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**NTH/AKG/STHO/U0019289**

16 February 2024

Dear Sir or Madam

**Former Stag Brewery, Lower Richmond Road, Mortlake, London  
Appeal Against the Non-Determination of Applications for Planning Permission (Appeal A and  
Appeal B) London Borough of Richmond upon Thames refs: 22/0900/OUT and 22/0902/FUL**

On behalf of our client, Reselton Properties Limited (the “Appellant”), we are lodging simultaneous, conjoined appeals against the non-determination of two linked applications for Planning Permission (Appeal A and Appeal B) refs: 22/0900/OUT and 22/0902/FUL at the Former Stag Brewery, Lower Richmond Road, Mortlake, London (‘the Site’).

### **Need for Appeal**

Our client regrets that the need to appeal has arisen. Following the Mayor of London’s direction to refuse permission for two earlier applications in 2021, the applications have been re-designed to overcome the Mayor’s concerns relating to height; massing and visual impact; the impact on heritage assets and the effect on the amenities of neighbouring properties. These design amendments were made with the support of the London Borough of Richmond-upon-Thames (“LBRuT”).

LBRuT has resolved to grant permission for the revised applications (set out below). Its independent consultants have twice robustly interrogated the viability of the proposed development and have reached the conclusion that it simply cannot support any greater quantum of affordable housing. Our client has agreed to accept a profit well below market norms in order to bring the scheme forward to provide homes for Londoners, a new secondary school and a new heart for Mortlake on what is currently an under-used previously-developed site with only a meanwhile permission. LBRuT agrees with our client that the proposed development would deliver its aspirations for the site.

Notwithstanding, the Greater London Authority (“GLA”) has consistently indicated its opposition to the proposed development on the basis that it would not provide enough affordable housing. Our client has written to Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills in an attempt to overcome this impasse without any meaningful progress. GLA officers have met our client’s viability consultant and, in

those discussions, their queries regarding viability were all responded to. Subsequently, our client and Gerald Eve LLP met with the Head Case Officer for the GLA where it was indicated that the level of affordable housing was too low, that there would be many months of further delay and the outcome would most likely be to direct refusal.

For this reason, our client has reluctantly decided to proceed with an appeal on the grounds of non-determination.

## **Background**

### Planning History - Appeal A – Main masterplan, hybrid application

Appeal A was submitted to the LPA on 11 March 2022.

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

Whilst the application red line boundary extends to cover the entire masterplan Site (as shown on the enclosed Squires plans) and includes all demolition on the western part of the Site, construction on the western part of the Site is the subject of a separate, detailed planning application (Appeal B) as described later in this letter.

Appeal A is for:

#### **"Hybrid application to include:**

**1. Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site:**

**2. Detailed application for the works to the east side of Ship Lane which comprise:**

- a. 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 to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices.**
- b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works**
- c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level**
- d. Provision of public open space, amenity and play space and landscaping**

- e. Flood defence and towpath works
- f. Installation of plant and energy equipment

3. Outline application, 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 2 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.”

#### Planning History - Appeal B – The School

Appeal B was submitted to the LPA on 11 March 2022.

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

Appeal 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”.**

#### Planning Committee and Recent Fire-Led Design Amendments

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.

Following the LBRuT’s resolution to grant both applications in July 2023, the Government confirmed its intention to mandate second staircases in new residential buildings above 18 metres. In response, the Appellant revised Appeal A so that all buildings over 18 metres in height provided a second stair core. The amended designs and relevant supporting documentation were formally submitted to LBRuT on 3 November 2023 to supersede previously provided information and now form part of Appeal A.

On 31 January 2024 the amended application for Appeal A was heard at LBRuT’s Planning Committee. The Committee resolved to approve the application.

Planning Performance Agreement

A Planning Performance Agreement (PPA), dated 7 January 2022, was signed between the Appellant and the LPA (see Appendix 1).

Schedule 5, Table 3 of the PPA set the issuing of the planning decisions at ‘up to October 2022’.

Extension of Time

On 7 September 2023 LBRuT and the Appellant agreed to an extension of time to the determination period of the applications to 30 September 2023 (see Appendix 1).

**Choice of Procedure**

Given the scale, potential range of issues and the level of public interest it is considered necessary to progress with the Appeals through a public inquiry procedure to ensure that the matters and issues that are raised by the proposals are fully tested. 311 letters of objection were recorded in the Officer’s Report for July 2023 committee, with a further 101 letters of objection recorded in the January 2024 Report.

Aside from the developer and Local Planning Authority a number of interested groups have been represented at planning committee meetings. The GLA may wish to be represented given their involvement to date and that the applications are of strategic importance.

**Supporting Documents**

The following documents are enclosed with the lodged appeal for applications for Planning Permission (Appeal A and Appeal B) refs: 22/0900/OUT and 22/0902/FUL:

Appeal A and B

- i. Cover Letter (ie. this letter);
- ii. Statement of Case, prepared by Gerald Eve LLP, dated 16 February 2024;
- iii. Master List of all Appeal A Material, 16 February 2024; and
- iv. Master List of all Appeal B Material, 16 February 2024.

Appeal A

	<b>Appeal Form Requirement</b>	<b>Provided?</b>	<b>Notes</b>
1	A copy of the original application form sent to the LPA.	Yes	Contained within: <b>Master List of all Appeal A Material</b> Document no: <b>325</b>
2	A copy of the site ownership certificate and agricultural	Yes	Contained within: <b>Master List of all Appeal A Material</b> Document no: <b>325 &amp; 612</b>

	<b>Appeal Form Requirement</b>	<b>Provided?</b>	<b>Notes</b>
	holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).		
3	A copy of the LPA's letter in which they acknowledged the application.	Yes	Uploaded on PINS website.
4	A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.	Yes	Contained within: <b>Master List of all Appeal A Material Document no: 25 &amp; 32</b>
5	(a) Copies of all plans, drawings and documents sent to the LPAs as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA	Yes	Contained within: <b>Master List of all Appeal A Material</b> All documents within: <b>Column entitled "March 2022 (Original Submission)"</b>
	(b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA	Yes	See document entitled " <b>Contents List – Application A – 05</b> " dated 16 February 2024.
	(c) A list of all plans, drawings and documents upon which the LPA made their decision.	No	Not applicable
6	(a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.	Yes	Contained within: <b>Master List of all Appeal A Material</b> All documents within: Column entitled: <b>"Pre &amp; Post Validation Substitutions"</b> Column entitled: <b>"(1) First Substitutions Pack (August 2022)"</b>

