

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. Roland Crouch

Address: 7 Parliament Mews Mortlake London SW14 7QP

Comments

Type of comment: Object to the proposal

Comment: I am writing to lodge out objection to the proposals for the Brewery development on the following grounds:

1. Last area of Waterfront land: This is one of the last waterfront development areas in the Borough and it is in an area of outstanding natural beauty (and a conservation area). You only get one chance to do something special; the Borough should be working to enhance the area and do its utmost to ensure the plans retain as much of the waterfront land for the community and create a trophy project which it can be truly proud of.

2. Changing the Rules: The developer has increased the density of housing vs the original planning guidelines issued by the Borough in the 2012 Community plan! The developer purchased the land based on this plan and presumably paid a price based on this, and so should be held to it. Surely your role is ensure the rules are followed.

3. Breaking the Rules: Our understanding is also that the density of this development exceeds even your own Central London guidelines; we live on the very edge of London here, and this site is constrained in every direction by the river, the railway line and a key London road artery... how is this elevated density justified given the rules. Surely your role is ensure the rules are followed.

4. Traffic Rules not followed: Despite bringing in expert consultants, the developers have failed to come up with any solutions to the traffic problems this development will cause. Adding over perhaps 2,000 residents and 1,200 kids coming to school every day which further stress the already stress infrastructure. The options for Chalker's Corner in our view both impractical and unrealistic.

We are advised that to your own guidance states:

Policy D2 of the New London Plan, Infrastructure requirements for sustainable densities, states that where additional required infrastructure cannot be delivered, the scale of the development should be reconsidered to reflect the capacity of current or future planned supporting infrastructure.
Surely your role is ensure the rules are followed.

We are not against the re-development, BUT this is a long way from the original 2012 Community Plan.