

## 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:** Mortlake Community Association Mrs. Kate Woodhouse

**Address:** St Mary The Virgin Church Mortlake High Street Mortlake London SW14 8JA

### Comments

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

**Comment:** Mortlake Community Association is a local community group with wide experience of the needs and wishes of the community.

One of the primary aims of the development of the Brewery is to put the heart back into Mortlake. Mortlake Community Association believes the proposed plans will not do this, they will overwhelm Mortlake.

The plans for affordable housing have yet to be finalised, present proposals contravene the London Plan and Local Plan, this is unacceptable. Mortlake needs more affordable housing, particularly for families, not overpriced one-bed flats. In addition, the density and height of the buildings is largely unchanged, so the buildings are still too high and too close for each other for this sub-urban development.

This site is hemmed in by the River and the railway, there is just one road through Mortlake and it is already at capacity. The level of pollution is dangerously high, particularly for the people living along the Lower Richmond Road and Mortlake High Street – mainly social housing. More traffic, often stationary, will increase pollution. The level crossing in Sheen Lane is a further aggravation to traffic problems. You cannot sustain a community that is dominated by traffic jams.

A major contributory factor to the problems of the development is the proposed secondary school. It is not needed, rolls are falling in all the primary schools in the eastern part of the borough. The predicted shortage of places has not materialised. It is an inadequate site for a secondary school, our children deserve better. Thomson House School is on inadequate site, split by the railway and its dangerous pedestrian crossing where there is an accident waiting to happen. This school could be on the development as a single unit, with more outside space. It would become an important focal point in Mortlake.

The field is a vital asset for Mortlake. We cannot afford to lose any green space in such a dense development. The importance of outdoor space for people's wellbeing is constantly emphasised, taking it away would be a hugely detrimental step. The developers' justification of its being re-provisioned is not acceptable, small pockets dotted around are

no substitute for open green space.

We look forward to greater access to the River, this will be of great benefit.

Mortlake Community Association is particularly concerned with the need for a community centre. Mortlake has no such space, it is much needed as a focal point for the residents and as a place for activities, meetings, parties. It is essential that this is not a victim of cost cutting or gets forgotten further down the line. We would like assurance that it will be an integral part of the development.

We urge the Planning Committee to stipulate that:

- the percentage of affordable housing should be increased
- a community hall is essential
- the need for the secondary school should be reviewed
- the green space is retained as it is
- the height of the blocks is lowered in accordance with the Local Plan
- there is a realistic examination of the level of traffic
- there is mitigation against the effects of pollution on residents
- the Mortlake Brewery Community Group's Community Plan should be endorsed