	Appeal Form Requirement	Provided?	Notes
			Column entitled: “ <b>Minor Changes Not Subject to Reconsultation (Jan &amp; Feb 2023)</b> ” Column entitled: “ <b>(2) Second Substitution Pack- Not Subject to Reconsultation (March &amp; April 2023)</b> ” Column entitled: “ <b>(3) Third Substitution Pack (November 2023)</b> ”
	(b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.	Yes	See document entitled “ <b>Contents List - Application A - 06.</b> ”, dated 16 February 2024.
7	A copy of the design and access statement sent to the LPA (if required).	Yes	Contained within: <b>Master List of all Appeal A Material</b> Document nos.: <b>346 -351</b> Document nos.: <b>346a-350a</b> Document nos.: <b>346b-349b</b>
8	A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.	Yes	Contained within: - <b>Draft Statement of Common Ground</b> , prepared by Gerald Eve LLP; and - <b>Draft Financial Viability Statement of Common Ground</b> , prepared by BNP Paribas.
9	(a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.	No	Not applicable
	(b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.	No	Not applicable
10	Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.		Contained within: <b>Master List of all Appeal A Material</b> All documents within: Column entitled: “ <b>Pre &amp; Post Validation Substitutions</b> ” Column entitled: “ <b>(1) First Substitutions Pack (August 2022)</b> ” Column entitled: “ <b>Minor Changes Not Subject to Reconsultation (Jan &amp; Feb 2023)</b> ” Column entitled: “ <b>(2) Second Substitution Pack- Not Subject to Reconsultation (March &amp; April 2023)</b> ” Column entitled: “ <b>(3) Third Substitution Pack (November 2023)</b> ”

	Appeal Form Requirement	Provided?	Notes
11	If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose: the relevant outline application; all plans sent at outline application stage; and the original outline planning permission.	No	Not applicable
12	If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.	No	Not applicable
13	A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	Yes	<p>Document: <b>“Contents List – Application A – 13.”</b>, dated 16 February 2024.</p> <p>Columns (with document nos.):</p> <p><u>March 2022 (Original Submission)</u></p> <ul style="list-style-type: none"> <li>- <b>(404)</b> ES Non Technical Summary</li> <li>- <b>(405-426)</b> ES Main Text (Chapters)</li> <li>- <b>(427-434)</b> ES Figures</li> <li>- <b>(435-497)</b> ES Appendices</li> </ul> <p><u>Pre &amp; Post Validation Substitutions</u></p> <ul style="list-style-type: none"> <li>- <b>(429a)</b> ES Figures Part 3</li> </ul> <p><u>(1) First Substitutions Pack (August 2022)</u></p> <ul style="list-style-type: none"> <li>- <b>(403)</b> ES Letter of Conformity</li> <li>- <b>(403a)</b> ES Letter of Conformity</li> <li>- <b>(417a)</b> ES Chapter 13</li> <li>- <b>(427a-428a)</b> Replacement ES Figures 13.1-13.10 Part 1 &amp; 2</li> <li>- <b>(476a- 477a)</b> ES Appendix 12.5</li> <li>- <b>(478a-482)</b> ES Appendix 13.1-13.5</li> </ul> <p><u>Minor Changes Not Subject to Reconsultation (Jan &amp; Feb 2023)</u></p> <ul style="list-style-type: none"> <li>- <b>(420a)</b> MASTERPLAN- TREE PROTECTION PLAN</li> </ul> <p><u>(2) Second Substitution Pack- Not Subject to Reconsultation (March &amp; April 2023)</u></p> <ul style="list-style-type: none"> <li>- <b>(403b)</b> ES Statement of Conformity</li> <li>- <b>(403c)</b> ES Statement of Conformity</li> <li>- <b>(422a)</b> ES Chapter 18, ES Appendix 18.5 and ES SoC</li> </ul>

	Appeal Form Requirement	Provided?	Notes
			<ul style="list-style-type: none"> <li>- <b>(461a)</b> ES Appendix 10.4 <u>(3) Third Substitution Pack (November 2023)</u></li> <li>- <b>(403d &amp; e)</b> Environmental Statement Addendum Part 1 &amp; 2</li> <li>- <b>(462a)</b> ES Appendix 11.1 Letter of Conformity</li> </ul>
14	If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.	No	Not applicable

*Appeal B only*

	Appeal Form Requirement	Provided?	Notes
1	A copy of the original application form sent to the LPA.	Yes	Contained within: <b>Master List of all Appeal B Material</b> Document no: <b>69</b>
2	A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).	Yes	Contained within: <b>Master List of all Appeal B Material</b> Document no: <b>69</b>
3	A copy of the LPA's letter in which they acknowledged the application.	Yes	Uploaded on PINS website.
4	A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The	Yes	Contained within: <b>Master List of all Appeal B Material</b> Document no: <b>1 &amp; 5</b>



	<b>Appeal Form Requirement</b>	<b>Provided?</b>	<b>Notes</b>
	application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.		
5	(a) Copies of all plans, drawings and documents sent to the LPAs as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA	Yes	Contained within: <b>Master List of all Appeal B Material</b> All documents within: <b>Column entitled “March 2022 (Original Submission)”</b>
	(b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA	Yes	See document entitled " <b>Contents List – Application B – 05.</b> " dated 16 February 2024.
	(c) A list of all plans, drawings and documents upon which the LPA made their decision.	No	Not applicable
6	(a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.	Yes	Contained within: <b>Master List of all Appeal B Material</b> All documents within: Column entitled: <b>“Pre &amp; Post Validation Substitutions”</b> Column entitled: <b>“(1) First Substitutions Pack (August 2022)”</b> Column entitled: <b>“Minor Changes Not Subject to Reconsultation (Jan &amp; Feb 2023)”</b> Column entitled: <b>“(2) Second Substitution Pack- Not Subject to Reconsultation (March &amp; April 2023)”</b>
	(b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.	Yes	See document entitled " <b>Contents List - Application B - 06.</b> ", dated 16 February 2024.
7	A copy of the design and access statement sent to the LPA (if required).	Yes	Contained within: <b>Master List of all Appeal B Material</b> Document nos.: <b>85-92</b>
8	A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.	Yes	Draft Planning Statement of Common Ground, prepared by Gerald Eve LLP; and Draft Financial Viability Statement of Common Ground, prepared by BNP Paribas.

	<b>Appeal Form Requirement</b>	<b>Provided?</b>	<b>Notes</b>
9	(a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.	No	Not applicable
	(b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.	No	Not applicable
10	Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.		Contained within: <b>Master List of all Appeal B Material</b> All documents within: Column entitled: <b>“Pre &amp; Post Validation Substitutions”</b> Column entitled: <b>“(1) First Substitutions Pack (August 2022)”</b> Column entitled: <b>“Minor Changes Not Subject to Reconsultation (Jan &amp; Feb 2023)”</b> Column entitled: <b>“(2) Second Substitution Pack- Not Subject to Reconsultation (March &amp; April 2023)”</b>
11	If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose: the relevant outline application; all plans sent at outline application stage; and the original outline planning permission.	No	Not applicable
12	If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.	No	Not applicable
13	A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	Yes	Document: <b>“Contents List – Application B – 13.”, dated 16 February 2024.</b> Columns (with document nos.): <u>March 2022 (Original Submission)</u> - <b>(133)</b> ES Non Technical Summary - <b>(134-155)</b> ES Main Text (Chapters)

