

31<sup>st</sup> October 2023

Our Ref: 38262/5504/LoC04/231031

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: TRAVEL PLANS REVISION B, MARCH 2022**

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. This is referred to as the Fire-Led Amended Scheme.

Three Travel Plans were submitted as part of the Originally Submitted Hybrid Application (March 2022) ('Planning Scheme') with the aim of promoting more sustainable patterns of travel and outlining the different travel options available to residents, employees, pupils etc. who will be using the site.

The three travel plans are as follows:

- Site Wide Travel Plan (SWTP) setting out the overarching principles for travel planning across the full development with the exception of the school

- Residential Travel Plan (RTP) similar to the FTP but with a more detailed and focused approach on the residential aspect of the site, and
- School Travel Plan (STP) focusing on the travel patterns of pupils, staff and visitors of the school.

For the Resolved to Approve by Planning Committee Hybrid Application (July 2023) ('Committee Scheme') no change was required to these Travel Plans as only the development land-use schedules and accommodation mix changed. It was noted that the Air Quality Positive Statement [Watermans, March 2023] increased the number of Car Club vehicles in the development from 3 to 20 and which remains unchanged.

The Fire-Led Amended Scheme has made wider although minor changes to the provision and access of transport modes across the development and which are summarise below:

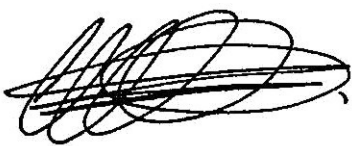
- The changes to the Basement Level to accommodate the second staircases, refuse and recycling stores, and new fire safety guidance associated with EV charging requiring an updated to the car park layouts in both the eastern (Development Area 1) and western (Development Area 2) basements.
- The car parking provision for residential and non-residential spaces has decreased following the proposed amendments. This has resulted in a reduction of 12 spaces in the eastern basement (5 residential spaces and 7 non-residential spaces) and a reduction of 3 spaces in the western basement (3 residential spaces) totalling 15 spaces. The car parking provision for the townhouses and school remain unchanged.
- The required cycle parking requirements based on the London Plan 2021 standards has reduced by 9 long stay spaces and increased by 5 short stay spaces, but it is proposed to retain the cycle parking provision set out in the Committee Scheme (July 2023) giving additional spare capacity for residents.

These changes would encourage less use of the private car and for those trips made by car, increase the likelihood of it being made using an electric vehicle. The objectives, targets and measures set out in each three Travel Plans above are therefore unchanged from the Committee Scheme (July 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 Travel Plan reports dated March 2022.

Yours sincerely



**GREG CALLAGHAN**  
**DIRECTOR**

**STANTEC UK LIMITED**