

3. Existing Land Uses and Activities

Introduction

- 3.1 This Chapter provides a summary of the existing land uses and activities on and immediately surrounding the Site. This includes a summary of designations and key environmental characteristics existing at and near to the Site, thereby identifying potential sensitive receptors that could be affected by the Development.
- 3.2 A full description of the baseline conditions and sensitive receptors relevant to each assessment undertaken as part of the Environmental Impact Assessment (EIA) is provided within each technical Chapter (**Chapters 7 to 19**) of this Environmental Statement (ES).

Site Location and Setting

- 3.3 The Site comprises of a parcel of land extending to approximately 9.25 hectare (ha) predominantly occupied by the former Stag Brewery, as well as surrounding highways land including Chalkers Corner junction with the A316 (Clifford Avenue), A3003 (Lower Richmond Road) and A205 (South Circular), Mortlake High Street, and Sheen Lane.
- 3.4 The Site is approximately centred on National Grid Reference (NGR) 520380, 176003 and is located in Mortlake within the administrative boundary of the London Borough of Richmond upon Thames (LBRuT). The location of the Site is shown in **Figure 1.1**. The planning application boundaries of Applications A and B are shown on **Figure 1.2**. The Section 278 (S278) highways works boundary is shown on **Figure 1.3**. For purposes of the EIA, the Site boundary comprises the collective parcels of land associated with the Planning Applications (site of the Former Stag Brewery) and the highways works under S278 comprising highway land, as shown on **Figure 1.4**.
- 3.5 The Site is bounded by a mix of uses and areas, with the River Thames bounding the north-east of the Site and Fulham (North Sheen) Cemetery bounding the north-west of the Site.

A Summary of Existing Land Uses and Activities

Existing Land Uses at the Site

- 3.6 The majority of the Site comprises the former Stag Brewery estate. This includes 16 industrial buildings surrounded largely by hardstanding, which was used for vehicle movements and parking, and a 3 m Above Ground Level (AGL) brick wall perimeter. The Stag Brewery ceased operations in late 2015 and decommissioning of brewery infrastructure was undertaken following cessation of brewery activities. Works on-Site were undertaken in 2017 to remove the brewery fixtures and fittings. The majority of former brewery infrastructure including tanks, brewery vats, pipework and electrical cabinets have been removed from the Site, with partial demolition of the external walls of some structures in the west of the Site to facilitate the removal. The majority of these buildings remain in place
- 3.7 Prior to the reduction of brewery activities at the Site in 2015, the Site supported an average of 185 employees. Staff numbers reduced to approximately 100 at the beginning of 2015. Since 2015, security personal has worked at the Site. Most recently, in line with the temporary uses

planning application (planning ref: 19/3870/FUL), the Site is temporarily being used until June 2022 for film production operations, including office use in the existing buildings, ancillary activities, and the associated use of the existing on-Site parking spaces in the west of the Site.

- 3.8 The layout of the existing buildings within the Site is shown in **Figure 3.1**. **Table 3.1** presents details regarding the heights and Gross Internal Area (GEA) of existing floorspace within the Site.

Table 3.1: Existing Buildings Heights and Floor Areas

Building ID (refer to Figure 3.1)	Building Name	Number of Storeys	Gross Internal Area (GIA m ²)
1	P.O.B (office)	5	2,221
2	Brewhouse	6	4,645
3	Process Building	8	3,705
4	Chip Cellar	6	2,923
5	Finishing Cellar	4	2,153
6	Power House	4	2,627
7	Powder Store	1	168
8	Effluent Treatment	2	330
9	Maltings	9	1083
10	(Former) Hotel	4	3,085
11	(Former) Bottling Building	3	70
12	Packaging	2	9,440
13	Stable Court	4	2,110
14	Sports Club	2	549
15	East Gatehouse	1	24
16	West Gatehouse	1	72
17	CO ₂ Block	2	196
Total		-	35,402

