

# GREATER LONDON AUTHORITY

[REDACTED]  
(By email)

Our Ref: MGLA081020-6562

5 November 2020

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 8 October 2020. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for:

1. *Minutes and transcripts of Meetings of the GLA Planning and Regeneration committee since 4 May 2020 in which the redevelopment of the former Stag Brewery site was discussed;*
2. *Documents submitted to the GLA relating to calculations of the density of the proposed redevelopment of the former Stag Brewery site;*
3. *Documents generated by the GLA or submitted to the GLA relating to the compliance of the redevelopment of the former Stag Brewery planning application A with policy 3.4 (optimising housing potential) of the London Plan, and policies D3 (optimising site capacity), D2 (infrastructure requirements for sustainable densities), H1C (heritage conservation and growth), S1 (Air Quality) of the New London plan;*
4. *Documents generated by the GLA or submitted to the GLA relating to the compliance of the redevelopment of the former Stag Brewery planning application B with policies S3 (Education), S5 (Sports and Recreation Facilities), and G4 (Open Space) of the New London Plan;*
5. *Documents generated by or submitted to the GLA relating to the compliance of the redevelopment of the former Stag Brewery planning application with section 9, section 12, and section 16 of the National Planning Policy Framework;*
6. *Correspondence between the GLA and Network Rail relating the redevelopment of the former Stag Brewery planning application; and*
7. *Documents submitted to the GLA by Richmond upon Thames Borough Council relating to the new school proposed in the planning application for the redevelopment of the former Stag Brewery site*

Our response to your request is as follows:

1. There have been two committee meetings since May 2020. No agenda items relate specifically to the Stag Brewery. All committee meeting transcripts can be accessed via:

<https://www.london.gov.uk/about-us/londonassembly/meetings/ieListMeetings.aspx?CId=441&Year=0>

2. Discussions relating to the density of the scheme are included in the following documents submitted to us by the applicant<sup>1</sup> and are available on our website:
  - Town Planning Statement (and addendums), Design and Access Statement (+ addendums). The direct link to the full list of application documents available for download is here – <https://data.london.gov.uk/dataset/former-stag-brewery-public-consultation-documents>
  - Discussions on the density of the previous iterations of the scheme (before being amended) are also included in our Stage 1 & 2 reports, which can be found on our website<sup>2</sup>
  - There is also discussion in the Richmond Council Committee (29th January 2020) Officer Report, which was referred to us with the application at Stage 2 and is available on the London Borough Richmond Upon Thames (LBRUT) website<sup>3</sup>
3. The relevant documents submitted to us by the applicant are:
  - Design and Access Statement (+ Addendums), Environmental Statement (+ Addendums), Town Planning Statement (+ Addendums). As above, all of these are available (along with all other application documents) on the re-consultation page of the GLA website.
  - Assessment on these subjects are also discussed in our previous Stage 1 and Stage 2 reports relating to the previous iteration of the scheme, available on our website<sup>4</sup>
  - These topics are covered in the Richmond Council Committee Report from the Meeting of 29th Jan 2020, submitted to us at stage 2 and available on LBRUT website (Reference 3).
  - In addition, on Air Quality, we received the attached preliminary memo from our Air Quality Team on review of the case. Their assessment is ongoing.
4. As above, submitted application documentation from the applicant is available on our reconsultation webpage. The most relevant items would be the Town Planning Statement (+ addendums), Design and Access Statement (+ Addendums). Environmental Statement (+ Addendums), and the Open Space & Playing Pitches Assessment. Our stage 1 and 2 reports, and LBRUT committee report, also discuss these in respect to the previous iterations of the scheme.
5. *Documents generated by or submitted to the GLA relating to the compliance of the redevelopment of the former Stag Brewery planning application with section 9, section 12, and section 16 of the National Planning Policy Framework;*

