

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: Mrs. BECKY LEWIS

Address: 14 Cleveland Road Barnes London SW13 0AB

Comments

Type of comment: Object to the proposal

Comment:

I object to this third iteration of the plans because the major issues relating to traffic and affordable housing have not been rectified.

The traffic plan for the area remains wholly unrealistic for the following reasons:

- 1) It takes no proper account of deliveries, arrivals and departures from the site which the retail units will depend on daily.
- 2) The impact of additional traffic relating to school drop off and pick up during already busy hours has not been taken into account.
- 3) The other major development sites being developed (some cases still subject to consent) on the Homebase site in Manor Road and on the old Barnes hospital site will all add to the existing congestion at this important confluence of major roads leading West on main commuter routes in and out of West London.
- 4) The ongoing closure of Hammersmith Bridge to vehicles is still rendering the area is already at a standstill in peak hours.
- 5) It seems to be accepted that there is no viable mitigation for traffic in the Lower, Upper Richmond Road and Clifford Avenue and Chalker's Corner to alleviate the stress already experienced in those areas due to traffic density and flow.

6) The level of traffic at Chalker's Corner and consequent air pollution both during construction and at completion of the Stag scheme is a serious health and environmental issue. Developers and the Council are well aware this but do not sufficiently take into account through any action they are prepared to take.

7) Access in and out of the site is limited by the river and existing restrictions close to the site, including the railway and the lower Richmond Road.

Furthermore, these applications continue to ignore objections raised by the local community on the issues of density, height and affordability of housing. Clarification on numbers, size and location of any affordable housing together with proper estimates of cost are urgently required so that affordability can be assessed.

1) Density - there are still 1114 units (excessively more than originally mooted for this site)

2) Height - building heights proposed remain excessive particularly on the riverside frontage and the towpath. This is not optimisation which might be justified, but maximisation.

3) Affordability - there is no convincing evidence that a decent or lawful proportion of the housing in this development will be genuinely affordable, let alone capable as being defined as social housing. The reality of a cynical attempt to reduce this kind of social housing (a housing need we support) has been exposed at every stage of these repeatedly amended applications since their inception. Local residents object to the segregated nature of the proposed so-called affordable housing units which is divisive and will create community division.

This third major attempt to gain consent should fail again for this site and, as the Mayor Of London has pointed out in refusing the previous application, the Council has failed to have proper regard for their responsibilities to provide the right kind of housing. This new application continues to demonstrate a collaboration between the developers and the Council planners which looks like objectors are being ignored at every stage. The Council's original scheme considered only about 600 units. Respect for community feeling has been abandoned in favour of an increased level of general housing. The area cannot take any further pressure on roads and services e.g. NHS funded medical services in the area. No account has been taken of the Community Plan or seemingly the reasoning and good sense that underlies it.