

## 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. Robert Orr Ewing

**Address:** 73 Palewell Park East Sheen London SW14 8JJ

### Comments

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

**Comment:** I reconfirm my objection to Application A - 22/0900/OUT and Application B 22/0902/FUL (redevelopment of the Stag Brewery site, Mortlake.) There needs to be a proportionate development on the site of Brewery which has the potential to be a great asset for the community. While there are positives in that the development is open and has a good commercial/residential mix, the revised plans do not address the main concerns raised in previous objections. These plans must be rejected and reconsidered for the following reasons

**Local Infrastructure:** It results in a significant increase in the population of Mortlake with no serious attempt to mitigate the impact of the additional traffic, improve public transport access links or extend community health facilities

**Density and Scale:** the constraints of the river, railway and already congested roads need to be properly considered when determining the appropriate density of the development. While there is a small reduction in units, it still remains far too dense given the scale and density of the existing community. It is an urban design in a sub-urban setting. Building heights over 7 floors are contrary to both the original Planning Brief and to the Local Plan. There are no mitigating factors to support a deviation from this policy

**Affordable housing:** of circa 20% are insufficient. Mortlake needs more affordable housing, particularly for families which will not be delivered by one-bed flats.

**Predicted shortfalls:** for previous years for secondary school places have not materialised. The analysis underpinning the decision for a new school is out of date and given the reducing numbers in primary schools a large secondary school is not required. If any bulge classes are required to accommodate temporary increases, then investment to expand the

existing two local schools is a better use of our money. Removing the school would allow the developer to propose a less dense design and increase the proportion of affordable housing.