- 3.9 The majority of the buildings within the Site are twentieth century industrial structures. However, the Maltings, the (former) Hotel and the (former) Bottling Building date from the late 19th and early 20th centuries. The perimeter wall dates from the 1860s, however, some areas have been repaired, demolished, and replaced in the intervening years. A disused wharf is situated within the north-east of the Site, with limited access via Bulls Alley.
- 3.10 An area of approximately 2.07 ha within the Site is occupied by private playing fields, known as Watney's Sports Ground playing fields (refer to **Figure 3.2**). The existing playing fields were originally owned and used by workers of the Stag Brewery. The pitches continue to be in private use with no authorised access by the general public. Since the Applicant's purchase of the Stag Brewery in 2015, the Applicant has permitted access to the playing fields to a local football club and local schools.

- 3.11 As noted earlier in this Chapter, the Site (as defined for the purposes of the EIA) also comprises highway land along Lower Richmond Road, South Circular and Clifford Avenue (a collective junction at Chalkers Corner), Mortlake High Street, and Sheen Lane.
- 3.12 A selection of photographs showing the existing Site are provided in **Figure 3.3**.

Existing Land Uses Surrounding the Site

- 3.13 As indicated by **Figure 3.2**, the land uses surrounding the Site are varied and include:
- residential properties located immediately north and west of the Site at Thames View and Williams Lane and those to the south and east of the Site at Lower Richmond Road and Mortlake High Street (a further list of surrounding residential receptors is provided in **Table 3.2**);
 - retail and town centre use located to the east of the Site along Mortlake High Street, and to the south-west of the Site along Lower Richmond Road. A number of public houses are in proximity to the Site, including the Ship Inn at Thames Bank adjacent to the Site's northern boundary, the Jolly Gardeners adjacent to the Site's southern boundary, and The Tapestry to the south of the Site across Lower Richmond Road. Existing retail uses are also located in East Sheen District Centre, located approximately 160 m south of the Site, and White Hart Lane, a parade of local importance located approximately 600 m east of the Site;
 - office premises are located adjacent to the Site's southern boundary and to the east of the Site along Mortlake High Street. Royal Mail Mortlake & Barnes Delivery Office is located to the south-east of the Site, to the south of Mortlake High Street. A scrap metal merchant is located to the south of the Site, to the south of Lower Richmond Road;
 - Barnes Children's Centre and Working Mums Day-care and Pre-School are both located south-west of the Site to the south of Lower Richmond Road. My Sunshine Day Nursery is located to the south of Lower Richmond Road directly opposite the Site's southern boundary;
 - Fulham (North Sheen) Cemetery located north-west of the Site.
 - the nearest school to the Site is that of Thomson House School located adjacent to the southern boundary of the Site on Sheen Lane. Richmond English School is located to the south-east of the Site, to the south of Mortlake High Street;
 - open and amenity space, including the River Thames towpath located immediately adjacent to the Site's northern boundary, and Mortlake Green located beyond Lower Richmond Road / Mortlake High Street to the south of the Site; and
 - railway infrastructure including Mortlake Train Station located to the south of the Site beyond Mortlake Green.
- 3.14 A selection of photographs of uses surrounding the Site are presented in **Figure 3.4**.

A Summary of Key Environmental Characteristics

Socio-economics

- 3.15 There are currently around 11,600 people living in the Mortlake and Barnes Common ward (the Local Impact Area - LIA) with growth since 2011 of around 7%. The profile of the population in Mortlake and Barnes Common ward is similar to that of LBRuT as a whole as well as London.
- 3.16 The data indicates that LBRuT performs above the London average on several key labour market indicators, including economic activity rates as well as qualification levels. According to the most recently available data (2020) the number of jobs in the LIA was around 2,250.
- 3.17 In terms of housing stock, the LIA has around 5,230 dwellings accounting for around 6.1% of the total stock of dwellings in LBRuT. In terms of tenure, LBRuT has higher levels of home ownership compared to the rest of London (as did Mortlake & Barnes Common Ward in 2011) and a lower proportion of social rented housing.
- 3.18 Pre-school education facilities for children under 5 years are provided through a range of facilities including local authority children centres and private run nurseries. There is a total of 14 primary schools within two miles of the Site and a total of three secondary schools within three miles of the Site.
- 3.19 There are 2 GP centres within 1km of the Site, with Johnson and Partners surgery closest to the Site.
- 3.20 LBRuT is renowned for its green spaces and large parks such as Richmond Park, Old Deer Park, The Royal Botanic Gardens at Kew, and its highly accessible green space alongside the River Thames. There are several publicly accessible open spaces within proximity to the Site, including those that have play areas and other community uses such as sports fields. Although Watney's Sports Ground playing fields is located within the Site, it has private access only. In addition, part of the tow path is located within the Site but is currently not accessible from the Site.
- 3.21 Community facilities close to the Site include Sheen Sports Centre, East Sheen Library and Power Station Youth Centre.
- 3.22 Further details regarding socio-economics matters are provided in **Chapter 7: Socio-economics**.

