

31<sup>st</sup> October 2023

Our Ref: 38262/5504/LoC03/231031

Lucy Thatcher  
Development Control  
London Borough of Richmond upon Thames  
Civic Centre  
44 York Street  
Twickenham  
TW1 3BZ

Dear Lucy

**STAG BREWERY, LOWER RICHMOND ROAD, MORTLAKE, LONDON SW14 7ET: SHEEN LANE LEVEL CROSSING, TECHNICAL NOTE 16B (APRIL 2021)**

On behalf of our client, Reselton Properties Limited, this letter has been written to consider the affect arising from a series of amendments which are now being made in respect of the pending planning application ref: 22/0900/OUT ('Application A') at the Former Stag Brewery, Lower Richmond Road, Mortlake, London ('the Site'). For the avoidance of doubt, no physical changes are proposed to a linked application ref: 22/0902/FUL ('Application B').

**Background**

Two applications for planning permission were submitted to the London Borough of Richmond upon Thames ('LBRuT') on 11 March 2022 for the masterplan redevelopment of the Site and are currently pending determination. Consultation with statutory and public consultees has been ongoing throughout this period.

On 19 July 2023 both applications were heard at LBRuT's Planning Committee. The LBRuT's Planning Committee resolved to approve both applications, subject to the provisions set out in the Officer's Report.

On 24 July 2023 the Secretary of State made a statement confirming the Government's intention to mandate second staircases in new residential buildings above 18 metres. This followed consultation on this matter where expert bodies advocated support for this threshold.

**Matters for Substitution**

Although no formal transition arrangements or legislation has been announced at this stage, the Applicant has taken the decision to make amendments to the scheme which will allow it to adhere to the forthcoming changes announced on the 24 July 2023 by the Secretary of State in relation to the Government's intention to mandate second staircases in new residential buildings above 18 metres.

The Sheen Lane Level Crossing Analysis [Stantec, December 2017, Technical Note 16] was prepared to address safety concerns raised by Network Rail relating to the increased usage of the Mortlake Level Crossing as a result of the proposed Stag Brewery development. This assessment was updated in April 2021 to reflect the GLA Refused Scheme submitted in July 2021 for up to 1,250 units.

The table below shows the difference in development land-use quanta between the GLA Refused Scheme, the Resolved to Approve by Planning Committee Hybrid Application (July 2023) - up to 1068 Units ('Committee Scheme') and the Fire-Led Design Amendments Hybrid Application (Oct 2023) - up to 1075 Units ('Fire-Led Amended Scheme'). A comparison is made between the Fire-Led Amended Scheme with the GLA Refused Scheme as the GLA scheme was the basis for the April 2021 update to the Sheen Lane Level Crossing Analysis (Rev B).

Land Use	GLA Refused Scheme (July 2021) Up to 1250 Units	Planning Scheme (March 2022) Up to 1071 Units	Committee Scheme (July 2023) Up to 1068 Units	Fire-Led Amended Scheme (Oct 2023) Up to 1075 Units	Difference GLA Refused to Fire Led Schemes
Total Residential	1,250 units	1,071 units	1,068 units	1,075 units	175 unit (decrease)
<b>Detailed Application – Application A (Development Area 1)</b>					
Residential	576 units	549 units	549 units	566 units	10 unit (decrease)
Unspecified Flexible Floor Areas including, Retail/Restaurant/Office/Community/Boathouse	5,023 m <sup>2</sup>	4,784 m <sup>2</sup>	4,784 m <sup>2</sup>	4,909 m <sup>2</sup>	144 m <sup>2</sup> (decrease)
Hotel	1,765 m <sup>2</sup> (16 rooms)	1,765 m <sup>2</sup> (15 rooms)	1,765 m <sup>2</sup> (15 rooms)	1,765 m <sup>2</sup> (15 rooms)	No change
Office	5,532 m <sup>2</sup>	4,468 m <sup>2</sup>	4,468 m <sup>2</sup>	1,897 m <sup>2</sup>	3,635 m <sup>2</sup> (decrease)
Cinema	1,606 m <sup>2</sup> (3 screens, 370 seats)	1,606 m <sup>2</sup> (3 screens, 370 seats)	1,606 m <sup>2</sup> (3 screens, 370 seats)	1,755 m <sup>2</sup> (3 screens, 370 seats)	149 m <sup>2</sup> (increase)
<b>Outline Application – Application A (Development Area 2)</b>					
Residential	674 units	522 units	519 units	509 units	165 unit (decrease)
<b>Detailed Application – Application B (Ref: 22/0902/FUL)</b>					
School	9,319 m <sup>2</sup> (1,200 pupils)	9,319 m <sup>2</sup> (1,200 students)	9,319 m <sup>2</sup> (1,200 students)	9,319 m <sup>2</sup> (1,200 students)	No change

The Fire-Led Amended Scheme is significantly smaller across the major development land uses or no change with respect to the Hotel and School. As the multimodal trip generation analysis methodology has not changed over the scheme assessment the number of trips using the Sheen Lane Crossing for the Fire-Led Amended Scheme (October, 2023) will be less than those used in the latest Sheen Lane Level Crossing Analysis (Rev B) [Stantec, April 2021, Technical Note 16].

The TN16(RevB) assessment can therefore be taken as a worst-case scenario with respect the Fire-Led Amended Scheme (October 2023).

### Conclusion

Having reviewed the changes summarised above and included in the substituted plans and documents, our view is that the amendments do not materially affect the conclusions of our original Sheen Lane Level Crossing Analysis (Rev B) dated April 2021. Therefore, the conclusions remain valid in the light of the proposed amendments.

Yours sincerely



**GREG CALLAGHAN**  
DIRECTOR

**STANTEC UK LIMITED**