Section 9 (promoting sustainable transport), Section 12 (Achieving well-designed places) & Section 14 (meeting the challenge of climate change). The most relevant application documents submitted by the applicant for these would be the Town Planning Statement (+ addendums), Design and Access Statement (+ Addendums). Environmental Statement (+ Addendums), Travel Plans, Design Codes, Landscape DAS, Transport Statement and Addendums, Lighting Assessments and Sustainability Statement. These (and all application other application

---

<sup>1</sup> <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/former-stag-brewery-public-hearing>

<sup>2</sup> <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-decisions#acc-i-61032>

<sup>3</sup> here: <https://cabnet.richmond.gov.uk/ieListDocuments.aspx?CId=224&MId=4712&Ver=4>

<sup>4</sup> <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-decisions#acc-i-61032>

documentation submitted) is available on the reconsultation page of our website – links provided above.

Also as above, these matters are assessed in our stage 1 & 2 reports and the LBRUT committee report with respect to previous iterations of the scheme – links provided previously in 2 & 3.

6. The GLA sent two consultation letters sent to Network Rail. No responses were received.
7. All documents received are available on the LBRUT link.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

  
**Information Governance Officer**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

---

**From:** [REDACTED]@sportengland.org>  
**Sent:** 13 October 2020 17:05  
**To:** The former Stag Brewery  
**Subject:** FW: GLA ref GLA 4172 LPA ref: 18/0547/FUL - The Stag Brewery - SE ref: PA/18/L/RT/48635

Dear [REDACTED]

Thank you for reconsulting Sport England on this application. Having reviewed the amendments, they do not appear to have a significant impact on sport. Therefore Sport England has no further comments and would refer you to its previous response, below.

Kind regards,

[REDACTED]  
Planning Manager

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]@sportengland.org



Level 1 21 Bloomsbury Street WC1B 3HF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

---

**From:** [REDACTED]  
**Sent:** 02 September 2020 17:42  
**To:** theformerstagbrewery@london.gov.uk  
**Subject:** GLA ref GLA 4172 LPA ref: 18/0547/FUL - The Stag Brewery - SE ref: PA/18/L/RT/48635

Dear [REDACTED]

Thank you for consulting Sport England on this application.

In summary, Sport England **withdrew** its objection to this application following its concerns around linked application 18/0548/FUL being resolved to its satisfaction, as set out in my previous email regarding this application.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website:

<http://www.sportengland.org/planningforsport>

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

The applicant has confirmed to us that the school sports facilities (application B ) will be made accessible to the local community and that these will form part of the on site provision for sports facilities for the new community. A CIL contribution will also be made.

It is considered that the sports facilities provided in this linked application will serve an existing strategic need as well as further need generated by the development.

Sport England wishes to ensure that the sports facilities promised will come forward for the new community (in addition to the school). Sport England therefore recommends that clauses are contained within the Section 106 for this site that ensure the school sports facilities will be delivered ahead of (or alongside) the development of housing on the site.

A planning condition for phasing of the development could cover this as follows;

*(1) The new school sports hall, artificial pitch and multi-use games area shall be provided in accordance with [the details set out in the planning application 18/0548/FUL, supporting statement section \*\* and drawing no. \* TO BE COMPLETED] and made available for use before first occupation of the development hereby permitted.*

*Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy \*\*.*

This condition can be amended to fit specific circumstances. For a large housing development the condition might be amended to read "before occupation of the seventy fifth dwelling", or, "before commencement of Phase \*\*\*". In complex situations it may be more appropriate to use a Section 106 agreement instead of a condition.

It is noted that if it is decided not to proceed with the secondary school that provides a community sports hall, alternative proposals may be required to meet the sporting needs for indoor sports facilities arising from the Stag Brewery site either within amended proposals on the site or a contribution to off-site provision.

In 2015 Sport England updated its Active Design guidance. Active Design is about designing and adapting where we live to encourage activity in our everyday lives. The guide contains 10 principles that have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles. The guide features an innovative set of guidelines to get more people moving through better design and layout.

<https://www.sportengland.org/facilities-planning/active-design/>

---

#### [Active Design - Sport England](#)

[www.sportengland.org](http://www.sportengland.org)

Encouraging activity in everyday lives. Active Design is about designing and adapting where we live to encourage activity in our everyday lives.

