

## 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:** Dr. Karen James

**Address:** 117 117 Sheen Lane East Sheen London Sw14 8AE

### Comments

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

**Comment:** I wish to express my objections to Application A - 22/0900/OUT and Application B 22/0902/FUL in relation to the redevelopment of the Stag Brewery site, Mortlake. The revised proposals and latest changes still do not address any of the earlier significant failings of the applications.

These still propose a very high density living area of 1071 within an area confined by the A316, the river Thames and the Lower Richmond Road, increasing the population of Mortlake by nearly 90% without planned additional provision of train services. Ingress and exit from the site will be on the Lower Richmond Road as there is presently no access to the A316. The provision of car parking spaces for over a thousand dwellings is obviously an underestimate as the whole area attracts two car families. Parking will inevitably overflow into the surrounding area which is already under great pressure for parking spaces. Parking in the area, especially Kingsway and Shalford Road, has been under severe pressure for several decades and certainly cannot support any extra parking from the development. The recent survey was done during lockdown and not at all representative of the normal parking situation. It is simply not reasonable to expect either young or elderly existing residents to start walking long distances with shopping, or prams and babies, or travel goods, simply because there is totally inadequate provision on the development for parking.

The plans for a bus Lane make little sense as it is a such a short distance. Presently ,from Chalkers corner junction to the end of Chertsey Court is usually stationary or slow-moving traffic in rush hours. A bus lane will not alter this situation.

The extra traffic generated by new residents, care workers and the school will occur when the Lower Richmond Road and Sheen Lane are already highly congested. This will greatly increase particle and chemical pollution from the vehicles which represents a serious additional health hazard to existing and new residents.

The proposed removal of at least 20 mature trees will seriously deplete the protection they now provide. Replacement with saplings will dramatically reduce leaf area and reduce present protective effects for very many years to come. The area needs analysis to see if there is a 'hot spot' for cancer and respiratory disorders. More trees and greenery are a paramount requirement for all town dwellers in heavily trafficked areas, especially as car use will increase from this & nearby developments.

The removal of the sports field is an unwarranted depletion of an important local community space, and it would also remove a great visual amenity. Removal of the sports field is a serious loss of wildlife corridors. The lower Richmond Road has hedgehogs, bats and stag beetles, to name a few interesting species, in the area. Richmond Park maybe one of the 'lungs of London' but arteries and veins are needed to sustain our London wildlife. The "open amenity space" provided in the proposals is less than the base provision in the planning brief. Plants and wildlife need to be conserved and increased if there are to be 1071 extra dwellings.

In summary I oppose the revised plans for the following reasons:-

- a) The increase in population is still too large and an enormous increase in traffic and parking pressure will result. This will impact significantly on residents health
- b) Removal of mature trees and the Recreation Ground is unsupportable. More trees and greenery are required to counter vehicle pollution and to preserve wildlife, essential to human well-being and health.
- c) the visual amenities will be greatly impoverished in the Lower Richmond Road and on the riverscape.
- d) There is little or no provision for the historic nature and any new archaeology that is very likely to be unearthed during development of the suite.

Karen James  
(117b Sheen Lane)