	Appeal Form Requirement	Provided?	Notes
			<ul style="list-style-type: none"> <li>- <b>(156-163)</b> ES Figures</li> <li>- <b>(164-226)</b> ES Appendices</li> </ul> <u>Pre &amp; Post Validation Substitutions</u> <ul style="list-style-type: none"> <li>- <b>(158a)</b> ES Figures Part 3</li> </ul> <u>(1) First Substitutions Pack (August 2022)</u> <ul style="list-style-type: none"> <li>- <b>(132)</b> ES Letter of Conformity</li> <li>- <b>(132a)</b> ES Letter of Conformity</li> <li>- ES Chapter 13</li> <li>- <b>(156a-157a)</b> Replacement ES Figures 13.1-13.10 Part 1 &amp; 2</li> <li>- <b>(205a-206a)</b> ES Appendix 12.5 Part 1&amp;2</li> <li>- <b>(207a)</b> ES Appendix 13.1</li> <li>- <b>(208a)</b> ES Appendix 13.2</li> <li>- <b>(209)</b> ES Appendix 13.3 Supplementary Protected Species Report Part 1&amp;2</li> <li>- <b>(210a)</b> ES Appendix 13.4 WFD Screening</li> <li>- <b>(211a)</b> ES Appendix 13.5 BNG</li> </ul> <u>Minor Changes Not Subject to Reconsultation (Jan &amp; Feb 2023)</u> <ul style="list-style-type: none"> <li>- <b>(149a)</b> MATERPLAN APPLICATIONS A &amp; B TREE PROTECTION PLAN</li> </ul> <u>(2) Second Substitution Pack- Not Subject to Reconsultation (March &amp; April 2023)</u> <ul style="list-style-type: none"> <li>- <b>(132b)</b> ES Statement of Conformity</li> <li>- <b>(132c)</b> ES Statement of Conformity</li> <li>- <b>(151a)</b> ES Chapter 18, ES Appendix 18.5 and ES SoC</li> <li>- <b>(190a)</b> ES Appendix 10.4</li> </ul>
14	If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.	No	Not applicable

**Closing**

We look forward to receiving confirmation of registration and validation of this appeal shortly.  
Please contact Neil Henderson or Anna Gargan at this office should you wish to discuss anything.

Yours faithfully



**Gerald Eve LLP**

nhenderson@geraldev.com  
Direct tel. +44 (0)20 7333 6377

Appendix 1 – Planning Performance Agreement, dated 7 January 2022 and extension of time agreement email, dated 7 September 2023.

**PLANNING PERFORMANCE AGREEMENT  
PRE-APPLICATION / APPLICATION STAGE**

**7 January 2022**

**Stag Brewery  
Mortlake**

This Planning Performance Agreement (PPA) is made between

London Borough of Richmond upon Thames, Civic Centre, York Street, Twickenham, TW1 3BZ  
**("LBR")**,

And

Reselton Properties Ltd

## Planning Performance Agreements

Excerpt from the National Planning Practice Guidance, paragraph 016 Reference ID: 20-16-20150326 (revised 26 March 2015):

A planning performance agreement is a project management tool which the local planning authorities and applicants can use to agree timescales, actions and resources for handling particular applications. It should cover the pre-application and application stages but may also extend through to the post-application stage.

Planning performance agreements can be particularly useful in setting out an efficient and transparent process for determining large and/or complex planning applications. They encourage joint working between the applicant and local planning authority and can also help to bring together other parties such as statutory consultees.

A planning performance agreement is agreed voluntarily between the applicant and the local planning authority prior to the application being submitted and can be a useful focus of pre-application discussions about the issues that will need to be addressed.

Paragraph 018: Reference ID: 20-018-20150326

*A planning performance agreement can extend to matters beyond the formal application process – such as programming the negotiation of any section 106 agreement and related non-planning consents. For very large or complex schemes the agreement may also provide a basis for any voluntary contributions which the applicant has offered to pay to assist with abnormal costs of processing the application. The parties will want to ensure that such payments do not exceed the cost of the additional work involved, are not seen to have any implications for the decision on the application, and do not deflect resources from processing other cases; any additional resource provided in this way needs to be used for additional capacity that is genuinely required to ensure a timely and effective service.*

## **1. Introduction and Purpose**

- 1.1. LBR is the local planning authority for developments falling within its boundary.
- 1.2. The site consists of the former Stag Brewery, in Mortlake and refers to the area of land shown edged in red on Plan 1 at Schedule 1 ("The Site").
- 1.2. The Applicant intends to submit a Pre-application followed by two linked Planning Applications (one hybrid and one Full) to LBR in respect of the proposed development as set out in Schedule 1.
- 1.3. The application submissions will be supported by the documents set out in Schedule 2.
- 1.4. The objectives of this PPA are as follows:
- Agree a shared vision to guide the development of the site
  - Confirm the Planning Application deliverables to be provided in support of the application (Schedule 2)
  - Set out the Project Programme, including meetings (Schedule 5)
  - Set out the Project Team (Schedule 6)
  - Set out agreed timeframes for a response from the Applicant and LBR (Schedules 3 and 4)
  - To establish appropriate measures for monitoring compliance
  - To establish regular review mechanisms
- 1.5. This agreement is intended as a Memorandum of Understanding, and not a legal agreement, and is being entered into in order to facilitate the pre-application / application process. It relates to the process of considering development proposals and not the decision itself.
- 1.7. Nothing in this agreement shall restrict or inhibit LBR from properly exercising its role as the local planning authority or the Applicant from exercising their right of appeal under Section 78 of the Town and Country Planning Act 1990.
- 1.8. This PPA is made pursuant to Section 111 of the Local Government Act 1972, Section 2 of the Local Government Act 2000 and Section 93 of the Local Government Act 2003

## **2. Performance Standards**

- 2.1. The Applicant agrees to use its reasonable endeavours to achieve the performance standards set out in Schedule 3.
- 2.2. LBR agrees to use its reasonable endeavours to achieve the performance standards set out in Schedule 4.

### **3. Pre-application / Planning Application Programme**

- 3.1 The PPA Project Programme (Schedule 5) is devised to provide a realistic timeframe for providing pre-application advice / determining the planning application and includes an indication of the overall timeframe and an indicative timetable of meetings which may be subject to change as agreed.
- 3.2 Meetings shall be carried out in accordance with the Performance Standards set out Schedule 4 and shall, at the reasonable request of the Applicant (and subject to the agreement by the case officer) be attended by the LBR case officer and relevant consultees.
- 3.3 The Applicant and LBR acknowledge that the timeframe may be subject to change which will be kept under review moving forward.
- 3.4 In agreeing to this timeframe, the Applicant and LBR agree to extend the statutory period for determination of the planning application under Article 29 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

### **4. Confidentiality**

- 4.1 Confidentiality protocols will be agreed and applied to specific issues and/or information as they emerge.

