

## 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. William Basing

**Address:** 111 Avondale Road Mortlake London SW14 8PU

### Comments

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

**Comment:** I wish to confirm my objection to Application A - 22/0900/OUT and Application B 22/0902/FUL in relation to the redevelopment of the Stag Brewery site, Mortlake.

The latest set of consultations appear to be primarily necessary due to scheme design changes required to comply with the latest building regulations, particularly the internal layouts of the buildings submitted in detail on the east of the site. Drawings, Reports and Design Codes have thus been updated/substituted, and certain Technical Reports have had addendum information added to substantiate the original planning applications lodged in March 2022.

However, the proposals and latest changes still do not address any of the earlier significant failings of the applications. These are summarised as follows:

Density, Building Height & Scale of Development

- The scheme now proposes 1071 residential units, a minor reduction of 14 from the March 2022 submission, and thus remains far too dense given the prevailing scale and density of the existing community, the sensitive riverside location, heritage context, and the severe and unique access constraints of this site.
- The Council's own Design Review Panel (DRP) - "felt the scheme is too dense for this area - and resonates more with Central London where higher density is expected." (DRP letter 28.02.22).
- Many of the residential blocks still exceed 7 floors in height and overwhelm the character of the Thames bankside setting and still dominate the locally protected Maltings building and adjacent heritage assets.
- An almost rural character prevails along the Thames from Putney/Hammersmith to Kew creating a green landscape corridor. The densely packed blocks combined with their height and scale will destroy this unique stretch of the River Thames.
- Furthermore, those buildings above 7 floors contravene both the original Planning Brief but also the Local Plan and indeed the Pre-Publication Local Plan. There are absolutely no mitigating factors which could justify any relaxation of

Policy.

- Building 10 has been reduced in height by one floor which is welcomed, although it does reduce the number of Intermediate-Affordable residential units.

Affordable Housing

- Despite the increase in residential units to 1071 from 813 in the earlier 2020 planning applications the affordable percentage remains exceedingly low at around 19% - (39 Intermediate units and 165 Social Rent).
  - The Financial Viability Assessment makes no definitive proposal in terms of the final percentage (either unit numbers or habitable rooms), and states that this is still subject to further negotiation with Richmond. The current proposals represent a 32% increase in unit numbers from the 2020 scheme and yet little or no increase in the offer of affordable units. The scheme thus contravenes both London Plan and Local Plan Policy at a time of greatest need for affordable homes.
  - Infrastructure, Highways & Access
  - Traffic generation and congestion remain as major concerns and objections to these proposals. There is just one means of access/egress to the site which is already gridlocked and not just at peak times. The supporting reports and data simply do not reflect the actual conditions of severe congestion and poor air quality.
  - Local residents are experiencing huge delays in travelling out of the area by car due to already increased congestion throughout the day, and equivalent delays on returning into
- Childcare provision is also woefully inadequate for an already oversubscribed and under-strain locality.
- Local bus and train services have also been reduced and although 106 Agreement funds are allocated for improved local bus services, TfL have confirmed there are no definitive plans.
  - How Stantec can justifiably substantiate their proposed upgrading of the PTAL accessibility of the site given the above is implausible. (See Technical Note - Bespoke PTAL Calculation Summary - 01.07.22).
  - The proposed location of the bus stops and pedestrian cr