Transport and Access

- 3.23 The Transport for London (TfL) online Public Transport Accessibility Level (PTAL) calculation tool¹ has been used to calculate the PTAL of the Site. The Site at present has a PTAL rating of predominantly 2 with a PTAL rating of 1 at the western corner of the Site, which represents a 'poor' and 'very poor' level of accessibility to public transport services, respectively. However, PTAL does tend to underestimate the accessibility of the Site by public transport since the nearby Mortlake Rail station provides access to the wider strategic public transport network serving London and the South East Region.
- 3.24 Mortlake Station is located to the south of Mortlake Green and west of Sheen Lane, to the south of the Site (refer to **Figure 3.1**), connects and provides access to South Western Railways

services between Waterloo and Twickenham, continuing either via Hounslow and Chiswick on the Hounslow Loop or Kingston and Wimbledon on the Kingston Loop, back to Waterloo.

- 3.25 The closest bus stops to the Site are situated on Lower Richmond Road and Mortlake High Street. These bus stops provide bus services 209, 419, 533, 969, N22 with routes to Fullwell, Twickenham, Richmond, Barnes, Kew, Hampton, Hammersmith, Putney, Roehampton, and Piccadilly Circus.
- 3.26 Pedestrian footways are provided on both sides of all roads in the area surrounding the Site. Footways are absent from Ship Lane, Thames Bank and Williams Lane. A signalised pedestrian crossing is situated on Lower Richmond Road, adjacent to Ship Lane. Two pedestrian crossings are provided over Lower Richmond Road to the south of the Site. Several pedestrian crossings surround Chalkers Corner junction.
- 3.27 The Thames Path (also referred to as the towpath) is located within the northern boundary of the Site alongside the River Thames. This section of the Thames Path is unlit, and the footway is a mixture of unpaved and cobbled surfaces used by walkers and cyclists. A small boat landing stage fronts on to the River Thames at the top of Ship Lane adjacent to the northern boundary of the Site.
- 3.28 Within the immediate vicinity of the Site, the cycle facilities include an advisory cycle route along Mortlake High Street from the east of the Site towards Barnes Bridge; and a signed on street route connecting the cycle facilities on Chiswick Bridge with the Lower Richmond Road.
- 3.29 Further details are provided in **Chapter 8: Transport and Access**.

Noise and Air Quality

- 3.30 The noise climate at the Site is dominated by vehicular movements on the Lower Richmond Road, Mortlake High Street and Clifford Avenue (the A316), which are busy thoroughfares experiencing high vehicular flows. Although intermittent in comparison, noise from low flying aircraft movements associated with Heathrow Airport (located approximately 10 km to the west of the Site) are significant. Contributory noise from domestic and commercial services in the area also influence the local noise climate.
- 3.31 LBRuT have declared the entire Borough as an Air Quality Management Area (AQMA) owing to the Borough-wide levels of nitrogen dioxide (NO₂) and fine particulate matter (PM₁₀) which do not meet the Air Quality Strategy Objectives². Consequently, LBRuT have prepared an Air Quality Action Plan³, setting out the policies and measures to be implemented to improve air quality in the LBRuT. It is considered that concentrations in the area surrounding the Site are highly influenced by vehicle emissions.
- 3.32 Further details are provided in **Chapter 9: Noise and Vibration** and **Chapter 10: Air Quality**.

