

## 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. Elisabeth Morse

**Address:** 31 Elm Bank Gardens Barnes London SW13 0NU

### Comments

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

**Comment:** I am concerned that the number of buildings planned for this site are too dense - several blocks still exceed the 7-storey upper limit for buildings on this site - and there are not enough of the nature intended - i.e more affordable housing. Despite increasing the number of residential units by some 21%, from the 893, which Richmond resolved to approve at planning committee back in early 2020 - the new design creates 1085 units, yet there is negligible increase in the provision of badly needed affordable homes.

The current plans, unlike the original plans, seem too top heavy allowing for insufficient sunlight in some low level apartments and onto the remaining green spaces.

There will be a much greater need for public transport - which is good - but the current infrastructure makes this look very difficult to provide.

Why do we need another secondary school when the birth trends do not indicate such a need? I am told the Dept of Education has recommended this but what data were they given on which to support this recommendation? The pupils will have insufficient outdoor space and traffic to this congested part of the neighbourhood will make it near impossible for students to get to and from school safely.

I have been to most of the meetings organised by MBCG and I have found their experts knowledgeable, fair and reasonable and yet their points seem to be being ignored by the Council.