### **5. Charges**

- 5.1 The Applicant agrees to pay to LBR a total of (£110,404) plus VAT to cover Pre-application / Planning Application costs to cover time incurred by officers from LBR as set out in Schedule 7.
- 5.2 The Applicant agrees to pay to LBR in the following tranches:
- £25,510 (+VAT) on signing this PPA Agreement
  - £79,992 (+VAT) on validation of the Planning Application
  - £4,902 (+VAT) prior to the decision being issued
- 5.3 The Applicant agrees to pay any Additional Resources for specialist technical advice and further consultation as agreed between the parties as set out in Schedule 8.
- 5.4 The PPA is to cover the costs incurred to provide the project management, meetings, minutes and notes from the meetings. Any pre-application advice sought or reviews of legal agreements outside the programmed meetings will incur an additional cost as set out in Schedule 7 and 8.
- 5.5 The Applicant agrees to pay LBR's neighbour notification costs incurred if any revisions / inaccuracies in the submission cause the need for consultation.




- 5.6 The Applicant agrees to pay £1000 for the preparation of this PPA (included in the above fee)
- 5.7 The Applicant agrees to pay LBR's reasonable legal costs incurred in association with the preparation of the S106 Agreement (Excluded from the above fee)
- 5.8. Any additional fees (5.3, 5.4, 5.5 and 5.7) generated up to the date of publishing the Committee Report, the applicant agrees to pay in full prior to the Agenda being published.
- 5.9 Any additional fees (5.3, 5.4, 5.5 and 5.7) generated after the Planning Committee, the applicant agrees to pay in full prior to the decision being issued.
- 5.10 No refund will be made on any payment once payment is made.

**6. Amendment / Review of Agreement**

- 6.1 Amendments to the agreement, charges, meeting schedule and revision of timescales (as set out in the Project Programme) shall be subject to review as may be agreed in writing between the parties.

**7. Agreement**

- 7.1 The above Planning Performance Agreement has been agreed between the London Borough of Richmond upon Thames and Reselton Properties Ltd
- 7.2 This agreement will be effective from the period of signing the PPA and up to the determination of the planning application. The Term will be subject to review as may be agreed between the Applicant and the Council

  
 Signed by ..... JAMIE DEAN for and on behalf of  
**The Applicant**

TMF1 Limited & TMF2 Limited  
 as directors of Reselton Properties Limited

in the presence of:

  
 Authorised signatory



Signed by Lucy Thatcher for and on behalf of  
**LONDON BOROUGH OF RICHMOND UPON THAMES**

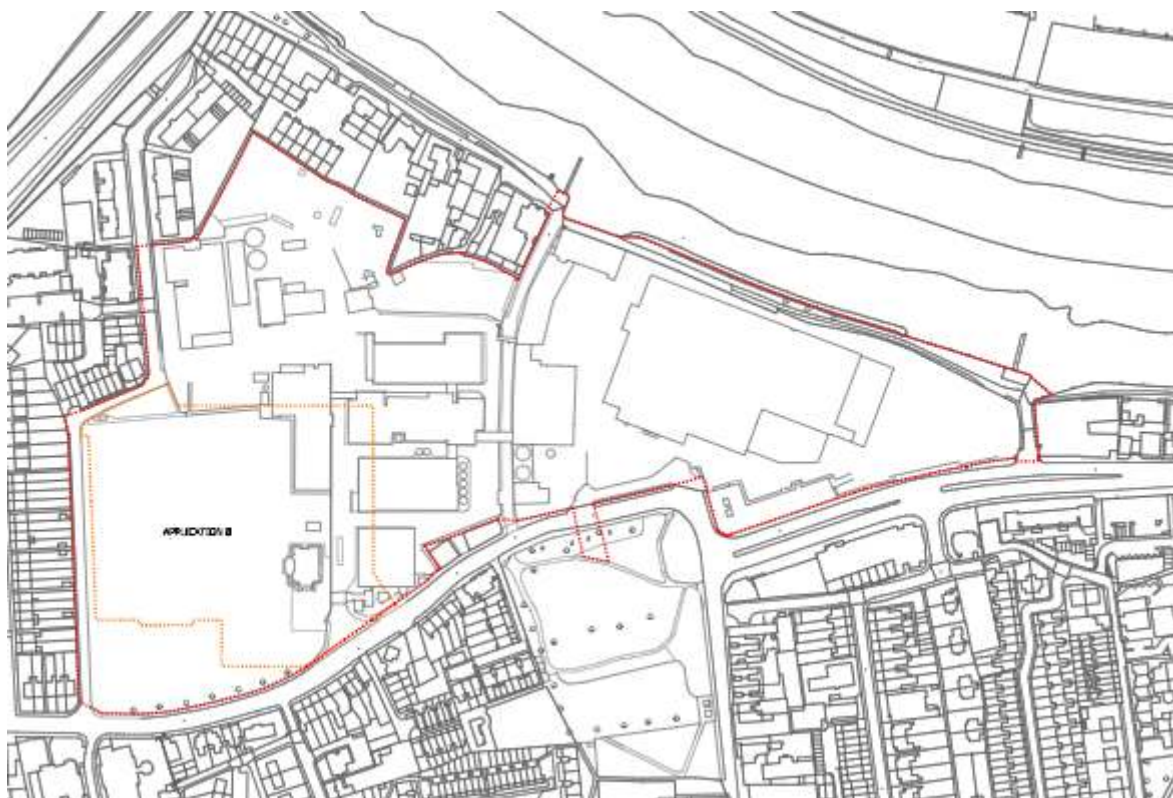
A handwritten signature in black ink, appearing to read "T. Aray". The signature is stylized with a large, sweeping flourish that extends to the right and loops back under the name.

in the presence of:

Authorised signatory

## Schedule 1: The Site and Development

Site Plan identified in red line:



### Description of the Development:

Application A (18/0547/FUL) – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:

- i. Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’ throughout); and
- ii. Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as ‘Development Area 2’ throughout).

Application B (18/0548/FUL) – detailed planning application for the school (on land to the west of Ship Lane).

## **Schedule 2 - The Application Deliverable**

The Parties to this Agreement agree that the Planning Applications shall be accompanied by the following documents

If a submission document incorporates more than one of the above deliverables, a covering letter should be provided sign posting the LPA where the deliverables can be found

### **Application A:**

- Application fee
- Application form
- Ownership and Agricultural Holdings certificates
- Community Infrastructure Levy form
- Site location plan
- Design and Access Statement, including local townscape and views analysis
- Design Code
- Drawings:
  - Block plan
  - Site survey plan (at a scale of 1:100 showing any site boundaries and existing and proposed features e.g. roads, parking areas, footpaths, landscaping, walls, fences, trees, buildings and other structures)
  - Existing and proposed floor plans (at a scale of 1:50 or 1:100)
  - Existing and proposed elevations (at a scale of 1:50 or 1:100)
  - Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100)
  - Roof plans (at a scale of 1:50 or 1:100)
  - Plans and photographs of any parts of the building to be part or fully demolished
  - All plans and drawings to indicate; key dimensions (in metric) e.g. width, height and length; and to a recognised metric scale. A scale bar must be included on all drawings.
  - Actual existing and proposed floorspace figures by use class
  - Large scale cross sections of elevations / details / bays etc
  - Wheelchair accessible plans
  - Refuse plans
  - Phasing plan
- Parameter Plans:
  - Footprint and horizontal lines of deviation
  - Block heights and vertical lines of deviation
  - Building levels
  - Land use distribution
  - Basement – maximum and minimum depths
- CGIs / Photomontages – viewpoints to be agreed prior to submission
- Upload of documents onto VU City
- Streetscape drawings
- Planning Statement
- Community Engagement Report
- Open Space and Playing Pitches Assessment, including:
  - Assessment on impact on OOLTI
- Public open space assessment
- Play and Child Occupancy Assessment
- Housing documents:
  - Residential Standards Statement – internal and external (amenity and playspace)