Ground Conditions

- 3.33 A review of geological maps, borehole records and the findings of previous Site Investigations found that the Site is underlain by Made Ground, with superficial deposits comprising Alluvium and River Terrace Gravels beneath. London Clay Formation underlies these strata, followed by the Lambeth Group, Thanet Sands Formation, and the Chalk Group at depth.

- 3.34 Information from the Environment Agency (EA) indicates the Alluvium and River Terrace Gravels are a Secondary A aquifer. This groundwater is likely to also be in hydraulic continuity with the adjacent River Thames. The London Clay Formation is an unproductive stratum, and the Lambeth Group and Thanet Sands Formation below are Secondary A aquifers. The Chalk Group at depth is a Principal aquifer.
- 3.35 A review of historical Ordnance Survey (OS) maps at the Site found that in the past, the area surrounding the Site has primarily been residential, however, some industrial uses including a coal wharf, smithy, works and garages, incinerator, electrical substations have also been noted.
- 3.36 Further details are provided in **Chapter 11: Ground Conditions and Contamination** and **Appendix 11.1**.

Surface Water Drainage and Flood Risk

- 3.37 According to the EA's Flood Map for Planning⁴ most of the Site is located within defended Flood Zone 3. This indicates that despite being located within an area at a high probability of tidal flooding, most of the Site would be protected up to the 1 in 1,000-year standard by the River Thames defences. The Thames Estuary 2100 Plan (TE2100)⁵, would ensure that the defences are not overtopped for the lifetime of any redevelopment on the Site.
- 3.38 Review of LBRuT's Surface Water map⁶ indicates that most of the Site is at a very low risk of surface water flooding. However, there are some areas, generally in the south-west corner of the Site, that are shown to be at a higher risk of surface water flooding.
- 3.39 Further details are provided in **Chapter 12: Surface Water Drainage and Flood Risk** and **Appendix 12.1**.

Ecology

- 3.40 The Site does not comprise any statutory or non-statutory sites designated for their nature conservation value. The nearest designated site is the River Thames and Tidal Tributaries Site of Metropolitan Importance (SMI) for Nature Conservation which is located directly adjacent to the northern boundary of the Site. The adjacent River Thames is assessed to be of value to fish, birds and aquatic invertebrates.
- 3.41 Following an updated habitat field survey in August 2021, no habitats present within the Site have been identified as Important Ecological Features (IEFs). As a result of the updated bat surveys undertaken in October 2021, and with due regard to the historical surveys undertaken at the Site in support of previous planning applications, no roosting bats are determined to be present on Site. However, and as a precautionary approach, the Maltings building is still assessed to be a day roost for low number of soprano pipistrelle bats. In addition, the habitats at the Site and adjacent to the River Thames (to the northern boundary of the Site) are used by a low level of urban bat species which are typically not light sensitive. Nonetheless, bat species were recorded in good diversity.
- 3.42 During the evening emergence survey on the 4th October 2021 a single roosting peregrine falcon was also recorded at the Maltings building. Overall, the Site is of limited ornithological value and no black redstarts (a nationally protected bird species under Schedule 1 of the Wildlife and Countryside Act⁷) were recorded on or adjacent to the Site.

3.43 Further details are provided in **Chapter 13: Ecology**, **Appendix 13.1**, and **Appendix 13.2**.

Archaeology (Buried Heritage)

3.44 The Site and surrounding area are located in an Archaeological Priority Area, as defined by LBRuT. The Stag Brewery Supplementary Planning Document (SPD)⁸ indicates that the Site is likely to be of archaeological significance on account of location of the Bishops Palace, Cromwell House, and various earlier brewery buildings. Further details are provided in **Chapter 14: Archaeology** and **Appendix 14.1**.

