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3 February 2023

Former Stag Brewery
Applications 22/0900/OUT and 22/0902/FUL

I submitted an objection by email through the Planning website on 14 January 2023 yet despite scrolling through the extensive list of objections I cannot my objection recorded.

I attach a copy of my objection letter.

Can you please advise if my email submitted through your website was received.

I would be very aggrieved if the considerable time I spent on researching the application papers in preparing the objection was wasted and even more upset that my comments were not received.

Yours faithfully



Peter Wilkinson

Head of Development Management
London Borough of Richmond upon Thames

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**1 Vernon Road,
East Sheen,
London, SW14 8NH.**

Submitted by email on 14 January 2023

Reference number

**Former Stag Brewery
Applications 22/0900/OUT and 22/0902/FUL**

I am a member of the Mortlake and East Sheen Society and fully support their comments submitted regarding the Applications.

I have comments additional to those of MESS.

I object to the Proposed Project.

Distilling the overwhelming array of 700 documents submitted to Richmond Planning, the essence of the project is to bring to Mortlake a dense, overbearing commercial housing project with echoes of the disasters at Vauxhall and Wandsworth. As the Mayor of London said in turning down the application in 2020, "Until my visit to the brewery site, I had not understood what is the 'Arcadian Thames'.

The developers in presenting their plans have sought to present the project as "restoring the Heart of Mortlake". This is developers 'spin' and ignores that the Heart exists already. The heart of Mortlake is its people, present and past, historic buildings, alleys, streets, history, its working history shaped by the brewery (much of the housing was built for the brewery workers) and its relationship to the Thames. The addition of 1,085 housing units with only 213 units (22%) allocated for affordable housing, shops and offices would weaken this heart. The plans do not reflect Mortlake – for example the spaces and streets of the project use Project planner's chosen names – 'Plaza' is alien to Mortlake.

Despite the mass of some 700 pages the Project planners ignore or gloss over evident concerns:

- The addition of traffic to the already congested roads which will exacerbated by other housing projects nearby – Sainsbury's, Manor Road and Kew Retail Park sites.
- Placing a large school next to a polluting road without reference to the historic court judgement in 2020 which found that South Circular Road traffic pollution contributed to the death of an asthmatic eight-year-old girl.
- The intractable issue of the hazards of Mortlake level-crossing – already dangerous for school users and parents. The project traffic plan attempts no solution.
- The lack of planning for medical and social care – no facility on the site and suggesting, without presentation of a case, that the occupants of the 1,250 should use the existing overstretched GP practices. And what about those coming to the other projects mentioned above?
- Cycling routes are planned for the Project for but no reference is made to the lack of a route heading west from the school along the Lower Richmond Road. It can be imagined that many pupils would head this way towards North Sheen, Richmond or Kew. The road is dangerous

for cyclists and this issue should be resolved. No data exists yet on the areas from which where pupils would be drawn.

- The lessons of the Covid-19 pandemic are not incorporated directly in the Project planning though the Impact Statement framework appears to draw on aspects of Covid-19 experience.
- The lack of reference to Mortlake Green though clearly the Project Planners have some intent on the use of the Green as shown by the submitted drawing High Street Zone (document 3592981) and the placement of the green

The loss of the Watney Sports Field is regrettable.

Peter Wilkinson

1 Cross cutting issues

1.1 Health planning - No lessons have been applied from the Covid-19 pandemic.

The plans by the developers for the site are essentially unchanged in fundamentals since they were first submitted planning permission. The Health Impact Statement of March 2022 makes no reference to Covid-19, its lessons and how they should be applied. The lessons should be shaping the project inter alia in respect of:

- Public and open spaces
- Space on footpaths
- Provision for bicycle routes
- Fitness and sport provision
- Open space
- Office and housing design
- Work patterns
- School design
- Pollution prevention
- Community services

“The loss of lives and the economic downturn caused by the Covid-19 pandemic should be turned into an opportunity to radically rethink how we live and plan our cities and communities.”

Urban Planning after Covid-19: supporting a global sustainable recovery, 2021
Royal Town Planning Institute, 2021

There needs to be planning for:

- Provision of enhanced open spaces for public when locked-down
- New and extended bicycle lanes
- Space in planning positions of buildings, commercial and residential
- Space for using railway level-crossings - social distancing could not be maintained easily using the current level-crossing or station stairs
- Space on footpaths e.g. the pavements in the Lower Richmond Road - currently the paths for school children to the school, are only 2m wide
- Health and social care service units: no provision in the Project plan
- a school transport plan
- Revised business cases for the hotel and the cinema
- Revised business case for offices and retail space
- Density and design of the housing units to provide space