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**FAO: Lucy Thatcher**

**Our ref: NTH/AKG/CST/STHO/J7699**

**Your ref: PP-11029164 and PP-11029386**

11 March 2022

Dear Madam

**Town and Country Planning Act 1990 (As Amended)  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Town and Country Planning (Mayor of London) Order 2008  
Former Stag Brewery, Lower Richmond Road, Mortlake, London  
Planning Applications by Reselton Properties Limited**

On behalf of our client, Reselton Properties Limited, we submit two linked planning applications for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond upon Thames ('LBRuT').

The two planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
  - i. Land to the east Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  - ii. Land to the west of Ship Lane applied for in outline (referred to as 'Development Area 2' throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane).

## **Background**

The Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large-scale industrial brewing structures, large areas of hardstanding and playing fields.

The proposals have been subject to extensive and thorough pre-application discussion and consultation with the London Borough of Richmond-Upon-Thames (LBRuT), the Greater London Authority (GLA), Sport England (SE), the Education and Skills Funding Agency (ESFA), the National Health Service (NHS), Transport for London (TfL) and Historic England (HE). Other key relevant stakeholders have also been engaged on the proposals, including the local community via public exhibitions, CLG meetings, presentations and one-on-one meetings. This consultation process commenced in spring 2016 in relation to three previous applications for the Site's redevelopment which were submitted in 2018 and determined in 2021 (refs: 18/0547/FUL; 18/0548/FUL and 18/0549/FUL).

The most recent community notification exercise in respect of the Proposed Development submitted under these Applications (A and B) took place between December 2021 to February 2022.

### **Need for Development**

The scheme seeks to deliver a mixed-use development which will deliver a new village heart for Mortlake by providing a range of uses and creating permeability through the site, linking Mortlake to the Thames riverside. The Site's redevelopment is an identified need within the adopted Local Plan through Site Allocation SA 24 and has also been accepted in principle by both LBRuT and GLA planning officers whose recommendations were to approve the Original Applications submitted for the comprehensive redevelopment of the Site (refs: 18/0547/FUL and 18/0548/FUL). The Original Applications were ultimately refused by the Mayor of London. The need for redevelopment of the Site to deliver a new 'heart of Mortlake', new homes and connection to the River Thames remains.

World-renowned architects, Squire & Partners, have worked alongside a range of technical specialists to develop a masterplan which takes a comprehensive design approach across the whole Site.

The masterplan respects and responds to the surrounding local context, the riverside location and the Site's unique history. A key component of the masterplan is to open the previously closed site to the public, and provide new, attractive and open public spaces throughout. Award winning landscape architects Gillespies LLP have worked closely with the project team and relevant stakeholders throughout the design process to achieve this aim.

Highway mitigation works associated with the proposals will be dealt with via a Section 278 Agreement (Highways Act, 1980).

### **Application A – Main masterplan, hybrid application**

This is a hybrid planning application comprising demolition works across the whole site and works applied for in detail on part of the Site (land to the east of Ship Lane, known as 'Development Area 1') and works applied for in outline on the remainder of the Site (land to the west of Ship Lane, known as 'Development Area 2').

The application red line boundary extends to cover the entire masterplan site as shown on the enclosed Squires plans. Part of land on the western part of the site is the subject of a separate, detailed planning application (Application B) as described later in this letter.

Application A is for:

**“Hybrid application to include the demolition of existing buildings to allow for comprehensive phased redevelopment of the site:**

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- a) Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks
- b) Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground
- c) Residential apartments
- d) Flexible use floorspace for:
  - i. Retail, financial and professional services, café/restaurant and drinking establishment uses
  - ii. Offices
  - iii. Non-residential institutions and community use
  - iv. Boathouse
- e) Hotel / public house with accommodation
- f) Cinema
- g) Offices
- h) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- i) Provision of on-site cycle, vehicle and servicing parking at surface and basement level
- j) Provision of public open space, amenity and play space and landscaping
- k) Flood defence and towpath works
- l) Installation of plant and energy equipment.

Planning permission is also sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- a) The erection of a single storey basement and buildings varying in height from 3 to 8 storeys
- b) Residential development
- c) Provision of on-site cycle, vehicle and servicing parking
- d) Provision of public open space, amenity and play space and landscaping
- e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.”

### Application B – The School

This is a detailed planning application for a new school on the western part of the main masterplan site. Application B has its own red line boundary, which falls wholly within the wider red line boundary associated with Application A.

Application B seeks full planning permission for the following:

**“Detailed planning permission for the erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works”.**

### **Substantial Public Benefits**

The Proposed Development would deliver a substantial package of long-term public benefits which have been designed to embrace and directly address the objectives of the Site Allocation and the Planning Brief (2011). The Proposals will contribute to over 26% of the LBRuT housing delivery targets of the plan period (up to 2029). This is a significant contribution. The proposals will also deliver a new secondary school to the borough, directly responding to an identified need to address the shortfall in places predicted from 2021 onwards. The proposed secondary school will provide spaces for 1,200 pupils and will help to enable children from the LBRuT to be educated within their home borough.

