

31st October 2023

Our Ref: 38262/5504/LoC01/231031

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: DELIVERY AND SERVICING PLAN (DSP) 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.

The Delivery and Servicing Management Plan (DSP) [Stantec, March 2022] submitted as part of the Originally Submitted Hybrid Application (March 2022) ('Planning Scheme') set out the following:

- **Delivery and Servicing Proposals** that estimated future delivery and servicing trip generation profiles along with vehicle types and dwell times.
- **Delivery and Servicing Management** to provide an overview of the proposed delivery and servicing bays and management arrangements for the Development.
- **Monitoring and Management Requirements** to confirm how the implementation of the DSP will be monitored and who will be responsible for its implementation.

For the Resolved to Approve by Planning Committee Hybrid Application (July 2023) ('Committee Scheme') the Transport Assessment Addendum [Stantec, April 2023, Technical Note 53] indicated

delivery and servicing trips would reduce by 1 LGV and therefore the DSP produced for the Planning Scheme (March 2022) remained a worst case.

To confirm any impacts of the Fire-Led Amended Scheme on the DSP the following update is provided:

- **Delivery and Servicing Proposals:** Based on the revised land-use schedules the delivery and servicing trips generated by the Development between the Planning Scheme (March 2022), Committee Scheme (July 2023) and the Fire-Led Amended Scheme (October 2023) is shown below.

Land Use	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 (Committee to Fire- Led Schemes)		
	Daily			Daily			Daily			Daily		
	LGV	HGV	Total	LGV	HGV	Total	LGV	HGV	Total	LGV	HGV	Total
Flexible Use (Worst Case)	28	18	46	28	18	46	28	19	47	1	0	1
B1 Office	3	10	13	3	10	13	1	4	6	-2	-6	-7
C1 Hotel	0	1	1	0	1	1	0	1	1	0	0	0
C3 Residential	274	53	326	274	53	326	271	52	323	2	0	2
D1 School	2	2	4	2	2	4	2	2	4	0	0	0
D2 Cinema	2	1	3	2	1	3	2	1	3	0	0	0
Total Trips	308	83	394	308	83	394	305	79	384	1	-5	-4

A comparison between the Committee Scheme (July 2023) and the Fire-Led Amended Scheme (October 2023) indicates the daily LGV trips would increase by 1 and HGV trips reduce by 5 resulting in an overall decrease of 4 delivery and servicing trips.

- **Delivery and Servicing Management:** While small changes have been made to the public realm and landscaping proposals within the Development as part of the Fire-Led Amended Scheme, the number (6 bays) and capacity (8 HGVs) of the on-street loading bays is unchanged from the Committee Scheme (July 2023)
- **Monitoring and Management Requirements:** No Change.

The above demonstrates the DSP prepared for the Planning Scheme (March 2022) and by substitution via the TA Addendum produced for the Committee Scheme (July 2023), remains a worst case assessment when compared with 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 report dated March 2022. The measures and initiatives included for managing and monitoring the DSP produced for the Planning Scheme are unchanged. Therefore, the conclusions remain valid in the light of the proposed amendments.

Yours sincerely



GREG CALLAGHAN
DIRECTOR

STANTEC UK LIMITED