

## 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:** Richmond Cycling Campaign Mr. Jonathan Parker

**Address:** 14 Chudleigh Road Twickenham TW2 7QR

### Comments

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

#### **Comment:** CONSTRUCTION TRAFFIC AND POLLUTION

The building project in its current form will lead to a large number of deliveries by HGV to the site, which will continue for several years. The deliveries will cause extra noise, traffic and pollution in a location already blighted by both; in particular at Chalker's Corner. The increase in HGVs will also increase danger to other road users – especially cyclists, who are most commonly injured by large vehicles with big blind spots such as HGVs.

The site's riverside location, however, means this can be avoided, by using the river to transport material. This can be competitively priced and is far better for tackling local pollution, congestion and climate change. By way of illustration, just a single barge can carry more than 50 times the spoil that can be carried via an HGV.

The river is also as useful for the supply of new materials as it is for the removal of old ones. For example, Brett, the owners of Peruvian Wharf in London, supplied a number of riverside developments with aggregates by barge, including the giant Tideway and Wood Wharf projects.

For these reasons, London has already seen a 40% increase in the volume of freight moved between wharves on the Thames since 2015. As well as Tideway and Wood Wharf, other large riverside development sites to have moved freight by boat include the Battersea Power Station and Lots Road projects. The Mortlake site is perfectly situated to take advantage of this trend.

Finally, in addition to reducing pollution, noise, congestion and danger to road users, using the river to transport freight would also fit with the Mayor of London's 'London Plan', which stipulates that any development near the river should use it

for moving construction materials.

Statutory authorities should facilitate the river freight project at the Stag Brewery site, while the developer should fund it. All the projects mentioned above involved the Port of London Authority (PLA), which is experienced in and keen to provide consultation to developers and other authorities about how to make the most of the river resource.

## CONCLUSION

With a development of this magnitude, LBRUT council has an opportunity to position itself as a forward-thinking council facilitating sustainable development and transport and responding to the climate emergency the council has declared. In its current form, however, the Stag Brewery scheme wastes that opportunity, by repeating mistakes made in earlier decades. We urge the Liberal Democrats and Green Party to make use of their new political strength locally to demonstrate their good sense and green credentials.