

## 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. Alistair Johnston

**Address:** 12 Parliament Mews Mortlake London SW14 7QP

### Comments

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

**Comment:** The scale and density of this development is ridiculously high for outer London, with 100% more residential units than the 2011 Community plan, and 40% more units than the 2018 Planning submission! This development will double (!) the population of Mortlake, and will bring the already unsustainable traffic levels to total gridlock all day every day... the sheer size of this development will also completely overwhelm our, already stretched, local community services.

This development should be scaled down to a sensible size (2011 Community Plan levels), the fact that the developer's financial viability calculations may not work at 600 homes vs 1200 homes is not the community's or the council's issue... that is called entrepreneurial risk! The developer chose to pay \$160m for this site with full knowledge of the 600 home 2011 Community Plan ... the council should hold them firmly to this level.

It seems to be clear to every resident who lives here that the impact that this massive development will have on the already dreadful traffic situation will be catastrophic..... as the proposed modifications to the Chalkers Corner junction are hopelessly, and laughably, inadequate to solve the massive traffic problems that there already are on the Lower Richmond Road.

My final concern is the total lack of discussion and explanation of the proposed logistics solutions for the demolition and construction on the site... for instance, the developer should be forced to exclusively use the river for access to the site... I have heard nothing discussed on this being a possible approach... there used to be a dock at this site in the past...