

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: Mr. Gordon Grech

Address: 21 Ripley Gardens Mortlake SW14 8HF

Comments

Type of comment: Object to the proposal

Comment: I write as a resident of Mortlake since 2011, a user of the local amenities and a user of the local rail and bus services. I am also a car owner. I and my family make frequent use of the local green spaces and the pathway next to the Thames.

I strongly object to the planning applications related to the above site. I objected to the designs which went to committee at the London Borough of Richmond upon Thames in January 2020 and the GLA in 2021 and the amendments that the developer has made done nothing to alleviate my concerns which are set out below.

- 1) The scale & density of the scheme;
- 2) The strain on underlying infrastructure;
- 3) Air Pollution, Health and the Safety of People in Mortlake;
- 4) The environment;

The site needs to be developed but this is the wrong type of development. I believe most local residents agree with this statement as I do, but this important, historic, riverside site should be developed in a sympathetic way that is compliant with the Community Consultation Vision. Think Port Sunlight or Bourneville Village. Why not build affordable family homes with gardens (so important now due to the pandemic), with a limited number of homes and outside space. Such a development would be welcomed by local residents.

This proposed development does not deliver that, it builds homes without outside space, no proper educational or healthcare provision, no strategic thought of how the local infrastructure will need to be improved to deal with or whether it can deal with it, particularly in the face of the Hammersmith Bridge situation and the consequent pollution. It builds high

density housing designed to maximise the number of dwellings on the square footage available to line the pockets of the foreign owners of the development. This development is solely focussed on profit. That's fine for the developer but I understand that planning committees have a legal duty to consider the impact of any development proposals and this has to be done seriously and in a way that has yet to happen. The site was acquired by the Singapore listed City Developments Ltd for £158m. The proposed scheme which has a Gross Developed Value of between £1.25b and £1.5b means the average price of a dwelling (based on 1250 dwellings) would be £1m to £1.2m. Exactly who is this development aimed at if high density dwellings carry an average cost at this level? It certainly isn't the key workers who the Greater London Authority claims need affordable. A £1m apartment is not affordable housing. I have yet to see a nurse or a delivery driver or a person working Tesco able to afford housing at this level. The site needs to be developed, but this is the wrong type of development for the area and it's the wrong type of development for London.

If the development goes ahead in its current form it will irreversibly change the nature of the local community, harm the health safety of the local residents and work-force, and damage the environment. Given that of the thousands of responses to the LBRuT consultation on this scheme, circa 98% opposed it, I remain stunned that the developer though it appropriate in their revisions to increase the number of units. I remain stunned that LBRuT didn't reject it outright! The developer has made it clear that they have no regard for the local community whatsoever. Why should they? They are a Singaporean development company. However I expect the mayor to care about the local community, the environment, infrastructure and healthcare and I trust therefore that this proposal will be turned down in its current form.

I would be more than happy to discuss this matter further.