

## 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:** Ms. Melissa Compton-Edwards

**Address:** 10 Gilpin Avenue East Sheen London SW14 8QY

### Comments

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

**Comment:** I wish to strongly object to the current plans for this development. Rather than the proposed 451 car parking spaces, a car-free development is necessary in this location, with an onsite car club, accompanied by improvements to public transport, walking and cycling infrastructure.

As a parent campaigning for cleaner air in Richmond and London, I'm deeply concerned that so many car parking spaces are being proposed in this development in an area with existing traffic problems. Prior to the lockdowns of 2020, the area was suffering from traffic congestion and illegal levels of air pollution. Annual mean concentrations of NO<sub>2</sub> at the Stag Brewery on the Lower Richmond Road were monitored at 42 ug m<sup>-3</sup> in 2019, exceeding the UK objective limit (40 ug m<sup>-3</sup>).

Now restrictions have been lifted, air pollution may return to or even exceed previous levels.

Air pollution in LBRUT continues to exceed the Government's Air Quality objectives/EU limits and the whole of the borough is designated as an Air Quality Management Area, while the Mortlake Brewery site is located within an Air Quality Focus Area. Particulate air pollution (PM<sub>2.5</sub>) was estimated to be responsible for 6% of all adult deaths in Richmond borough in 2019.

Given these levels of air pollution, the climate crisis and the health benefits of active travel, the emphasis should be on reducing car ownership and car trips in the area, not adding to them.

I'm particularly concerned about the health impacts on children travelling to the new secondary school proposed to be built

on the site and on children at nearby Thomson House School which is situated close to Sheen Lane level crossing, which already has a problem with congestion and idling traffic due to long barrier down time (the gates are closed for an average 45 minutes per hour).

The development should be 'car-free' (no private car parking) with only disabled, emergency/service vehicle parking and on-site car-club parking.

Policy T6 of The London Plan 2021 states "Car-free development should be the starting point for all development proposals in areas that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite')". The developer has not used car-free as a starting point, but has based its proposals on a private car use model, which is locking in car-dependency and constitutes a health hazard in an already congested and polluted area.

Policy T6.1 states that "car club spaces may be considered appropriate in lieu of private parking". This is appropriate in the case of the Mortlake Brewery development.

Small-area Controlled Parking Zones should be introduced throughout the surrounding area to help reduce traffic and prevent overspill parking, with a restriction on residents of the new development applying for parking permits.

I'd like to see a sustainable development focused on walking, cycling and public transport, not car ownership and use.

This would be much more in keeping with borough, national and London policies which seek:

- Lower car ownership and car use;
- Higher levels and rates of sustainable and active travel;
- Better air quality;
- To address the climate emergency.

The Stag Brewery could be part of the move to build back better from the pandemic, not build back to a development from our car-dependent past, with all the resulting congestion, road danger and air pollution.