The Proposed Development will create a substantial quantum of external public spaces where the local community can interact alongside a large quantum of commercial and employment spaces which will provide job and training opportunities to members of the local community.

The package of public benefits to be delivered by the Proposed Development is substantial and extensive:

- i. Up to 1,085 new homes, with on-site affordable housing, which will make a significant contribution to the delivery of housing in London;
- ii. Significant place-making and architectural benefits including the creation of a new active high street and river front uses, opening up of the Site through creation of new publicly accessible open and green spaces, and high-quality architecture which includes incorporation of the existing historic buildings;
- iii. Substantial sustainability benefits, including targeting an Excellent BREEAM rating, and 73% and 66% reduction in carbon emissions against Part L for Application A and B respectively;
- iv. Economic benefits arising from the provision of a range of new commercial uses including new commercial Class E office floorspace, which would include an element of affordable workspace, benefits arising from employee spend and local construction jobs;
- v. Provision of a new six form entry secondary school, in line with the identified aspirations in the LBRuT Local Plan;
- vi. Creation of new community spaces, including a new water sports centre (boathouse) and community space, alongside new public squares and plazas to encourage community engagement;
- vii. Creation of new pedestrian and cycle routes through the Site to add to existing local connections, including enhancing the existing towpath and creating a new expansive link from Mortlake Green through to the river;
- viii. Transport improvements including highways works, contributions to bus facilities and the level crossing area and significant provision of cycle parking facilities and good pedestrian routes to encourage sustainable modes of travel; and

- ix. Significant CIL contribution which will facilitate improvements to local infrastructure and the Mayor's strategic transport infrastructure.

Within the documentation submitted in support of the Applications, the Proposed Development is demonstrated to respond positively to the issues and feedback provided by stakeholders in respect of the Original Applications and during pre-application discussions on the now Proposed Development, whilst also retaining some elements of the Original Applications which were supported by stakeholders, including third parties and decision makers. As a result, the Applicant is confident that the Proposed Development presents a scheme that can be truly supported and brought to fruition at the Site.

It is considered that the Proposed Development delivers on the objectives of the Development Plan with due regard to relevant statutory legislation. Accordingly, it meets the objectives and aspirations of LBRuT and the Mayor of London. On this basis, we consider that planning permission should be granted for both Applications.

### **Notices and Publicity**

Notice letters and notices have been issued to all identified landowners. A newspaper notice has been prepared, with the requisite details of Application A, and this was published in the Richmond and Twickenham Times (10 March 2022 edition).

### **Application Documents**

The applicant entered into a Planning Performance Agreement (PPA) with LBRuT at an early stage of the pre-application process (7 January 2022). This included a schedule of deliverables for application submission. Enclosed with this submission is the applicant's checklist which complies with all validation requirements.

### Application Form Inputs

Due to the size, scale and outline nature of the Proposed Development under Application A, the following assumptions have been made when completing the Application Forms:

- i. 'Residential Units' question on the application forms (ref: PP-11029164) has been completed based on an average floor area per type and tenure of residential unit. A full schedule of all individual residential unit sizes, prepared by Squire & Partners, has been submitted in support of Application A; and
- ii. Wifi connections to the commercial units have been based on a minimum number of commercial units assumed to be provided in Development Area 1, this would be subject to change as the scheme is occupied.

### Application A

#### *Housekeeping:*

- Application fee;
- Application form, relevant Certificates and Application form;
- Application Checklist;
- Community Infrastructure Levy (CIL) form and appendices;
- Site location and red line plans, prepared by Squire & Partners; and

- A composite plan (ref: JA12\_ZO\_P\_00\_004) that shows the site ownership outlined in blue, and which should be considered as blue land for the purposes of each of the applications.

