



Energy Report

Introduction

1. On behalf of our client, Reselton Properties Limited, we have submitted an application for planning permission in respect of land at the former Stag Brewery site in Mortlake ('the Site') which is within the London Borough of Richmond Upon Thames ('LBRuT'). Specifically, planning permission is sought for the following:

"Use of the existing buildings and land including erection of external film sets for film production operations and ancillary activities."

2. This document seeks to provide a high-level overview of the energy arrangements in respect of the proposed use and use of the existing buildings.

Proposals

3. The Site is the subject of pending Masterplan Applications (refs: 22/0900/OUT and 22/0902/FUL) which, if granted, would deliver a significant mixed-use development comprising a range of uses including residential units (including affordable), flexible office and retail uses, community uses, a cinema, a hotel/public house with accommodation and a new six form entry secondary school alongside substantial new green and open spaces and new pedestrian and vehicle routes throughout the Site.
4. It is recognised that the Masterplan Applications still represent LBRuT's long term objective for the Site. For this reason, the duration of the permanent film production use permission would be linked to the grant of the Masterplan Applications.
5. Therefore, while it can be seen that this application and any consequential planning permission would no longer be temporary, it will in effect be tightly controlled and linked to any subsequent delivery of the overall Masterplan Applications.
6. For the purposes of energy assessment, in practice, the film use would operate in a similar manner to that of a temporary use. Therefore, for the purposes of this energy report we have considered the proposed use as a 'temporary' use in respect of planning policy and guidance.

Relevant Planning Policy and Guidance

7. London Plan Policy SI 2 sets out that major development should be net zero carbon, which means reducing greenhouse gas emissions through using the Mayor's energy hierarchy. Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met. Adopted Policy LP 22 in LBRuT's Local Plan refers to the zero carbon requirements set out within the London Plan.
8. The GLA's Energy Assessment Guidance (June 2022) sets out further information on preparing energy assessments as part of planning applications. In respect of temporary applications, the guidance states at para 6.27:

Stag Brewery

“For temporary construction, applicants will be expected to maximise carbon savings in line with the London Plan policies. Applicants should provide evidence relating to the lifespan of the building and an explanation of the expected use of the building once the temporary planning permission period has expired. This will inform how the policy will be applied to these applications and will be established on a case-by-case basis.”

9. Given that the proposed physical works only comprise the erection of external film sets, this note seeks to provide the relevant information in line with para 6.27 of the Mayor’s Guidance.

Proposed Works – Energy Information

10. The application proposes the use of existing buildings for film production operations and ancillary activities.
11. No works (including demolition) are proposed to the existing buildings.
12. In respect of physical works, the application proposes the installation of external film sets only. It is not proposed to erect any new buildings as part of this application.
13. The Site will be powered by mains electricity, as per the existing arrangement in use on the Site at present. No amendments are proposed to this arrangement. There will be no generators in use on the Site.
14. The lifespan of the buildings would not be adversely affected by the proposed use, nor the erection of the external film sets. The film sets are entirely removable and would be removed either at the end of the period of their use on Site, or before if required by the Site operator.
15. As previously noted, the Site is subject to wider masterplan proposals, for which planning applications have recently been submitted to LBRuT (refs: 22/0900/OUT and 22/0902/FUL) and which are currently pending. These applications propose to deliver a comprehensive mixed use development across the Site, as well as on the existing playing field land. If granted, these applications would deliver significant energy improvements including an overall reduction on carbon emissions beyond the GLA’s minimum policy target of 35%. Renewable energy infrastructure would be utilised on Site, as well as energy efficient measures during the construction and operational phases. Full details of the energy improvements can be found within the relevant submitted energy documents submitted in support of the masterplan applications (refs: 22/0900/OUT and 22/0902/FUL) (which do not form part of this application).
16. As noted above, the current application would be structured in a way which would not prejudice the delivery of the wider site masterplan and the associated energy improvements.
17. It is considered that the use of the Site in this manner for effectively a meanwhile use is in line with ambitions set out within the London Plan (Policy HC 5).