed within **Table 1.1**.

Table 1.1: Professional Team

| Organisation                              | Expertise / EIA Input   |
|---|---|
| Reselton Properties Limited               | Applicant   |
| Dartmouth Capital Advisors Ltd            | Applicant's Development Advisors  |
| Squire & Partners                         | Architect   |
| Gillespies LLP                            | Landscape Architect   |
| Gerald Eve LLP                            | Planning Consultant   |
| Town Legal                                | Planning Lawyer   |
| Gardiner and Theobald                     | Cost Consultants  |
| AECOM                                     | Construction Advisors   |
| Waterman Structures Ltd                   | Structural Engineer   |
| Waterman Infrastructure & Environment Ltd | Lead EIA Consultant, Air Quality, Noise and Vibration, Ground Conditions and Contamination, Ecology, Built Heritage, Drainage, Townscape and Visual Consultants |
| Hoare Lea                                 | Mechanical and Electrical Engineer  |
| Stantec                                   | Transport Planner   |
| Corylus Consulting                        | Flood Risk Consultant   |
| Hatch                                     | Socio-Economics Consultant  |
| RPS                                       | Archaeology Consultant  |
| eB7                                       | Daylight, Sunlight, Overshadowing and Light Pollution Consultant  |
| RWDI                                      | Wind Microclimate Consultant  |
| Air Quality Consultants                   | Greenhouse Gases Consultant   |
| Soundings                                 | Public Consultation Consultant  |

## ES Availability and Comments

- 1.31. The ES is available for viewing by the public on LBRuT's website:  
[http://www2.richmond.gov.uk/PlanData2/Planning\\_Search.aspx](http://www2.richmond.gov.uk/PlanData2/Planning_Search.aspx).
- 1.32. A hard copy ES will also be available for viewing by the public by appointment in the planning department of LBRuT at the address below. Comments on the planning application should be forwarded to the planning case officer at the address given below:

London Borough of Richmond upon Thames  
 Civic Centre  
 44 York Street  
 Twickenham  
 TW1 3BZ  
 020 8891 1411



- 1.33. Copies of the NTS are available free of charge. Copies of the full ES are available for purchase. For copies of these documents, please contact:

Waterman Infrastructure & Environment Ltd  
Pickfords Wharf  
Clink Street  
London  
SE1 9DG  
Tel: 020 7928 7888  
Email: [ie@watermangroup.com](mailto:ie@watermangroup.com)



## References

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- 1 HMSO (2017) Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 2 London Borough of Richmond upon Thames (2011). Stag Brewery, Mortlake, SW14 Planning Brief, Supplementary Planning Document. LBRuT: Richmond.
- 3 London Borough of Richmond upon Thames (2015). Mortlake Village Planning Guidance, Supplementary Planning Document. LBRuT: Richmond.
- 4 London Borough of Richmond upon Thames (2018): Local Plan, adopted July 2018.
- 5 Greater London Authority (2021); 'The London Plan: The Spatial Development Strategy for Greater London, March 2021.