

## 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. Alistair Smith

**Address:** 34 Howgate Road East Sheen London SW14 8NQ

### Comments

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

**Comment:** I object to the full proposal across planning application A and B. The community should not be prevented from full comments and be limited to the minor changes as dictated - this is a democratic process and due open dialogue must be maintained.

In truth the changes in the current application do little to resolve many of the significant issues to which I object:

The cumulative impact of the proposals are still far too dense and introduce an urban density in this otherwise riverside, sub-urban environment which is predominantly 2 and 3 storey in scale. Many of the buildings exceed the council's planning brief - why set parameters that are then ignored? The current development will ruin the current green locality.

The scale and density of the scheme will generate a significant increase in traffic which will add to the already intolerable congestion on the local roads and infrastructure. No, that is no, provision has been put in place to address the matters - gridlocked roads wedged between the river, railway and a river crossing that will remain closed for the foreseeable future. The trains are already overburdened, and with no increase in services there will be problems. The school (not required due to current under subscribed secondary schools nearby and the flow of primary numbers) will mainly draw students from over the river which will exacerbate road congestion!

The new design provides even less affordable homes than earlier schemes - the GLA rejected previous applications on this basis so how can this be approved given the precedent?

The developer cites increased construction costs, the 80% social rented units and requirement for 3 bed units, together

with new energy regulations as key factors which have affected the scheme's viability, and thus this affordable offer. So what is the goal of the development and councils basis of approval - the right thing for the community or the right thing for the developers (ie profit)?

Many of the buildings are still above the height limit set by Richmond -a maximum of 7 storeys thus exceedingly bulky. Given the downtimes of the railway gates and the already gridlocked Lower Mortlake Rd and Upper Richmond Rd, increasing the inhabitants of Mortlake to this extent is quite unsustainable.

Green/open space will be materially impacted, which is against policy and unacceptable. The open playing fields will be replaced by small sidings of grass in between high rise blocks. Don't ruin the locality by giving the community grass patches which don't get the sun/are wind tunnels/ impact on privacy of residents.

Finally, there is zero specific engagement on provision of necessary community infrastructure - GP practices are oversubscribed for example, the council must not overlook such needs (these are more valuable assets to the community than a cinema for example).

Please see sense, listen to your community, reject the proposals and push for the right solution to the use of the site and the managed impact on transport, infrastructure, pollution and open space.