Above Ground Built Heritage

- 3.45 There are no listed buildings or structures within the Site, however there are a cluster of seven listed structures in proximity to the north of the Site and there are 20 listed buildings in total within 500 m of the Site.
- 3.46 Three of the buildings within the Site are locally designated, but not statutorily designated, as Buildings of Townscape Merit (BTMs):
- the Maltings;
 - the (former) Bottling Building; and
 - the (former) Hotel.
- 3.47 Other elements of historic interest within the Site include the boundary walls to the north and south, the boundary wall between Reid Court in Williams Lane, the memorial plaques along Lower Richmond Road to the south, and railway tracks and river moorings / granite paving along the towpath to the north. The other buildings and structures within the Site are of no heritage significance.
- 3.48 The Mortlake Conservation Area encompasses the Maltings, the (former) Hotel and the (former) Bottling buildings located within the Site, while the Mortlake Green Conservation Area slightly overlaps the southern part of the Site along Lower Richmond Road.
- 3.49 Further details are provided in **Chapter 15: Built Heritage** and **Appendix 15.1**.

Townscape and Visual

- 3.50 As indicated previously, part of the Site is located within the Mortlake Conservation Area which encompasses the Maltings, the (former) Hotel and the (former) Bottling buildings. In addition, the Mortlake Green Conservation Area bounds the Site to the south. The Watney's Sports Ground playing fields within the Site is locally designated as Other Open Land of Townscape Importance (OOLTI), as per Policy LP14 of LBRuT's Local Plan⁹ (July 2018 and March 2020). The OOLTI designation is to safeguard open land which contributes to local character and open land which is valued by residents in the context of a built-up area.
- 3.51 The context and quality of the Site and the local townscape comprises a broad combination of buildings and uses, reflecting the range of eras of the area's development. The Site comprises BTMs and is set amongst a number of Listed Buildings and other BTMs. As such, the existing

large modern structures of the Stag Brewery estate within the Site appear incongruous within the wider vernacular aesthetic and close urban grain.

- 3.52 In terms of views, the Site is not affected by any statutorily protected viewing corridors outlined in the London View Management Framework¹⁰. Nevertheless, there are locally important vistas, and the Maltings is identified as a landmark within the Mortlake Village Planning Guidance SPD¹¹.
- 3.53 Further details are provided in **Chapter 16: Townscape and Visual Effects**.

Potentially Sensitive Receptors

- 3.54 A review and appraisal have been undertaken to identify properties, buildings, people and any other features which are considered as being potentially sensitive to the Site preparation, alteration, refurbishment, and construction works (the 'Works') and the operation of the completed Development. These are outlined in **Table 3.2**.

Table 3.2: Potentially Sensitive Receptors

Topic / Type of Receptor	Sensitive Receptor/ Land Uses
Residential	<p>Existing residential properties surrounding the Site, including those located along:</p> <ul style="list-style-type: none"> • South Circular Road, Clifford Avenue, Chertsey Court, Kingsway, and Shalstone Road, west of the Site; • Thames Bank, Parliament Mews, and Varsity Row to the north-west of the Site; • Williams Lane, Watney Road, and Wadham Mews to the west of the Site; • South of Lower Richmond Road to the south of the Site, including Hanson Close, Langdon Place, Rosemary Lane and Rosemary Gardens, Waldeck Road, Cromwell Place; and • Mortlake High Street, including Boat Race House immediately to the east of the Site; and • Vineyard Path to the south-east of the Site. <p>Future residents of the Development.</p>
Visitors/ Commercial Occupants	<p>Existing commercial properties surrounding the Site including the Jolly Gardeners public house, the Ship public house, and those on the Lower Richmond Road and Mortlake High Street.</p> <p>Existing commercial properties within East Sheen District Centre, located over 400 m south of the Site, and White Hart Lane, a parade of local importance located approximately 600 m east of the Site.</p> <p>Demolition, alteration, refurbishment, and construction workers associated with the Development.</p> <p>Visitors and occupants of the Development once completed.</p>
Community / Amenity and Educational	<p>Community facilities within 1km of the Site (a reasonable walking distance) including:</p> <ul style="list-style-type: none"> • Power Station Youth Centre; • East Sheen Library; • Shene Sports Centre; • St Mary's Church (including St. Mary's Rooms);