---


When providing pre-application advice for the site Sport England provided detailed advice to the Council/applicant on how the 10 principles in the guidance might be applied. Much of this detail will need to be addressed at the reserved matters stage and our comments are attached again in a table at the bottom of this email. Please contact Sport England directly if you require further guidance or advice in relation to Active Design.

Having reviewed the plans submitted, I can confirm that Sport England continues to have **no objection** to this application, subject to the requirements and conditions set out in linked application 18/0548/FUL being satisfied. As set out previously, Sport England's decision not to object is contingent on the requirements set out in our response to 18/0548/FUL being satisfied. I understand that these requirements have previously been agreed between the Council and the applicant.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

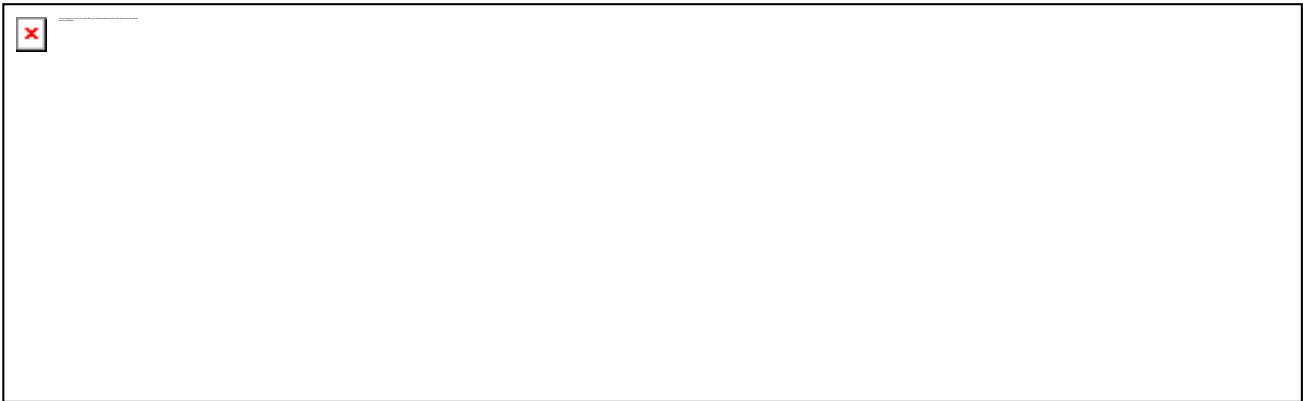
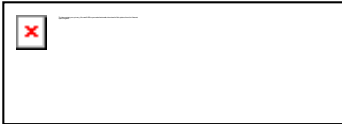
The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Kind regards,

  
Planning Manager



@sportengland.org



Level 1 21 Bloomsbury Street WC1B 3HF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

Active Design principle	Comment
1. Activity for All	<div><input type="checkbox"/> It is good that the development appears to have link with the existing open space and road/path networks adjacent to the site.</div> <div><input type="checkbox"/> It will be important to establish a public walkway along the waterfront.</div> <div><input type="checkbox"/> Has the management of the open space and facilities been considered?</div> <div><input type="checkbox"/> Ancillary provision has been included, such as toilets, storage, seating, water fountains etc. These should be located in strategic locations to facilitate activity for everyone.</div> <div><input type="checkbox"/> Will surfaces be shared or segregated for walking and cycling?</div>
2. Walkable communities	<div><input type="checkbox"/> Consider encouraging walking by direct routes with signage and safe crossings.</div> <div><input type="checkbox"/> Seating and toilets should be located at strategic and suitable points.</div> <div><input type="checkbox"/> The Council should encourage walking to school initiatives and ensure that footpaths across the site secure easy walking routes to the new school sites.</div>
3. Connected walking & cycling routes	<div><input type="checkbox"/> It would be good to show cycle routes on the plan and where the links will be made with public transport.</div> <div><input type="checkbox"/> Different users' needs should be considered, for example toilets/seating/spaces etc.</div> <div><input type="checkbox"/> Signposts that encourage the public to be active should be considered, for example stating the distance to places, calorie count, etc.</div> <div><input type="checkbox"/> Will there be clear access to key transport hubs?</div>

