

Comment on a planning application

Application Details

Application: 22/0902/FUL

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: Erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works

Comments Made By

Name: Mrs. Dawn Primmer

Address: 4 Waldeck Terrace Mortlake London SW14 7HE

Comments

Type of comment: Object to the proposal

Comment: Response to latest consultation

I wish to confirm my objection to Application A - 22/0900/OUT in relation to the redevelopment of the Stag Brewery site, Mortlake. The updated 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 is still far too dense given within the existing community, the sensitive riverside location and the severe access constraints to the 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. Those buildings above 7 floors also contravene both the original Planning Brief and the Pre-Publication Local Plan.
- The densely packed blocks combined with their height and scale will destroy the unique rural character along this part of the River Thames from Putney/Hammersmith to Kew.

Affordable Housing

- The current proposals represent a 32% increase in unit numbers (from 813 to 1071) compared to the 2020 scheme and yet little or no increase in the offer of affordable units which remains exceedingly low at around 19% - (39 Intermediate units and 165 Social Rent).
- The affordable units are also concentrated largely in one area in the west of the site which hardly promotes a truly integrated community which the applications seem keen to promote.

Infrastructure, Highways & Access

- Traffic generation and congestion remain major concerns. There is just one means of access/egress to the site the area around the site is already gridlocked most of the day with current levels of traffic. The supporting reports and data simply do not reflect the likely worsening levels of severe congestion and poor air quality generated if this development was allowed to go ahead. With Hammersmith Bridge remaining closed to traffic and no prospect of it being fully re-opened for vehicular traffic and bus services for many years congestion will be worse especially at peak times with the concentrated arrival of 1250 school pupils/staff and other site generated traffic/deliveries.
- Local 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 to increase services.

- Should the scheme go ahead as described the local population will be increased by around 2500 residents and yet there is little or no provision for increased Community, Health and Cultural Facilities.