Topic / Type of Receptor	Sensitive Receptor/ Land Uses
	<ul style="list-style-type: none"> • Guide Hall; • Mortlake Community Garden; and • The Old Bakery. <p>Primary schools within 2 miles of the Site (3.2km, maximum recommended walking distance) including:</p> <ul style="list-style-type: none"> • Thomson House School; • St Mary Magdalen's Catholic Primary School; • Kew Riverside Primary School; • East Sheen Primary School; • Barnes Primary School; • Sheen Mount Primary School; • Darell Primary and Nursery School; • Holy Trinity Church of England Primary School; • St Osmund's Catholic Primary School; • The Queen's Church of England Primary School; • Marshgate Primary School including; • St Elizabeth's Catholic Primary School; • Lowther Primary School; and • The Vineyard School. <p>Secondary schools within 3 miles of the Site (4.8km, maximum recommended walking distance) of the Site:</p> <ul style="list-style-type: none"> • Richmond Park Academy; • Christ's Church of England Comprehensive Secondary School; and • Grey Court School. <p>Nurseries within 2 miles of the Site (3.2km, maximum recommended walking distance) including:</p> <ul style="list-style-type: none"> • Darell Primary School; • Barnes Primary School; • Holy Trinity CE Primary School; • Windham Nursery; • Lowther Primary; • The Russell Primary; and • Orleans Primary. <p>General Practitioners (GPs) within 1km of the Site including:</p> <ul style="list-style-type: none"> • Johnson and Partners; and • Richmond Medical Group. <p>Future employees and students at the proposed school.</p> <p>Existing users of the Watney Sports Ground playing fields, Mortlake Green, the River Thames tow path, and North Sheen Recreation Ground (approximately 1 km from the Site).</p> <p>Users of the River Thames and towpath.</p>
Conservation Areas	<p>Mortlake Green Conservation Area, directly south of the Site.</p> <p>Mortlake Conservation Area, directly north and within the south-eastern part of the Site.</p> <p>Sheen Lane Conservation Area, located over 500 m south of the Site.</p>

Topic / Type of Receptor	Sensitive Receptor/ Land Uses
Ground Conditions and Water Resources	Groundwater present within the Chalk Group Aquifer at depth. The River Thames.
Townscape, Visual and Heritage	<p>Buildings of Townscape Merit (BTM) within the Site (to be retained), including:</p> <ul style="list-style-type: none"> • the Maltings; • former Hotel; and • former Bottling building. <p>Surrounding Buildings of Townscape Merit, including:</p> <ul style="list-style-type: none"> • The Ship Public House, Thames Bank, immediately adjacent to the north boundary of the Site; • The Old Stables, Thames Bank, approximately 10 m north-west of the Site; • 6 and 7 Thames Bank, approximately 30 m north-west of the Site; • 1-14 Parliament Mews, adjacent to the north-west boundary of the Site; and • The Jolly Gardeners Public House, Lower Richmond Road, located immediately south of the Site. <p>Locally designated OOLTIs including land at Chalkers Corner and to the rear of Chertsey Court to the west of the Site, Watney's Sports Ground playing fields within the Site and Mortlake Green, adjacent to the southern boundary of the Site).</p> <p>Listed buildings in proximity to the Site including:</p> <ul style="list-style-type: none"> • Gateway, formally to Cromwell House (Grade II) approximately 15m to the west of the Site; • Thames Cottage (Grade II) approximately 30 m north of the Site; • Leyden House (Grade II) approximately 40 m north of the Site; • Thames Bank House (Grade II) approximately 40 m north of the Site; • Tudor Lodge (Grade II) approximately 40 m north of the Site; • Riverside House (Grade II) approximately 50 m to the north of the Site, together with associated garden wall to east of numbers 1 to 8 Riverside House and extending behind numbers 1 to 24 Reid Court to the north of the Site; • Chiswick Bridge and attached balustrades (Grade II), approximately 100m north-west of the Site; • 44 and 46 Victoria Road (Grade II) approximately 80 m south-east of the Site; • Parish Church of St Mary (Grade II*) approximately 190 m east of the Site; • Mausoleum of Sir Richard and Lady Burton (Grade II*) approximately 270 m south-east of the Site; • Acacia House (Grade II) approximately 220 m east of the Site; • 117 The High Street (Grade II) approximately 230 m east of the Site; • Suthrey House and Railings (Grade II) approximately 260 m east of the Site; and • Limes House (Grade II*) approximately 470 m east of the Site. <p>Other historic elements (non-designated heritage assets) of the Site including:</p>