*Documents:*

- Accommodation Schedule, prepared by Squire & Partners;
- Affordable Housing Statement, prepared by Gerald Eve LLP;
- Application drawings, prepared by Squire & Partners (architecture), Gillespies LLP (landscape) and Stantec (highways);
- Arboricultural Impact Assessment, prepared by Waterman IE;
- Carbon Emissions Reporting, prepared by Hoare Lea;
- Circular Economy Statement, prepared by Hoare Lea;
- Community and Cultural Facilities Assessment, prepared by Hatch;
- Covering Letter (this document), prepared by Gerald Eve LLP;
- Design and Access Statement, prepared by Squire & Partners;
- Design Codes, prepared by Squire & Partners (relating to the elements of application applied for in outline);
- Drawing schedules, prepared by Squire & Partners and Gillespies LLP;
- Employment Assessment, prepared by Hatch;
- Energy Strategy and appendices, prepared by Hoare Lea;
- Environmental Statement (Volumes 1, 2 and 3), prepared by Waterman IE;
  - Volume 1 - Contents
  - Chapter 1- Introduction;
  - Chapter 2- EIA Methodology;
  - Chapter 3- Existing Land Uses and Activities;
  - Chapter 4- Alternatives;
  - Chapter 5- The Proposed Development;
  - Chapter 6- The Development Programme, Demolition, Alteration, Refurbishment and Construction;
  - Chapter 7- Socio-Economics;
  - Chapter 8- Transport and Access;
  - Chapter 9- Noise and Vibration;
  - Chapter 10- Air Quality;
  - Chapter 11- Ground Conditions and Contamination;
  - Chapter 12- Surface Water Drainage and Flood Risk (including SuDS and Drainage Strategy)
  - Chapter 13- Ecology (including Preliminary Ecological Appraisal and Ecology Enhancement Statement / BNG, prepared by Waterman IE);
  - Chapter 14- Archaeology (Buried Heritage)
  - Chapter 15- Above Ground Built Heritage (including Built Heritage Statement);
  - Chapter 16- Townscape and Visual Effects;
  - Chapter 17- Wind Microclimate;
  - Chapter 18- Daylight, Sunlight and Overshadowing
  - Chapter 19 - Greenhouse Gases;
  - Chapter 20 - Cumulative Effects; and
  - Chapter 21 – Residual Effects.
- Environmental Statement Non-Technical Summary, prepared by Waterman IE;
- Existing Area Schedule, prepared by Squire & Partners;
- Financial Viability Assessment, prepared by BNP Paribas Real Estate;
- Fire Strategy, prepared by Hoare Lea;

- Proposed Floor Area Schedule by building and by use (GEA and GIA sqm), prepared by Squire & Partners;
- Foul Sewage and Utilities Assessment, prepared by Hoare Lea;
- Framework Construction Management Statement, prepared by Aecom;
- Framework Delivery and Servicing Management Plan, prepared by Stantec;
- Framework Estate Management Strategy, prepared by Blenheim Estate and Asset Management Ltd;
- Gateway 1 Form, prepared by Hoare Lea;
- Health Impact Assessment, prepared by Hatch;
- Housing Assessment Matrix (included within Design and Access Statement), prepared by Squire & Partners;
- Internal Daylight & Sunlight Report, prepared by EB7;
- Noise Impact Assessment, prepared by Hoare Lea;
- Landscape Design and Access Statement ((including Urban Greening Factor Assessment), prepared by Gillespies LLP;
- Lighting Masterplan, prepared by Michael Grubb Studio;
- Odour Assessment Report, prepared by Waterman IE;
- Operational Waste Management Plan, prepared by Stantec;
- Open Space and Playing Pitches Assessment (including Sport England Exception Test Assessment and Open Space Assessment), prepared by Gerald Eve LLP;
- Outline Car Park Management Plan, prepared by Stantec;
- Parameter Plans for outline element of application, prepared by Squire & Partners and Gillespies;
- Rendered Visuals, prepared by Squire & Partners/ Waterman IE (included in the ES Chapter 16);
- Retail and Leisure Statement, prepared by RPS;
- Site Waste Management Plan, prepared by Aecom;
- Site Location Plan, prepared by Squire & Partners;
- Site Plan, prepared by Squires and Partners;
- Sports Pitch Lighting Assessment, prepared by Michael Grubb Studio;
- Statement of Community Involvement, prepared by Soundings;
- Structural Impact Assessment, prepared by Waterman IE;
- Sustainability Statement (including completed LBRuT Sustainable Construction Checklist 2020), prepared by Hoare Lea;
- Town Planning Statement, prepared by Gerald Eve LLP;
- Transport Assessment including Travel Plans (Residential and Site Wide), Safety Audit, Healthy Street Assessment / Active Travel Zone, prepared by Stantec; and
- Whole Life Cycle Carbon Report, prepared by Hoare Lea.

Application B – School:

All Application A documents (as listed above) plus:

- Application Drawings, prepared by Squire & Partners;
- Application Fee, supplied by Reselton Properties Limited;
- Certificates/ Notices, prepared by Gerald Eve LLP;
- Community Infrastructure Levy (CIL) Additional Information Form, prepared by Gerald Eve LLP;
- Covering Letter, prepared by Gerald Eve LLP;
- Fire Statement and Gateway 1 form, prepared by Hoare Lea (included in Fire Statement under Application A);
- Planning Application Form, prepared by Gerald Eve LLP
- Design and Access Statement, prepared by Squire & Partners;

- Landscape Design and Access Statement prepared by Gillespies;
- Landscape Drawing Schedule, prepared by Gillespies LLP
- School Travel Plan, prepared by Stantec;
- Site Location Plan, prepared by Squire & Partners;
- Whole Life-Cycle Carbon, prepared by Hoare Lea (included in the Detailed Spreadsheet under Application A); and
- Site Plan, prepared by Squire & Partners.

The following requisite application fees have been made via separate BACS transfers, concurrently with the submission of the applications on the Planning Portal (reference numbers: PP-11029164 and PP-11029386):

- Application A - **£185,794**
- Application B - **£37,101**

We look forward to receiving confirmation of receipt and validation of this application. In the meantime, please contact Neil Henderson or Anna Gargan of this office should you have any questions.

Yours faithfully



**Gerald Eve LLP**

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