

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: Councillor For Mortlake and Barnes Common Ms. Niki Crookdake

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

Comments

Type of comment: Object to the proposal

Comment: Mortlake Brewery – Response to Planning Applications 22/0902/FUL and 22/0900/OUT

Dear Planners

OBJECTION: The former Stag Brewery site, Mortlake

I have been contacted by residents from Mortlake & Barnes Common Ward regarding the planning proposals for the former Stag Brewery in Mortlake. All of those who have contacted me, have asked me to support their objections to planning applications 22/0902/FUL and 22/0900/OUT for one or more of the reasons below:

Summary

1. Townscape and Visual – The height, scale and density of the development is overpowering and not sympathetic with or in character to the local area. In particular, 9/21 buildings are above 6 storeys and in line with policy should be reduced. The development plans were drawn up 7 years ago and reflect thinking around that time. Recent policies now incorporate more 'green' aspects for example G8 food growing and LP17 green walls and roofs. In line with policy, the plans should be updated to reflect a more visionary approach.
2. Affordable Housing - The indicative quantum of affordable housing of 17% of habitable units is too low, a higher quantum is viable if the developers actual finance costs are used. In line with policy and identified need, there should be more family homes for social rent in the plan.
3. Watney's Sports Field - The footprint of the existing Watney's Sports Field should be retained, in line with policies to retain existing green space. A reduced school footprint is proposed to accommodate this.
4. Healthcare - The Primary Healthcare Care system in this area is already operating at capacity. There is no forward plan for primary healthcare provision for the forecast increase in population of 2,472 and a payment of £495,660 is not sufficient to mitigate the residual negative impact. A new or satellite GP surgery should be reinstated on site.
5. School - There is a cheaper, local school leader supported, alternative to the proposed secondary school, which will

flexibly provide the 180 p.a. secondary school places forecast by LBRuT. It is prudent to conduct a feasibility study into this proposal with other LAs who are within 3 miles of the site, in line with policies that require capacity to be considered on a locality basis.

6. Transport - The Chalkers 'light' scheme proposed is inadequate for a site with a PTAL rating of 1 and 2, before additional traffic resulting from the closure of Hammersmith Bridge is included. In line with policy, the lack of mitigation measures for disruption during construction is also inadequate given the PTAL rating. In line with policy, the PLA support a river scheme to carry construction materials and this should be a planning condition.

7. Air Quality – This is an area of focus within LBRuT due to the poor Air Quality. In contravention of policy, there are no mitigation measures proposed for the decline in Air Quality resulting from development, which is inadequate.

Detailed provisions to support these objections are set out below. If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Cllr. N. Crookdake

Green Councillor for Mortlake & Barnes Common

Cllr.n.crookdake@richmond.gov.uk

07385 171495

I am unable to upload the detailed supporting documents and will email them directly to the Planning Officer. If anyone would like a copy, please contact me.