

To: Richmond Council Planning Dept.

I wish to confirm my objection to Application A - 22/0900/OUT and Application B 22/0902/FUL in relation to the redevelopment of the Stag Brewery site, Mortlake.

The latest set of consultations appear to be primarily necessary due to scheme design changes required to comply with the latest building regulations, particularly the internal layouts of the buildings submitted in detail on the east of the site. Drawings, Reports and Design Codes have thus been updated/substituted, and certain Technical Reports have had addendum information added to substantiate the original planning applications lodged in March 2022.

However, the proposals and latest changes still do not address any of the earlier significant failings of the applications. These are summarised as follows: -

Applications A & B Density, Building Height & Scale of Development

- The scheme now proposes 1071 residential units, a minor reduction of 14 from the March 2022 submission, and thus remains far too dense given the prevailing scale and density of the existing community, the sensitive riverside location, heritage context, and the severe and unique access constraints of this site.
- The Council's own Design Review Panel (DRP) - *"felt the scheme is too dense for this area - and resonates more with Central London where higher density is expected."* (DRP letter 28.02.22).
- Many of the residential blocks still exceed 7 floors in height and overwhelm the character of the Thames bankside setting and still dominate the locally protected Maltings building and adjacent heritage assets.
- An almost rural character prevails along the Thames from Putney/Hammersmith to Kew creating a green landscape corridor. The densely packed blocks combined with their height and scale will destroy this unique stretch of the River Thames.
- Furthermore, those buildings above 7 floors contravene both the original Planning Brief but also the Local Plan and indeed the Pre-Publication Local Plan. There are absolutely no mitigating factors which could justify any relaxation of Policy.
- Building 10 has been reduced in height by one floor which is welcomed, although it does reduce the number of Intermediate-Affordable residential units.

Affordable Housing

- Despite the increase in residential units to 1071 from 813 in the earlier 2020 planning applications the affordable percentage remains exceedingly low at around 19% - (39 Intermediate units and 165 Social Rent).
- The Financial Viability Assessment makes no definitive proposal in terms of the final percentage (either unit numbers or habitable rooms), and states that this is still subject to further negotiation with Richmond. The current proposals represent a 32% increase in unit numbers from the 2020 scheme and yet little or no increase in the offer of affordable units. The scheme thus contravenes both London Plan and Local Plan Policy at a time of greatest need for affordable homes.
- The developer quotes increased building costs and loss of income from reduced basement parking numbers and negative impact on unit sales as factors creating the low affordable offer. However, this is a highly attractive riverside location and Richmond remains one of the most desirable national boroughs generating strong take up and premium values. The figures still do not seem to stack up.
- The affordable units are concentrated largely in one area in the west of the site which hardly promotes a truly integrated community.