	<ul style="list-style-type: none"> <li><input type="checkbox"/> Linkages to green and open spaces throughout the masterplan should be safe, well lit, overlooked, welcoming and sign posted to ensure that they are thoroughly used. It appears that most of the open spaces are overlooked.</li> <li><input type="checkbox"/> Have the needs of disabled users been incorporated?</li> <li><input type="checkbox"/> Are there links to the wider green spaces/network?</li> </ul>
4. Co-location of community facilities	<ul style="list-style-type: none"> <li><input type="checkbox"/> Can any further thought be giving to grouping the community facilities together. For example the health centre and the community centre in one place would work well. Could the cinema and other commercial uses be grouped together with the community facilities to provide a neighbourhood centre?</li> <li><input type="checkbox"/> Focal points – café/restaurant/pub (stimulate evening economy)</li> <li><input type="checkbox"/> Sports facilities in the secondary school/primary schools that are designed for, and available to, the local community as well as the school.</li> </ul>
5. Network of Multifunctional Open Space	<ul style="list-style-type: none"> <li><input type="checkbox"/> High quality of green spaces should be provided.</li> <li><input type="checkbox"/> Green spaces should provide a safe network and be easy to navigate (more attractive to use instead of the private car).</li> <li><input type="checkbox"/> Green and civic spaces should accommodate a variety of uses including pop up events..</li> <li><input type="checkbox"/> What would be the primary function of open space/parks? Although they should be flexible as well.</li> <li><input type="checkbox"/> Has adult informal recreation been considered? Such as green gym/trim trails and allotments?</li> <li><input type="checkbox"/> <a href="#">The proposals for the Open Space should take account of the Council's Playing Pitch Strategy.</a></li> </ul>
6. High Quality Streets & Spaces	<ul style="list-style-type: none"> <li><input type="checkbox"/> Could public art be 'activity' based/focused?</li> <li><input type="checkbox"/> Street furniture should be constructed from durable materials.</li> <li><input type="checkbox"/> Signage, as noted above, can have time, distance, and calorie count.</li> <li><input type="checkbox"/> A new /enhanced civic space could provide a focal point and host pop up activities.</li> </ul>
7. Appropriate Infrastructure	<ul style="list-style-type: none"> <li><input type="checkbox"/> Promotion of cycling is welcomed but supporting facilities such as storage, parking and tailored signage would be required.</li> <li><input type="checkbox"/> Will Wi-Fi be installed throughout the masterplan area?</li> <li><input type="checkbox"/> Links to geo tags/Citymapper could be considered.</li> <li><input type="checkbox"/> Pushchair storage for families in suitable locations.</li> </ul>
8. Active Buildings	<ul style="list-style-type: none"> <li><input type="checkbox"/> Has there been early thoughts on cycle parking, showers, bike storage?</li> </ul>
9. Management, maintenance, monitoring & evaluation.	<ul style="list-style-type: none"> <li><input type="checkbox"/> Monitoring &amp; evaluation could be linked to a local university to help measure the increase in activity.</li> <li><input type="checkbox"/> What are the management and maintenance arrangements of public realm/spaces/streets? Will it be the Council or an alternative?</li> <li><input type="checkbox"/> Are management and maintenance arrangements realistic in the current (potentially future) economic environment?</li> <li><input type="checkbox"/> <a href="#">How do the management and maintenance plans seek to address the issues/opportunities identified in the Council's playing pitch strategy?</a></li> </ul>
10. Activity promotion & local champions	<ul style="list-style-type: none"> <li><input type="checkbox"/> Early thought to this could influence design and layout and provide potential links to London Sport</li> </ul>



	<p>Neighbourhood Partnerships, or other key local players including NHS, Council etc.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Are there plans to develop a programme for promotion? Linked to new/enhanced facilities?</li> <li><input type="checkbox"/> Has new technology to promote/measure activity been considered and designed into the masterplan?</li> </ul>
--	--

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Louise Hartley, Sport England's Data Protection Officer directly by emailing [DPO@sportengland.org](mailto:DPO@sportengland.org)

This message has been scanned for viruses by the Greater London Authority.

