

London Borough of Richmond on Thames

Civic Centre

44 York Street

TW1 3BZ

19<sup>th</sup> 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 20<sup>th</sup> 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.