

## 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:** Ms. Claire Nowikow

**Address:** 245 Lonsdale Road Barnes London SW13 9QN

### Comments

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

**Comment:** Support for my objection to both Application A - 22/0900/OUT & Application B 22/0902/FUL - the Stag Brewery redevelopment.

The latest set of consultations appear to be primarily due to scheme design changes required to comply with new building regulations. The latest changes still do not address any of the serious failings of the applications that I have previously raised.

Application A - Affordable Housing

- The affordable percentage remains exceedingly low and is at odds with the London Plan and Local Planning policy. Worryingly, the Financial Viability Assessment leaves the final percentage subject to further negotiation.
- The affordable units are concentrated largely in one area of the site rather than being integrated potentially fragmenting the site.

Applications A & B

Density, Building Height & Scale of Development

- The scheme now proposes 1071 residential units, a reduction of 1.3% from the March 2022 submission. It remains far too dense given the scale and density of the existing community, the sensitive riverside location and the severe access constraints of this site.
- Many of the residential blocks still exceed 7 floors in height and will overwhelm the Thames-side setting.
- The densely packed blocks combined with their height and scale will destroy this stretch of the River - an important natural feature of the borough. The buildings above 7 floors contravene both the original Planning Brief but also the Local

Plan and the Pre-Publication Local Plan. There are absolutely no mitigating factors which could justify any relaxation of Policy.

#### Application A & B

Infrastructure, Access & impact on the environment of traffic to and from the site

- Traffic generation and congestion are a huge concern for any resident who lives in the wider area and needs to use the route via Chalkers Corner to access major transport routes out of Richmond. This already seriously affects the reliability of available public transport which I use in preference to my own vehicle for local journeys. The formal traffic impact assessment bears no relation to our lived experience of using this route and the congestion at Chalkers Corner.
- The significant knock on effect is the adverse impact on the environment of poor air quality. As the largest development in the Borough this development must lead in addressing the issues of both environmental impact and transport route saturation.
- The mitigation so far proposed will not make a meaningful impact on the issue and ignores the incremental impact of other developments ie the Homebase and Barnes Hospital sites. The proposed location of the bus stops and pedestrian crossings on the Lower Richmond Road and Mortlake High St, together with the Mortlake Station level crossing, will increase constraints to traffic movement which is already at a tipping point to gridlock at peak times.
- This will also be a particular issue for the 1250 school pupils/staff and other site generated traffic/deliveries arriving at peak rush hour.
- There is little or no provision for increased Community and Health Facilities in spite of the proportionally high growth in residential space. If the school proves capable of attempting the target student population of 1250 this is an additional pressure.

#### Application B - New Secondary School School Place Needs, Siting and OOLTI

- there is no recent justification for the need of the propoproposed new secondary school and the site itself appears to be far too small to reasonably accommodate the targeted size of 1250 pupils.
- The space occupied by the school scheme directly reduces the amount of green open space and the residential development will overshadow the new planned green areas.
- I understand that the site's total area is just 30% of DfE guidelines for secondary schools of this pupil size which would undoubtedly impair the quality education for Richmond pupils.

For the reasons given above both inter-linked applications should be refused.