

## 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:** 13 Ruskin Avenue Kew Richmond TW9 4DR

### Comments

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

**Comment:** The Kew Society objects to this amended planning application. In May 2022, we submitted an earlier objection to the proposed development. We note that further documents and drawings were uploaded by the applicant to the planning website on 5 December 2022.

We see no reason to change our negative opinion of this application. The scheme remains far too dense for the area and we repeat our conclusion that '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)'.

We would also add that we remain very concerned over the likely overburdening of local GP resources that would result from the 3,000 plus new residents on the Mortlake Brewery site, not to mention the impact of the likely Homebase and Kew Retail Park developments. It is noted that probably the largest local GP practice - Richmond Medical Group, with its surgeries in East Sheen and Kew - already has a GP/patient ratio of 2,229, which is 'above average' (source: NHS Digital as at August 2022). Since no new GP practice is proposed on site for this scheme, and with the RMG East Sheen practice already reaching capacity limits, it is likely to result in unsustainable pressure on the resources of the RMG Kew surgery, where it can already be difficult to get an appointment for urgent treatment. The issue of local medical resources has not been thought through properly and requires urgent attention.