- Inclusive Access Statement
- Wheelchair Housing Statement
- Affordable Housing Statement including:
  - Statement confirming input from Registered Providers on suitability of scheme design,
  - RP offers for the proposed affordable housing compliant with the Council's approach to affordability of rent levels and shared ownership and taking account of the availability of all possible public grant funding
- Viability Statement, including:
  - Written confirmation that the agent will fund for this to be independently assessed, including a costs review if necessary
  - Confirmation there can be full public disclosure of the financial information
- Transport Assessment, including:
  - Parking Layouts, turning circles and tracking
  - Parking survey
  - Healthy Streets Transport Assessment
  - Active Travel Zone Assessment
  - Parking Design and Management Plan
- Travel Plan Statements – expected to be developed on the TfL STARS system
- Framework Construction Management Statement
- Delivery and Servicing Plan
- Energy documents, including:
  - Energy report – demonstrating
    - zero carbon / net zero
    - Carbons Emissions Reporting Spreadsheet
    - Investigations for Energy Flexibility (refer to GLA Energy Assessment Guidance 2020)
    - Good Homes Alliance (GHA) Early Stage Overheating Risk Tool
    - Carbon offset details
    - Be Seen energy monitoring details
  - Sustainability Statement,
  - BREEAM pre-assessment
  - BREEAM Domestic Refurbishment Pre-Assessment
  - Sustainable Construction Checklist
  - National Water Standards Statement: demonstrating water consumption of 110 litres per person per day (including an allowance of 5 litres or less per person per day for external water consumption)
  - Decentralised Energy Network feasibility to include an assessment of the provision of onsite decentralised energy (DE) networks and combined heat and power (CHP)
  - Whole Life-Cycle Carbon Emissions
  - Circular economy Statement
- Waste Management Plan
- Tree Report including:
  - Tree Survey
  - Arboricultural Impact Assessment
  - Arboricultural Method Statement
- Fire Statement and Strategy (and fee for this to be assessed)
- Landscaping scheme (including cross sections over basement – 1.2m required and 10% increase in tree canopy)
- Ecology Report, including:
  - A Preliminary Ecological Appraisal – surveys must be carried out at the appropriate time
  - An ecological enhancement statement demonstrating net gain and location, aspect, height, specification and proposed maintenance.

- External lighting details – location, design and spillage and impact on ecology
  - Urban Greening Factor (and all spreadsheets associated to this)
- Green / brown roofs details, including:
  - Demonstration of 70% roof coverage; minimum substrate depth of 85 mm and maximum of 30% hard surface
  - Details of the proposed specification and maintenance.
- Heritage Statement
- Retail Impact Assessment (including leisure statement)
- Employment Assessment
- Estate Management Strategy
- Lighting masterplan – details of design and spillage
- Desk Based Archaeological Statement
- Acoustic Assessment and/or an Acoustic Design Statement
- Odour Assessment Report & Scheme, in line with EMAQ “Control of Noise and Odour from Commercial Kitchen Exhaust Systems: 2018”.
- Air Quality Assessment, including and demonstrating, Emissions Neutral and mitigation measures
- Health Impact Assessment
- Daylight/Sunlight Assessment – existing and proposed residents
- Flooding documents, including:
  - Flood Risk Assessment
  - London Sustainable Drainage Proforma - Applicants must use the Proforma in Excel
  - Statement on Surface Water Drainage Systems
  - Foul Water Drainage and Utilities Assessment
- Desk Study and Preliminary Site Assessment Report (contamination)
- Draft Heads of Terms
- Environmental Impact Statement

### **Application B:**

**(It is acknowledged there may be some documents that cover both Applications A and B)**

- Application fee
- Application form
- Ownership and Agricultural Holdings certificates
- Community Infrastructure Levy form
- Site location plan
- Existing and proposed floor areas
- Site area
- Fire Safety Strategy
- School Design and Access Statement - including local townscape and views analysis
- School Landscape DAS – including cross sections over basement to demonstrate 1.2m depth and 10% increase in tree canopy
- School Travel Plan - expected to be developed on the TfL STARS system
- Drawings:
  - Block plan
  - Site survey plan (at a scale of 1:100 showing any site boundaries and existing and proposed features e.g. roads, parking areas, footpaths, landscaping, walls, fences, trees, buildings and other structures)
  - Existing and proposed floor plans (at a scale of 1:50 or 1:100)
  - Existing and proposed elevations (at a scale of 1:50 or 1:100)
  - Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100)

- Roof plans (at a scale of 1:50 or 1:100)
- Plans and photographs of any parts of the building to be part or fully demolished
- All plans and drawings to indicate; key dimensions (in metric) e.g. width, height and length; and to a recognised metric scale. A scale bar must be included on all drawings.
- Large scale cross sections of elevations / details / bays etc
- Refuse plans
- CGIs / Photomontages – viewpoints to be agreed prior to submission
- Upload of documents onto VU City
- Streetscape drawings
- Planning Statement
- Community Engagement Report
- Open Space and Playing Pitches Assessment, including an Assessment on impact on OOLTI
- Transport Assessment, including:
  - Parking Layouts, turning circles and tracking
  - Parking survey
  - Healthy Streets Transport Assessment
  - Active Travel Zone Assessment
  - Parking Design and Management Plan
- Framework Construction Management Statement
- Delivery and Servicing Plan
- Energy documents, including:
  - Energy report – demonstrating
    - zero carbon / net zero
    - Carbons Emissions Reporting Spreadsheet
    - Investigations for Energy Flexibility (refer to GLA Energy Assessment Guidance 2020)
    - Carbon offset details
    - Be Seen energy monitoring details
  - Sustainability Statement,
  - BREEAM pre-assessment
  - Sustainable Construction Checklist
  - National Water Standards Statement: demonstrating water consumption of 110 litres per person per day (including an allowance of 5 litres or less per person per day for external water consumption)
  - Decentralised Energy Network feasibility to include an assessment of the provision of onsite decentralised energy (DE) networks and combined heat and power (CHP)
  - Whole Life-Cycle Carbon Emissions
  - Circular economy Statement
- Waste Management Plan
- Tree Report including:
  - Tree Survey
  - Arboricultural Impact Assessment
  - Arboricultural Method Statement
- Ecology Report, including:
  - A Preliminary Ecological Appraisal – surveys must be carried out at the appropriate time
  - An ecological enhancement statement demonstrating net gain and location, aspect, height, specification and proposed maintenance.
  - External lighting details – location, design and spillage and impact on ecology
  - Urban Greening Factor (and all spreadsheets associated to this)
- Green / brown roofs details, including:
  - Demonstration of 70% roof coverage; minimum substrate depth of 85 mm and maximum of 30% hard surface

