

## 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. Christopher Leggett

**Address:** 40 Coval Gardens East Sheen London SW14 7DG

### Comments

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

**Comment:** Application: 22/0900/OUT Mortlake Brewery Redevelopment

I would like to record a number of comments regarding this application with regard to the Council's Reasons for Objection and my objection to the application.

I fully support the comments from MESS who have undertaken significant work and action to review the applications and to ensure that they have had access to the technical skills to provide compelling analysis of the Planning Application.

As a resident of East Sheen of over 38 years, I would like to provide a personal perspective of the likely impact of this application on East Sheen and Mortlake.

Traffic Generation/ Road Access/ Adequacy of Parking

The proposed development area is currently served by a road system in Mortlake that is not fit for purpose. It has been further impacted by the long term closure of Hammersmith Bridge. Levels of traffic are excessively high and the knock on impact of excessive air pollution makes the environment extremely unhealthy for both residents and visitors alike.

The Redevelopment proposal to increase resident numbers by over 3,000 will significantly increase the levels of traffic to the area of Mortlake either through resident vehicles, delivery vehicles or service vehicles. The proposed traffic solution in the Application will not serve this additional traffic demand, increase air pollution and it does nothing to seek to encourage alternate modes of transport in a safe manner for cyclists or pedestrians.

In fact, I feel that the Council's campaign to reduce Engine Idling in the Borough will fail miserably in the Mortlake area as traffic numbers and the consequent idling will be at levels never seen anywhere in the Borough. I am surprised that the Council hasn't considered the risk of the impact to emissions in their evaluation of this application.

This application is intrinsically linked to any West London Traffic Plan, where the impact of Hammersmith Bridges closure needs to be considered alongside local plans such as this one for Mortlake. To consider this application without taking into the wider London context is an opportunity missed. I do not believe that the Traffic Proposal is a viable solution and will greatly impact the local area if implemented.

#### Layout and Density of Building/ Design, Appearance and Materials

The proposed building heights in the application neither conform with those shown in the Planning Brief for the site or with the draft update of the Borough's Local Plan. The buildings will overshadow the river and towpath and will impact negatively on the local heritage.

The Council's and the GLA targets are for 50% of the housing to be affordable including 40% at social rent. The current proposal is for 19% of the units being affordable which due to increased construction costs has now been reduced to 15% with minimal social rent. It is highly likely that given the significant impact to costs across the economy that the target figures for affordable housing and social rent will reduce further if this application progresses. This cannot be acceptable to the Council and I would hope that the Council would seek to establish a firm target for Affordable/ Social housing that is higher than proposed.

Thank you for the opportunity to record my comments.