Topic / Type of Receptor	Sensitive Receptor/ Land Uses
	<ul style="list-style-type: none"> • the boundary wall between Reid Court in Williams Lane; • the Site boundary walls to the north and south of the Site; • the railway tracks and river moorings / granite paving; and • the memorial plaques. <p>Non-statutorily designated locally important vistas to and from the Site and Local views (as agreed with LBRuT) including:</p> <ul style="list-style-type: none"> • view from Lower Richmond Road; • view from Thames Bank / Thames Path; • view from southern end of Chiswick Bridge; • view from northern end of Chiswick Bridge; • view from Thames Path / Dan Mason Drive, across the river; • view from Thames Path / car parking area on Dan Mason Drive opposite the entrance to Dukes Meadows Golf Club; • view from Thames Path near seating area outside The White Hart public house; • view from Mortlake High Street; • view from Sheen Lane; • view from Mortlake Green; • view from road bridge over railway, South Circular Road; and • view from Lower Richmond Road adjacent to the Jolly Gardeners public house.
Archaeology	Possible archaeological remains within the Archaeological Priority Area beneath the Site.
Ecology	River Thames and Tidal Tributaries Site of Metropolitan Importance (SMI) and other ecological resources within and adjacent to the Site.
Transport	<p>Existing car users, pedestrians and cyclist around the Site and future car users, pedestrians and cyclists in and around the Site.</p> <p>Users of the River Thames towpath.</p> <p>Local cycle paths, including those on the Thames Bank, Ship Lane, South Worple Way, White Hart Lane, Sheen Lane, cycleway via Mortlake green, cycleway via Clifford Avenue.</p> <p>Footway along Thames Bank and Ship Lane.</p> <p>Users of public transport, including those using local bus stops servicing the 419, 533, 969, N22 and 209 bus routes and Mortlake Train Station, located south of Mortlake Green and west of Sheen Lane, to the south of the Site.</p>

3.55 Further detail regarding potentially sensitive receptors and how these would likely be affected by the Works required to facilitate the Development and the operation of the completed Development are provided within **Chapters 7 to 20** inclusive of this ES.

References

- 1 Transport of London (TfL) <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat>
- 2 Department for Environment, Food and Rural Affairs (2007); The Air Quality Strategy for England, Scotland, Wales and Northern Ireland. HMSO; Norwich
- 3 London Borough of Richmond Upon Thames (2016); Air Quality Action Plan 2014. [Online] Available from: http://www.richmond.gov.uk/lbrut_air_quality_action_plan_2014.pdf
- 4 Environment Agency (2021); 'Flood risk from rivers or the sea, long term flood risk information' [Online] Available from: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>
- 5 Environment Agency (2012); 'Thames Estuary 2100 (TE2100)', updated February 2021.
- 6 London Borough of Richmond Upon Thames (2021); 'Strategic Flood Risk Assessment Level 1', prepared by Metis Consultants Limited. Surface Water Flood Risk Map available online from: <https://mapping.richmond.gov.uk/map/Aurora>
- 7 HMSO, 1981 'The Wildlife and Countryside Act' (WCA) (as amended)
- 8 London Borough of Richmond Upon Thames (2011) Stag Brewery Supplementary Planning Document (SPD) adopted July 2011
- 9 London Borough of Richmond upon Thames (2018): Local Plan, adopted March 2018.
- 10 Mayor of London (2012). London View Management Framework (Supplementary Planning Guidance). Greater London Authority: London.
- 11 London Borough of Richmond Upon Thames (2015); Mortlake Village Planning Guidance Supplementary Planning Guidance (SPD).