- Details of the proposed specification and maintenance.
- Heritage Statement
- Employment Assessment
- Lighting masterplan:
  - details of design and spillage
  - Sports Pitch Lighting Assessment
- Structural Impact Assessment if basement included (and fee for this to be independently assessed)
- Desk Based Archaeological Statement
- Acoustic Assessment and/or an Acoustic Design Statement and MUGA and 3G sports pitch noise assessment
- Odour Assessment Report & Scheme, in line with EMAQ “Control of Noise and Odour from Commercial Kitchen Exhaust Systems: 2018”.
- Air Quality Assessment, including and demonstrating, Emissions Neutral and mitigation measures
- Health Impact Assessment
- Daylight/Sunlight Assessment – existing and proposed residents
- Flooding documents, including:
  - Flood Risk Assessment
  - London Sustainable Drainage Proforma - Applicants must use the Proforma in Excel
  - Statement on Surface Water Drainage Systems
  - Foul Water Drainage and Utilities Assessment
- Desk Study and Preliminary Site Assessment Report (contamination)
- Draft Heads of Terms
- Environmental Impact Statement



### **Schedule 3 - The Applicant's Performance Standards**

#### **Pre-application stage**

1. To undertake pre-application consultation with the local community and stakeholders and to advise LBR of the proposed timescales
2. To provide to LBR 10 working days prior to any meeting (or such other time period as may be previously agreed) all substantive and relevant documents which are relevant to that meeting and which relate to any relevant action points or agenda item identified.
3. To provide to LBR within 5 working days of any meeting the minutes or action points arising from that meeting as well as any material that was not available prior to the meeting.
4. To comply with the Project Programme so far as it places obligations on the Applicant

#### **Application stage**

1. Wherever possible address any concerns raised by any consultee prior to the submission of the Planning Application to LBR
2. To include a Statement of Community Involvement with the Planning Application explaining the pre-submission consultation and feedback received from consultees and, where possible, how relevant issues have been resolved.
3. To submit the Planning Application with all the Application Documents to LBR for the Development (Schedule 2)
4. To provide LBR with such additional information as may be requested within 5 working days of such written request from LBR (or such other time period as may be previously agreed) in order to enable LBR to discharge its responsibilities.
5. To provide to LBR at least 5 working days prior to any meeting (or such other time period as may be previously agreed) all substantive and relevant documents which are relevant to that meeting and which relate to any relevant action points or agenda item identified.
6. To provide to LBR within 5 working days of any meeting the minutes or action points arising from that meeting as well as any material that was not available prior to the meeting.
7. To comply with the Project Programme so far as it places obligations on the Developer

#### **Schedule 4 - LBR's Performance Standards**

In addition to its statutory obligations, LBR agrees to use its reasonable endeavours to achieve the following performance standards at all times:

1. To designate a qualified and experienced planning officer ("the Case Officer") who alone or as part of a team shall be responsible for overseeing or carrying out the Planning Functions in accordance with this Agreement and shall as necessary for the delivery of the Project Programme in accordance with the Project Timeframe and has the relevant experience of a type and scale required in order to provide Pre-application advice and provide a recommendation for the Planning Application and to ensure that he/she has a clear understanding of LBR's obligations under this Agreement.
2. To respond substantively to all emails and letters within 5 working days unless previously agreed with the other party and telephone calls within 2 working days of receipt. Where circumstances beyond the reasonable control of LBR prevent its compliance with this performance standard, LBR shall in each case notify the Applicant of such circumstances.
3. To ensure relevant officers attend the meetings as necessary and for these officers to review any material submitted ahead of the meeting pursuant to point 2 / 5 of Schedule 3.
4. To provide comments on the minutes and any additional material provided by the Applicant pursuant to point 3 / 6 of Schedule 3 within 5 working days of the receipt of these.
5. To provide to the Applicant within 10 working days of any meeting / or receipt of substantive and relevant documents which are relevant to that meeting (whichever is later), any agreed responses or action arising from that meeting.
6. To ensure that where reasonably requested by the Applicant and provided that notice of at least 10 working days is given that an officer with the appropriate level of authority and relevant experience, is available to attend meetings with external third parties and/or the Applicant to comply with the Project Programme in Schedule 5 so far as it places obligations on LBR, unless previously agreed with the Applicant.

## Schedule 5 - Pre-application / Planning Application Project Programme

The Parties shall use their reasonable endeavours to ensure that the pre-application and planning application is progressed in accordance with the Project Programme (unless subsequently varied). The following identifies the overall timeframe (1), and planned project Programme for both the pre- application (2) and planning stage of the project (3)

### 1. Overall Timeframe

Month / Year	Key Milestones
w/c 31 <sup>st</sup> January 2022	Application submission
w/c 7 <sup>th</sup> February 2022 – w/c 25 March 2022	Validation and statutory consultation period
w/c 7 <sup>th</sup> February 2022 – w/c 23 <sup>rd</sup> May 2022	Application determination
w/c 23 <sup>rd</sup> May 2022	Target determination
June 2022	Target planning committee (Dependent on no amendments or further information being required following consultation; and elections in 2022 that may result in changes to the Planning Committee members - mandatory training for any councilor that sits on the Planning Committee is required)
Up to October 2022	S106 signed and planning permission issued

### 2. Pre-application meeting schedule (topics to be confirmed by applicant)

	Date	Meeting Topic	Attendees
1	16 November 2021	Design	LBRUT – LT / DT Dartmouth Capital Gerald Eve LLP
2	24 November 2021	Overview	LBRUT – LT / DT Dartmouth Capital Gerald Eve LLP
3	3 December 2021	Highways	London Borough of Richmond upon Thames Dartmouth Capital

			<b>Gerald Eve LLP</b>
<b>4</b>	<b>w/c 13 December 2021</b>	<b>Weekly officer meeting</b>	<b>TBC</b>
<b>5</b>	<b>w/c 20 December 2021</b>	<b>Weekly officer meeting</b>	<b>TBC</b>
<b>6</b>	<b>w/c 27 December 2021</b>	<b>Weekly officer meeting</b>	<b>TBC</b>
<b>7</b>	<b>w/c 3 January 2021</b>	<b>Weekly officer meeting</b>	<b>TBC</b>
<b>8</b>	<b>w/c 10 January 2021</b>	<b>Weekly officer meeting</b>	<b>TBC</b>
<b>9</b>	<b>w/c 17 January 2021</b>	<b>Weekly officer meeting</b>	<b>TBC</b>
<b>10</b>	<b>w/c 24 January 2021</b>	<b>Weekly officer meeting</b>	<b>TBC</b>

### 3. Planning application determination Programme (based upon valid application upon submission and no need to go out for re-consultation during application process)

