

**Stag Brewery, Mortlake  
Retail and Leisure Statement: Addendum July 2022  
Planning Application Ref: 22/0900/OUT**

1. This Addendum should be read in conjunction with the originally submitted RPS Retail and Leisure Statement ('the Statement'), dated March 2022.
2. The Addendum considers the implications arising from a small reduction (-55sqm GIA) in the amount of proposed 'flexible use floorspace' (reduced to 4,784sqm, from 4,839sqm GIA) combined with the loss of 14 residential units in terms of compliance with retail and leisure planning policy, including scale, sequential and impact tests. The small reductions in proposed flexible use floorspace and residential unit numbers are the result of design changes made to respond to the consultation comments of the Health and Safety Executive on the scheme.
3. Section 7 of the Statement concerns the sequential test. The application site is allocated in the Local Plan for mixed use development, including retail and leisure uses. The policy allocation requires development proposals to be of an appropriate scale and nature.
4. 'Appropriateness' is determined by reference to significant adverse effects (impact).
5. Section 8 of the Statement undertakes an 'impact assessment' of the proposed flexible use floorspace (retail, food and beverage uses).
6. Section 8 provides details of available expenditure on retail (convenience and comparison goods) and food and beverage (spending in cafes, restaurants etc) within the local catchment area, estimates of spending generated by the proposed residential population of the scheme and the turnover potential of the proposed retail, food and beverage floorspace.
7. The tables below replicate those set out in Section 8 and provide revised estimates reflecting the reduction in proposed floorspace and the number of residential units (as now proposed).
8. In terms of the spending potential of the proposed future residents of the scheme, it is assumed there will be a reduction in the residential population of the scheme from 2,472 to about 2,448.

Expenditure Type	Total Expenditure £M 2029		Difference
	As Submitted (Mar '22)	Revised (July '22)	
Comparison	12.78	12.65	-0.13
Convenience	6.76	6.70	-0.06
Food & Beverage	6.77	6.71	-0.06
<b>Total</b>	<b>26.31</b>	<b>26.06</b>	<b>-0.25</b>

9. The above table shows there will be a corresponding small reduction in available expenditure of £0.25M.
10. Similarly, in relation to the turnover potential of the proposed retail, food and beverage floorspace, by adopting the same assumptions as set out in the Statement (paragraphs 8.42 – 8.46) the table below demonstrates the turnover of the scheme will reduce from £14.35M to £14.11M (i.e. -£0.24M) in 2029.

Expenditure Type	Total Turnover £M 2029		Difference
	As Submitted (Mar '22)	Revised (July '22)	
Comparison	4.29	4.29	0
Convenience	7.29	7.29	0
Food & Beverage	2.77	2.53	-0.24
<b>Total</b>	<b>14.35</b>	<b>14.11</b>	<b>-0.24</b>

11. The reduction in residential spending is very comparable to the reduction in the turnover of the proposed flexible retail, food and beverage floorspace (£0.25M compared to £0.24M).
12. The scale and nature of the proposed flexible use floorspace, albeit with a slight reduction in floorspace, remains very comparable to the previous scheme of development for the site (ref: 18/0547/FUL). Both LBRuT and the Mayor raised no cause for concern in terms of the impact and sequential tests in respect of those previous proposals.
13. The amount of expenditure generated by the residential population of the scheme would reduce to about £26.06M in 2029. In comparison, the potential turnover of the flexible use floorspace would be £14.11M. There remains significant expenditure generated by the population of the proposed scheme alone to completely offset turnover with surplus expenditure likely to benefit local town centres.

The changes to flexible use floorspace now proposed and the number of residential units are negligible and would not cause any significant adverse effects upon any town centre. Furthermore, there would be no issue in terms of the sequential test given the appropriateness of the scale of the proposed flexible use floorspace

14. In summary, the conclusions reached by the Statement in Section 7 (sequential test) and 8 (impact) remain robust.