

## 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:** Mrs. Stella Houlder

**Address:** 9 Little St Leonards East Sheen London SW14 7LT

### Comments

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

#### Comment:

1. The Traffic Plan for the area ( as it always has) remain wholly unrealistic for the following reasons:

- it takes no proper account of deliveries, arrivals and departures from the site which is increasingly the way retail is going
- its impact in relation to the school collections and arrivals has not taken proper account of particular given that much of this will happen during already busy hours
- there are other major development sites being developed or (in some cases) subject to consent) in the area in Kew, In Brentford, on the Homebase site in Manor Road and on the old Barnes hospital site which will all add to the existing congestion at this important confluence of major roads leading West on main commuter routes in and out of West London.
- it seems to be accepted that there is no mitigation that will work for traffic in the Lower, Upper Richmond Road and Clifford Avenue and Chalkers Corner that will alleviate the stress already experienced in those areas due to traffic density and flow
- we share the concern of Chertsey Court residents about the level of traffic at Chalkers Corner, and consequent air pollution both during construction and at completion of the Stag scheme. There have been warnings enough about this about which the developers and the Council are well aware but do not sufficiently take into account through any action they are prepared to take.
- access in and out of the site is limited by the river and existing restrictions close to the site, including the railway and the lower Richmond Road..

2. These applications are seemingly deaf to previous objections raised by the local community on the issue of both density and height. This is so, for the following reasons

- there are still 1114 units (far, far more than originally mooted for this site) with no convincing evidence that a decent, or lawful proportion will be genuinely 'affordable', let alone capable as being defined as 'social housing'. This needs to be fully clarified on all issues of details relating to numbers, size and location of any affordable housing, with proper estimates of cost so that affordability can be assessed. The reality of a cynical attempt to reduce this kind of social housing (a housing need we support) has been exposed at every stage of these repeatedly amended applications since their inception. This third major attempt to gain consent should fail again for this site, and as the Mayor Of London has pointed out in refusing the previous application, the Council has failed to have proper regard to their responsibilities provide the right kind of housing. The Council do not seem to have 'stepped up". This new application continues to demonstrate a collaboration between the developers and the Council planners which looks like objectors are being ignored at every stage. The Council's original scheme considered only about 600 unit. Respect for community feeling has been abandoned in favour of an increased level of general housing, when such a development is already demonstrably unsuitable for this part of the Arcadian Thames. The area cannot take the pressure on roads and services e.g. NHS funded medical services in the area.
- We object to the segregated nature of the so-called affordable housing units. This is divisive and will understandably create community division. This soulless place, segregating a community located on the site based on the ability to pay what the developers will require, will not become the "new heart of Mortlake' as it is, rather objectionably, called. It will be where nobody wishes to go, or stay.
- no account has been taken of the Community Plan or seemingly the reasoning and good sense that underlies it. No good reason why not has ever been given. The heights of buildings proposed remain excessive particularly on the riverside frontage and the towpath. This is not optimisation which might be justified, but maximisation.