Week(s)	Week commencing	Key Milestones
1	w/c 31 January 2022	Applicant to submit the planning application.  Within 5 working days LBR to register and validation the application; and send out consultation letters / advertising the application;
2	w/c 7 February 2022	Statutory consultee period starts  LBR to assess application and inform the Applicant of any issues as they arise
8	w/c 21 March 2022	End of Statutory consultation period
9	w/c 28 March 2022	<u>MEETING 1</u>  LBR to confirm any outstanding issues to be addressed
	Tbc if required	Applicant to submit revised / additional information to address any outstanding issues (if necessary)  Note: If re-consultation is required this will increase the programme length by 4 weeks
TBC	tbc	<u>MEETING 2</u> <ul style="list-style-type: none"> <li>• Application progress</li> <li>• Any outstanding issues</li> <li>• S106 Heads of Terms</li> <li>• Conditions</li> </ul>
19	June 2022 (TBC – committee dates not yet published)	Publication of Planning Committee Report (subject to elections / member training and amendments)
21 (TBC)	June 2022 (TBC – committee dates not yet published)	Planning Committee (subject to elections / member training and amendments)
TBC		<u>MEETING 3</u> – Legal
TBC		GLA Stage 2 Response  <u>MEETING 4</u> – Legal
TBC	up to October 2022	Issue of Planning Decision

## Schedule 6 – Project Teams

For both parties to work constructively and productively it is vital that key project team members are identified along with direct contact details

### Applicant's Project Team

Role	Name and contact details
Agent	Guy Duckworth - <a href="mailto:GuyDuckworth@dartmouthcapital.co.uk">GuyDuckworth@dartmouthcapital.co.uk</a> /David Ashcroft - <a href="mailto:DavidAshcroft@dartmouthcapital.co.uk">DavidAshcroft@dartmouthcapital.co.uk</a>
Planning Consultant	Neil Henderson - <a href="mailto:NHenderson@geraldeve.com">NHenderson@geraldeve.com</a> Anna Gargan - <a href="mailto:AGargan@geraldeve.com">AGargan@geraldeve.com</a>
Architect	Michael Squire - <a href="mailto:ms@squireandpartners.com">ms@squireandpartners.com</a> Murray Levinson - <a href="mailto:mle@squireandpartners.com">mle@squireandpartners.com</a> Barnaby Johnston - <a href="mailto:bj@squireandpartners.com">bj@squireandpartners.com</a>
Energy Consultant	Richard Evans - <a href="mailto:richardevans@hoarelea.com">richardevans@hoarelea.com</a>
Environmental Consultant	Stephen Brindle - <a href="mailto:stephen.brindle@watermangroup.com">stephen.brindle@watermangroup.com</a> Ellen Smith - <a href="mailto:ellen.smith@watermangroup.com">ellen.smith@watermangroup.com</a>
Transport Consultant	Greg Callaghan - <a href="mailto:greg.callaghan@stantec.com">greg.callaghan@stantec.com</a> Peter Wadey - <a href="mailto:Peter.Wadey@stantec.com">Peter.Wadey@stantec.com</a>
Legal	Simon Ricketts - <a href="mailto:simon.ricketts@townlegal.com">simon.ricketts@townlegal.com</a> Elizabeth Christie - <a href="mailto:elizabeth.christie@townlegal.com">elizabeth.christie@townlegal.com</a>

### LBR's Project Team

Role	Name and contact details
Assistant Director	Jenifer Jackson - <a href="mailto:Jenifer.Jackson@RichmondandWandsworth.gov.uk">Jenifer.Jackson@RichmondandWandsworth.gov.uk</a>
Head of Development Management	Robert Angus - <a href="mailto:robert.angus@richmondandwandsworth.gov.uk">robert.angus@richmondandwandsworth.gov.uk</a>
Team Manager	Lucy Thatcher - <a href="mailto:Lucy.Thatcher@richmondandwandsworth.gov.uk">Lucy.Thatcher@richmondandwandsworth.gov.uk</a>
Case Officer	Grace Edwards - <a href="mailto:grace.edwards@richmondandwandsworth.gov.uk">grace.edwards@richmondandwandsworth.gov.uk</a>
Transport Officer	Either: <ul style="list-style-type: none"> <li>David Tidley - <a href="mailto:David.Tidley@richmondandwandsworth.gov.uk">David.Tidley@richmondandwandsworth.gov.uk</a></li> <li>Will Marshall - <a href="mailto:Will.Marshall@RichmondandWandsworth.gov.uk">Will.Marshall@RichmondandWandsworth.gov.uk</a></li> </ul>
Urban Design Officer	Marc Wolf-Cowen - <a href="mailto:Marc.Wolfe-Cowen@richmondandwandsworth.gov.uk">Marc.Wolfe-Cowen@richmondandwandsworth.gov.uk</a>
Conservation Officer	Nicolette Duckham - <a href="mailto:Nicolette.Duckham@richmondandwandsworth.gov.uk">Nicolette.Duckham@richmondandwandsworth.gov.uk</a>
Policy Manager	Joanne Capper - <a href="mailto:Joanne.Capper@richmondandwandsworth.gov.uk">Joanne.Capper@richmondandwandsworth.gov.uk</a> Or Joe Roberts - <a href="mailto:joe.roberts@richmondandwandsworth.gov.uk">joe.roberts@richmondandwandsworth.gov.uk</a>

**LBRs' Specialists and internal consultees**

<b>Role</b>	<b>Name and contact details</b>
Air Pollution	Carol Lee - <a href="mailto:CarolM.Lee@merton.gov.uk">CarolM.Lee@merton.gov.uk</a>
Noise & Vibration	Headley Pugh - <a href="mailto:Hedley.Pugh@merton.gov.uk">Hedley.Pugh@merton.gov.uk</a>
Contaminated Land	Gavin Day - <a href="mailto:Gavin.Day@merton.gov.uk">Gavin.Day@merton.gov.uk</a> Jason Andrews - <a href="mailto:Jason.andrews@merton.gov.uk">Jason.andrews@merton.gov.uk</a>
Ecology	Tasha Hunter – <a href="mailto:Tasha.Hunter@richmondandwandsworth.gov.uk">Tasha.Hunter@richmondandwandsworth.gov.uk</a> Or consultant
Playspace / openspace	Steve Marshall – <a href="mailto:Steve.Marshall@richmondandwandsworth.gov.uk">Steve.Marshall@richmondandwandsworth.gov.uk</a> Or consultant
Arboricultural Officer	Craig Ruddick - <a href="mailto:Craig.Ruddick@richmondandwandsworth.gov.uk">Craig.Ruddick@richmondandwandsworth.gov.uk</a> Or consultant
Housing	Ian Ruegg - <a href="mailto:ian.ruegg@richmondandwandsworth.gov.uk">ian.ruegg@richmondandwandsworth.gov.uk</a> Neil Cleary - <a href="mailto:neil.cleary@richmondandwandsworth.gov.uk">neil.cleary@richmondandwandsworth.gov.uk</a>

