

## 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:** Parliament Mews Residents Association Mr. Alistair Johnston

**Address:** 12 Parliament Mews Mortlake London SW14 7QP

### Comments

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

**Comment:** This group represents the 14 households in Parliament Mews; our homes back straight onto the Stag Brewery site. Overall, we are supportive of a redevelopment plan for the Brewery, but we are extremely concerned at the massive inflation of the scale and impact of this massive development, vs the original 2011 Richmond Council Community Plan for the Brewery, on the pollution, the overall environment, and access to community services here....

We strongly object to these 2020 plans for the following reasons....

1. The scale and density of revised plans, with 100% more residential units than the 2011 Community plan, and 40% more units than the 2018 Planning submission! Our understanding is that this development will double (!) the population of Mortlake, and will bring the already unsustainable traffic levels to total gridlock all day every day... the sheer size of this development will also overwhelm all our, already stretched, local community services.

Our understanding is also that the density of this development exceeds even GLA Central London density guidelines; we live on the very edge of London here, and this site is constrained in every direction by the river, the railway line and a key London road artery... how is this incredible development density justified given the uniquely challenging location here ?

This development should be scaled down to a sensible size (2011 Community Plan levels) given the constraints of the location, and inability of local public services to support this massive influx of new residents.

2. Our next critical concern with this huge development are the traffic problems around here that this development will very significantly exacerbate, and therefore drive up pollution levels... Despite bringing in many expert consultants, the

developers have failed to come up with any real solutions to the traffic problems this development will cause. There is a list of options for Chalker's Corner that the developer put forward, none of which seems practical or realistic.

We would also like to add that the traffic assessments submitted with the application seem to bear little resemblance to what we as local residents experience in reality. Roads are already gridlocked. The assessments also do not take into account the complete closure of Hammersmith Bridge, nor proposed changes to traffic flow through Richmond Park and the impact this has on the major roads throughout SW London.

3. The total lack of discussion and explanation of the proposed logistics solutions for the demolition and construction on the site also concerns us all deeply. A very large number of truck movements will be required for demolition, excavation of underground car parks and construction of this massive development, how will this work with the already gridlocked traffic in this area, especially while Hammersmith Bridge is indefinitely closed?

Our suggestion here is that all work on the development should be suspended until Hammersmith Bridge is open again, and the current massive traffic problems in this area alleviated to some extent... and secondly substantially reduce the scale of this development and thereby reduce and shorten the duration of the logistical and pollution nightmare we will face during the very lengthy construction phase on this site.

In summary we the residents of Parliament Mews believe that this plan should be scaled back to something much closer to the 2011 Community Plan for the site; pressing ahead with this huge "Canary Wharf" on the edge of London will have a very significant negative impact on the quality of life of current residents, and will also not create a positive, healthy and sustainable future for the new residents who join our community.