Click [here](#) to report this email as spam.

[REDACTED]

---

**From:** [REDACTED]@richmondandwandsworth.gov.uk>  
**Sent:** 07 October 2020 14:32  
**To:** [REDACTED]@sportengland.org  
**Cc:** The former Stag Brewery; [REDACTED]  
**Subject:** RE: Sport England Acknowledgement: 18/0547/FUL The Stag Brewery Lower Richmond Road London SW14 7ET (SE ref: PA/18/L/RT/48632)

Official

The GLA are the LPA for these applications, and therefore please send any correspondence to them. Relevant email addresses copied in.

Thanks

[REDACTED]

**Strategic Applications Manager (Richmond)**  
**Serving Richmond and Wandsworth Councils**

[REDACTED]@richmondandwandsworth.gov.uk  
**Web:** [www.richmond.gov.uk](http://www.richmond.gov.uk) / [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)

This e-mail contains my opinion only that I give without prejudice to any consideration that the Local Planning Authority may give to an application on this site in the future.

The information in this email together with any attachments is confidential. If you have received this message in error you must not print off, copy, use or disclose the contents but must delete it from your system and inform the sender of the error. You should be aware that all emails received and sent by the London Borough of Richmond upon Thames may be stored or monitored, or disclosed to authorised third parties, in accordance with relevant legislation.

---

**From:** planning.south@sportengland.org <planning.south@sportengland.org>  
**Sent:** 07 October 2020 13:53  
**To:** [REDACTED]@richmondandwandsworth.gov.uk>  
**Subject:** Sport England Acknowledgement: 18/0547/FUL The Stag Brewery Lower Richmond Road London SW14 7ET (SE ref: PA/18/L/RT/48632)

Ref: 18/0547/FUL

The Stag Brewery Lower Richmond Road London SW14 7ET

Subject: APPLICATION A: Hybrid application to include

demolition of existing buildings and structures, except The Maltings and the

of the Bottling Plant and former Hotel; Site clearance and groundworks, to

for the comprehensive phased redevelopment of the site:

Filed application for works to the east side of Ship Lane which comprise:

Extensions and extensions to existing buildings; erection of buildings (3 to 8

storeys) plus basements to allow for 443 residential apartments; Flexible use

space for various commercial uses, community and leisure; and hotel, cinema,

and office floorspace

pedestrian, vehicle and cycle accesses and associated highway works

provision of on-site cycle, vehicle and service parking at surface and basement

provision of public open space, amenity and play space and landscaping

and defence and towpath works

Installation of plant and energy centres

The application, with all matters reserved for works to the west of Ship Lane

comprise:

One storey basement and buildings varying in height from 3 to 7 storeys

Residential development of up to 224 units

Living and care home (up to 80 ensuite rooms) with associated facilities

Up to 150 units of flexible use living accommodation for either assisted living or

flexible use

pedestrian, vehicle and cycle accesses and internal routes, and associated

highway works

provision of on-site cycle, vehicle and service parking

provision of public open space, amenity and play space and landscaping.

For consulting Sport England on the above application. I can confirm the additional information has been received and we aim to respond in 14 days.

Anybody, Sport England is subject to the terms of the Freedom of Information Act 2000, which gives members of the public the right to access the information we hold. In the event of a request being received, we will be obliged to release information relating to the request unless an exemption in the Act applies. You should therefore inform us if you believe any element of the information to be confidential or commercially sensitive so that we can take your concerns into account.

If you require any further information or advice please contact the undersigned at the address below

Sincerely,

Administration Team

[\[redacted\]@sportengland.org](mailto:[redacted]@sportengland.org)

As of 1st March 2020, Sport England offices are now CLOSED. We currently have no access for the foreseeable future due to the COVID-19 pandemic.