

Lucy Thatcher

From: [REDACTED]
Sent: 20 December 2023 14:39
To: Stag Brewery Redevelopment
Subject: Neighbour consultation re APPLICATION 22/0900/OUT Former Stag Brewery

[REDACTED]

Dear Planning Officers

CONSULTATION Application 22/0900/OUT FORMER STAG BREWERY

Having responded previously to Richmond Council regarding the above application, I am now responding to the letter dated 20 November 2023 setting out the latest changes to the proposals for the Former Stag Brewery site. This is sent within the formal consultation period.

I note the changes which have been made to the scheme designs in relation to the Application 'A' - 22/0900/OUT for the whole site, and that there are no changes to Application B for the school as this is unaffected by the changes to fire escape requirements.

My comments are as follows:-

- Nine of the buildings have been affected by the new fire escape regulations for buildings over 18m in height. The design amendments still conflict with the Local Plan and the approved Planning Brief for the site with several buildings above the height limit of 7 floors, and do not diminish sufficiently in height below this maximum limit to the edges of the site. In fact most of the buildings located on the towpath perimeter are over 7 storeys in height.
- Although the number of units has been reduced to 1075 the percentage of affordable units, in my view, should not be accepted by the Council as it is well below the levels required by the London Plan and the Local Plan - and now considerably lower than the percentage rejected by the Mayor of London on the earlier planning application.
- The layout and external areas of the scheme have been amended but the open space provided between buildings would be required to comply with current residential design standards and codes. The open space between buildings cannot therefore be categorized as 're-provisioning' as required within the Local Plan to account for the loss of the sports fields (protected Open Space).

I note that consultations relate only to the recent amendments, given the consent of the wider scheme in July this year. However, none of the changes address these three fundamental non-compliant aspects of the London Plan, the Local Plan, and the approved Planning Brief for the Stag site.

There was much debate by committee members at the July Planning Committee about general scale, massing and context **but these key issues of non-compliance have not been adequately addressed by the Council members.**

I object strongly to this application and the latest design changes. I still consider this a gross over-development of this highly constrained site coupled with seriously inadequate provision for affordable housing. The development will put huge pressure on various elements of the local infrastructure and make local traffic, which is already massively constrained, even more intolerable.

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