

## 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. David Abel

**Address:** 31 St Leonards Road East Sheen London SW14 7LY

### Comments

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

**Comment:** I continue to strongly oppose this plan whilst strongly supporting the plan from the MBCG and others; people objecting generally want the site redeveloped but on a much smaller scale and not until the traffic problems have been dealt with and Hammersmith Bridge reopened; I do not understand why the council is being so dismissive of the feelings of its residents. On the doorstep canvassing for the last council election, the Lib Dems promised that they were opposed to this development and yet they approved this scheme

However, and perhaps more immediately I believe this plan should simply be rejected because in the covering letter it states :

“Although no formal transition arrangements or legislation has been announced at this stage, the Applicant has taken the decision to make amendments to the scheme which will allow it to adhere to the forthcoming changes announced on the 24 July 2023 by the Secretary of State in relation to the Government’s intention to mandate second staircases in new residential buildings above 18 metres.”

I have checked on the London Assembly website and as yet there are no actual published rules from the Department of Levelling Up Housing and Communities and despite the Mayor of London writing to the Department on two occasions there is still no clarity as to what these plans will be. Letting aside the probability that the Mayor will again reject these plans if re-elected, these plans may well not comply with the new rules when they are eventually made. I cannot see how they can even be considered until there are rules to set them against and so they should be rejected out of hand, without the need for any planning meeting. I would add that there is a planning application continue to use the site as a film studio for several more years, so there is clearly no rush to accept a bad plan.

(From previous objections)

I cannot believe that after the Mayor of London's decisive rejection of the original proposal that what has been resubmitted is so similar to that failed plan. The proposal is still too dense, too tall and far too large for existing infrastructure to contend with. During the bulk of the day we only have two trains an hour to London Waterloo now, rather than the four when this all started so daytime congestion will be even worse. Everyone agrees that the brewery site need to be redeveloped to bring some life back to Mortlake, but this plan does not care at all about the cost to the rest of the area and the the lives of the people who will be forever affected by it. The MBCG have a perfectly acceptable set of proposals and this plan does not take them into account.

There are things I agree with - well one thing; the boat club, but everything else is ludicrously oversized for the area, except of course for the provision of affordable housing which is ludicrously undersized. The cinema sums up to me the lack of local study as it is far larger than the ones we already have quite nearby that are not currently full to bursting. The plan seems to envisage that this is an area of great urban density with brilliant public transport links so that people will come from miles around to eat out and watch a movie. The reality is that the roads are congested during the day the train are rammed full during rush hour but in the evenings it is a quiet suburban area. If you are building what is in effect a small town surely you should be obliged to improve the transport infrastructure that serves it ?

The Mayor made two things abundantly clear when he rejected the proposals - the lack of affordable housing provided by the borough as a whole and that this plan was not in keeping with the open and arcadian nature of the site. There are a few cosmetic tweaks but the heights particular on the waters edge should come down by at least half and there should be half the number of building to create more green accessible space. Space that is not compromised by being in deep shadow from huge blocks.