## Schedule 7 - Resourcing Agreement

**Table 1 - Hourly rates for officers involved:**

Officer	Department	Hourly
Jenifer Jackson	Assistant Director for Environment and Community Services (Planning and Transport)	£250
Rob Angus	Head of Development Management	£146
Lucy Thatcher	Strategic Applications Manager	£110
Grace Edwards	Senior Planner	£84
Nicolette Duckham	Senior Conservation Officer	£84
Marc Wolf Cowen	Principal Urban Design Officer	£97
David Tidley	Transport	£110
Carol Lee	Environmental Health – Air Pollution	£97
Headley Pugh	Environmental Health – Noise & Vibration	£97
Gavin Day	Environmental Health – Contaminated Land	£97
Steve Marshall	Playspace and openspace	£110
Craig Ruddick	Arboriculturalist	£110
Tasha Hunter	Ecologist	£84
Ian Ruegg	Housing	£84

**Table 3: Costings**

The costings for the application stage are subject to no amendments / reconsultaiton which will generate additional fees

	Officer	Time	Costs	Total
<b>Pre</b>	Lucy Thatcher (and TBC)	10 meetings	@ £2,451 each	£24,510
<b>App</b>	Lucy Thatcher	3 days per week	21.5hrs x £110 x 20	£47,300
	Grace Edwards	1 day per week	7.2hrs x £84 x 20	£12,096
	Rob Angus	4 hrs per month	4hrs x £146 x 5	£2,920
	Jenifer Jackson	4 hrs per month	4hrs x £250 x 5	£5,000
	Joanne Capper	4 hrs per month	4hrs x £110 x 5	£2,200
	David Tidley or Will Marshall	1 day per month	7.2hrs x £110 x 5	£3,960
	Marc Wolf-Cowen	1 day per month	7.2hrs x £97 x 5	£3,492
	Nicolette Duckham	1 day per month	7.2hrs x £84 x 5	£3,024
<b>Post Committee</b>	Lucy Thatcher	2 legal meetings	@ £2,451 each	£4,902



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<b>GT</b>				<b>£109,404</b>

## Schedule 8

### Additional Resources

#### **Specialists and internal consultees**

The Applicant will pay any reasonable costs incurred by the Council to:

1. instruct suitably qualified specialists to review submitted information regarding, for example, matters concerning engineering, legal matters, wind, light, sustainability, fire safety, Viability, Ecology; Environmental Impact Assessment or other areas acknowledged by The Parties as requiring independent specialist advice, and subject to prior agreement and/or appropriate cap on third party fees.
2. instruct colleagues outside the LBR Planning and Transport Division (such as those listed below) to attend meetings and provide any subsequent written representations.
  - i. Environmental Health Officer (Noise and vibration; contamination)
  - ii. Environmental Health Specialist Pollution Practitioner – Air Quality
  - iii. Ecology Officer
  - iv. Open space and playspace specialist
  - v. Arboricultural Manager
  - vi. Housing
  - vii. Legal
3. The appointment of the above specialists and consultees will be subject to prior agreement and/or appropriate cap on such fees.

#### **Re-consultation**

The applicant will pay costs incurred by the Council to undertake a second round of neighbour notification / consultation if material amendments are received during the application process or inaccuracies identified within the submission

#### **Advice outside meetings / reviewing the Section 106 Agreement**

The applicant will pay costs for additional officer advice when required outside the programmed meetings for officers to review the S106 agreement. The costs will be based on the hourly rate of the relevant officer as set out in Schedule 7.

#### **Location of meetings:**

The Applicant will pay any reasonable costs incurred by the Council to attend meetings other than at the LBRuT offices / electronic meetings (Travelling time at the rate of £107.00 per hour (exc. VAT) per officer and travelling expenses). This must be agreed in advance with the applicant.

**From:** [Anna Gargan](#)  
**To:** [Lucy Thatcher](#); [Thatcher, Lucy](#); [Neil Henderson](#)  
**Subject:** RE: Extension of time  
**Date:** 07 September 2023 14:27:00  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Lucy,

Happy to pick the PPA point up in the meeting tomorrow.

The Extension of Time to 30 September 23 for both applications is agreed.

Thanks

Anna

**Anna Gargan**

Associate

Tel. [020 7518 7240](tel:02075187240)

Mobile. [+44 797 953 2721](tel:+447979532721)

[AGargan@geraldeve.com](mailto:AGargan@geraldeve.com)

Gerald Eve LLP  
One Fitzroy  
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London · W1T 3JJ  
[www.geraldeve.com](http://www.geraldeve.com)



---

**From:** Lucy Thatcher <[Lucy.Thatcher@richmondandwandsworth.gov.uk](mailto:Lucy.Thatcher@richmondandwandsworth.gov.uk)>  
**Sent:** Wednesday, September 6, 2023 3:16 PM  
**To:** Thatcher, Lucy <[Lucy.Thatcher@richmondandwandsworth.gov.uk](mailto:Lucy.Thatcher@richmondandwandsworth.gov.uk)>; Neil Henderson <[NHenderson@geraldeve.com](mailto:NHenderson@geraldeve.com)>; Anna Gargan <[AGargan@geraldeve.com](mailto:AGargan@geraldeve.com)>  
**Subject:** RE: Extension of time

**CAUTION:** This email originated from a sender outside the Firm. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Official

Can this also be given some attention. I do not have the resources to spend time on the Section

106, without some clarity on the PPA.

---

**From:** Lucy Thatcher  
**Sent:** Wednesday, August 30, 2023 10:44 AM  
**To:** Neil Henderson <[NHenderson@geraldeve.com](mailto:NHenderson@geraldeve.com)>; Anna Gargan <[AGargan@geraldeve.com](mailto:AGargan@geraldeve.com)>  
**Subject:** RE: Extension of time

Shall we do another extension of time until 30 September for both applications?

Also, we need a discussion on the PPA. This originally allowed for 10 pre-app meetings, 2 meetings during the application stage and 2 legal meetings (obviously very optimistic!)

We have actually had 52 meetings to date! Not sure where to start.

Lucy

---

**From:** Neil Henderson <[NHenderson@geraldeve.com](mailto:NHenderson@geraldeve.com)>  
**Sent:** Friday, June 30, 2023 5:17 PM  
**To:** Anna Gargan <[AGargan@geraldeve.com](mailto:AGargan@geraldeve.com)>; Lucy Thatcher <[Lucy.Thatcher@richmondandwandsworth.gov.uk](mailto:Lucy.Thatcher@richmondandwandsworth.gov.uk)>  
**Subject:** Re: Extension of time

Official

Agreed

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**From:** Lucy Thatcher <[Lucy.Thatcher@richmondandwandsworth.gov.uk](mailto:Lucy.Thatcher@richmondandwandsworth.gov.uk)>  
**Sent:** Friday, June 30, 2023 5:15:40 PM  
**To:** Neil Henderson <[NHenderson@geraldeve.com](mailto:NHenderson@geraldeve.com)>; Anna Gargan <[AGargan@geraldeve.com](mailto:AGargan@geraldeve.com)>  
**Subject:** Extension of time

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I think we need to agree another extension of time – end of July – this may need to be extended to allow for S106.

Also conscious there have been a number of additional meetings, which will continue to occur, and need to update this in a further ppa payment. Do you agree in principle?

Lucy

**Lucy Thatcher MRTPI**  
**Strategic Applications Manager (Richmond)**  
**Serving Richmond and Wandsworth Councils**

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