

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: Ms. Clare Delmar

Address: Aynscombe Cottage Thames Bank Mortlake London SW14 7QR

Comments

Type of comment: Object to the proposal

Comment: I object to the density and scale of the proposed scheme, and the lack of infrastructure required to service the associated growth in local population. This will, I believe, incur harm on existing residents.

1085 new housing units will generate a population surge in Mortlake, which already suffers from compromised transport and health infrastructure. The closure of Hammersmith Bridge, reductions in bus and rail services by TfL and SW Trains respectively have negatively impacted travel for local residents, disrupting routes and reducing travel options. Until a transport plan is produced which directly addresses these issues, I cannot support the influx of new residents at the scale proposed in this application which will only exacerbate an already challenging situation.

A similar situation exists with regard to primary care services. The Health Impact Assessment produced by the applicant's consultants is limited in scope and does not address new demands for health services generated by the pandemic, ageing population and the many health inequalities that have come to light over the last 2 years.. Until a Health Impact Assessment is produced which directly addresses these issues, I cannot support the application on the grounds that local health needs will be further compromised .

I also wish to add that the revised plan does not comply with scale & density guidelines outlined in Richmond's local plan, which places a limit on building heights to 7 stories. I would like to see these guidelines put into practice in the Stag redevelopment, so that this scheme is seen as a model for local planning collaboration and compliance, and not as an exception to an important precedent.