

## 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:** The Kew Society Mr. John Ricketts

**Address:** 92 Thompson Avenue Richmond TW9 4JN

### Comments

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

**Comment:** The Kew Society wishes to object to this planning application on the same grounds as set out in our objection letter dated 8 March 2021 for the previous applications for this site (18/0547/FUL and 18/0548/FUL), which were refused by the Mayor of London in August 2021.

Our previous grounds for objection were that the scheme would almost certainly lead to a significant increase in traffic congestion and pollution, when Mortlake High Street and surrounding roads are already highly congested. London Borough of Richmond has indicated that sites at the Upper Richmond Road junction with Sheen Lane and Chalkers Corner and sites along Mortlake Road north of Chalkers Corner have been consistently over the legal limit for nitrogen dioxide (most recently in LBRUT's Air Quality Annual Status Report for 2020, published in May 2021).

The new application shows a number of improvements over the refused scheme in response to the Mayor's grounds for refusal. However, the overall scale of the scheme remains little changed: the new scheme now includes 1,085 residential units, reduced from the 1,250 unit proposal which was rejected by the Mayor (still substantially up on the 893 units approved by LBRuT in 2020). The application for the new school (22/0902/FUL) remains essentially the same.

In its letter of 28 February 2022, the Richmond Design Review Panel stated that 'The Panel felt the scheme is too dense for this area. In our view the density expressed resonates more with areas in Central London where higher density is expected, rather than reflecting this part of Richmond'. We support this statement: the proposed density will almost certainly result in a significant increase in traffic even with reduced car parking spaces, as the population of Mortlake would increase by some 80%.

We agree that the Mortlake Brewery site is a prime location for redevelopment and the delivery of new housing, but not at

the expense of the health of existing and prospective new residents and schoolchildren who will be adversely affected by the unacceptable increase in the level of pollution. Any adverse change in air quality fails to accord with planning policy at national, London or borough level (in particular, LBRUT's Local Plan policies LP 10, LP30 and LP44).