

## Comment on a planning application

### Application Details

**Application:** 22/0900/OUT

**Address:** The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

**Proposal:** 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 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.

### Comments Made By

**Name:** Mr. David Deaton

**Address:** 9 Parliament Mews Mortlake London SW14 7QP

### Comments

**Type of comment:** Object to the proposal

**Comment:** Mortlake is a small town of predominantly low-rise housing – it is not an urban wasteland suitable for high rise apartments. We were promised that the heart would be brought back into Mortlake with this new development. Local people have never opposed the development of the brewery site, and they understand the need for new housing stock. But this latest development would take away the character of the area, increase car use, and choke our modest roads with pollution. It would fill our sky-lines with inappropriate high-rise blocks of flats and add a secondary school which the Mortlake Brewery Community Group have demonstrated to be unnecessary and unjustified.

I object to the latest proposal on the following planning grounds:

\* The scheme would be too dense for the area it occupied. It would increase the population of Mortlake by some 90%.

Mortlake is bordered by the river to the north, and the railway line to the south with a level crossing which is closed for 40 minutes in every hour. The opportunity for local people to move around, even at present levels, is restricted by severe car, bike and pedestrian congestion at the level crossing. The new proposal would create a deadlock and be a danger, in particular, to pedestrians.

\* With so much increased traffic on all the roads in Mortlake, air pollution would rise to unacceptable levels.

\* The site for the secondary school is inadequate. It would be too small for a school of 1150 secondary pupils. How would the roads cope with them and the staff, and where would pupils congregate after school and during their lunch break?

\* When this new development is built, there will be an overwhelming need for a primary school in Mortlake. In the 2011 Local Plan for the site, it was agreed that a primary school would be appropriate for the playing field area, allowing for other community activities during school holidays. If Thomson House School moved to this site, pedestrian and vehicle congestion would be considerably reduced at the level crossing.

\* There has been a shift in people's attitudes towards open spaces since the Coronavirus began in early 2020. However, this latest plan for Mortlake would include the felling of large mature trees and the loss of the playing field. The playing

field has never been built on: it is an historical open space and Open Land of Townscape Merit Importance. To build a large secondary school on it would see this lost forever. The substitution of landscaping in the proposed scheme is no substitute.