

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. Chris Welsh

Address: 45 Christchurch Road East Sheen London SW14 7AQ

Comments

Type of comment: Object to the proposal

Comment: 19th December 2023

Email: envprotection@richmond.gov.uk

Dear Sirs

Re: Former Stag Brewery, Mortlake SW14 7ET – Revised Planning Application 22/0900/OUT

I refer to your letter of 20th November 2023 which includes an incorrect postcode as an initial heading for the proposed development. This does not inspire confidence in reviewing this application which if approved will affect borough residents for generations to come. I am writing to object against this application as it stands and also support the objections made by the Mortlake and East Sheen Society (MESS) to the revised plans.

Most residents would welcome a new housing/community development on the former Stag Brewery site in Mortlake, however, if this development was to go ahead as proposed without modification it would have a significantly harmful effect on the quality of life in the greater local community.

Infrastructure, Highways & Access

Traffic generation and congestion remain as major concerns and objections. There is only one means of access/egress to the site which is already gridlocked and not just at peak times

Density, Building Height & Scale of Development

The Developer has sought to maximise profit over the needs of the community it is difficult to see how housing density can be considered reasonable. The proposed buildings exceeding in many places the height constraints in the Council's 2011 Planning Brief as well as some parts of the site exceeding the GLA's existing London Plan guidelines on development density.

Affordable Housing

The affordable percentage remains exceedingly low and Financial Viability Assessment makes no definitive proposal in terms of the final percentage. The scheme thus contravenes both London Plan and Local Plan Policy.

Secondary School

There is no justification for the need of the proposed new secondary school. Data produced almost 10years ago to support this is now invalid. The proposed school site is far too small for 1250 pupils and the lack of outdoor open space for children is especially precious both for health and well-being. The site's total area is just 30% of DfE guidelines for secondary schools of this pupil size.

Yours faithfully

Mr C Welsh

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