

NEIGHBOUR CONSULTATION

9 April 2018

The Owner/Occupier

Dear Sir/Madam,

Re: Three linked planning applications associated to the comprehensive redevelopment of the former Stag Brewery Site in Mortlake.

Application: A
Ref number: 18/0547/FUL
Site: The Stag Brewery, Lower Richmond Road, Mortlake, London, SW14 7ET
Proposal: Hybrid application to include

1. The demolition of existing buildings and structures (except The Maltings and the façade of the Bottling Plant and former Hotel; Site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site
2. Detailed application for works to the east side of Ship Lane which comprise:
 - a. Alterations and extensions to existing buildings; erection of buildings (3 to 8 storeys) plus basements to allow for:
 - 443 residential apartments
 - Flexible use floorspace for various commercial uses, community and leisure;
 - Hotel, cinema, gym and office floorspace
 - b. New pedestrian, vehicle and cycle accesses and associated highway works
 - c. Provision of on-site cycle, vehicle and service 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 centres
3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise:
 - a) Single storey basement and buildings varying in height from 3 to 7 storeys
 - b) Residential development of up to 224 units

- c) Nursing and care home (up to 80 ensuite rooms) with associated facilities
- d) Up to 150 units of flexible use living accommodation for either assisted living or residential use
- e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- f) Provision of on-site cycle, vehicle and service parking
- g) Provision of public open space, amenity and play space and landscaping.

For a full description of the development, refer to the accompanying covering letter, which can be viewed on the application file on our website www.richmond.gov.uk/searchplanning

Application: B
Ref number: 18/0548/FUL
Site: The Stag Brewery, Lower Richmond Road, Mortlake, London, SW14 7ET
Proposal: The erection of a three storey building to provide a new secondary school with sixth form; Sports pitch with floodlighting, external MUGA and play space; and associated external works including, landscaping, car and cycle parking, new access routes and associated works.

Application: C
Ref number: 18/0549/FUL
Site: Chalkers Corner junction at junction of Lower Richmond Road, South Circular and Clifford Avenue, Richmond
Proposal: Reconfiguration of Chalkers Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.

The above applications have been received. The plans, documents and accompanying Environmental Statement can be viewed

- on the Council's website at www.richmond.gov.uk/searchplanning
- online at local libraries and at the Civic Centre, 44 York Street, Twickenham. Library opening times and contact information can be found on the Council's website at www.richmond.gov.uk/libraries
- A hard copy of the applications and Environmental Statement are available to view at East Sheen Library.

There will be a charge of 16 pence per sheet of A4 for any request of copies of the Environmental Statement.

Please note that putting applications on the website can take a little longer than sending letters to neighbours.

Your written views are invited on the application and the attached notes are for your guidance. Please advise any freeholder or leaseholder of this letter as they may wish to comment. Your particular attention is drawn to the paragraph 'Taking Your Views Into Account', which explains the procedure governing when there is an opportunity to speak to Members about a particular application. Since most applications are decided between 13-16 weeks after receipt all views submitted will be carefully considered right up to the final decision stage. However, to be certain your views will be taken into account they should be sent to us within **30 days** of the date of this letter i.e. 9 May 2018.

If you wish to email your views, please ensure that you supply a postal address and submit your correspondence to stagbreweryredevelopment@richmond.gov.uk. Please

ensure you also quote the relevant reference number allocated to the application. You may also submit your representations online at www.richmond.gov.uk/searchplanning.

Any written representations received are included within the hard copy case file available for public inspection and will normally be available on the Council's website. Do not include any sensitive information with the details you send to us. A copy of the Council's Personal Information Policy is available on the Council website.

Representations submitted online will be published and will be available to view on our website, usually within 48 hours. Representations received via email or post may not be published on our website until a decision has been made. It is not usually possible to respond to questions raised in individual letters.

We have made improvements to the information available online including being able to contact the planning officer via the website. Decisions are usually made between weeks 13-16. To review the progress of the application, including whether a decision has been made, visit the website at www.richmond.gov.uk/searchplanning

For information it is a legal requirement to publicise all planning applications either by letter or by site notice. It is our practice to publicise more widely than is required. Not only do we seek to consult adjoining neighbours affected by a proposal by letter, but notices may also be published in the local paper and/or may be displayed on or close to the site (for at least 21 days) for many applications.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head Of Development Management
London Borough of Richmond upon Thames

Objecting to or supporting a planning application

If you are a neighbour of a planning application site or a local resident, you may have been informed about it by letter from the Planning Department or have seen the proposal advertised on the site or in a local newspaper. If you have views for or against a planning application proposal you can submit them to the Council.

If you wish to comment on an application, please do this in writing to the planning officer who is dealing with the application (see 'How to comment' below). It may be something that can be changed during the application process. Should you have any queries, please contact us on 020 8891 1411. We do not acknowledge receipt of letters commenting on applications.

How we consult on planning applications

It is a legal requirement to publicise all planning applications either by letter or by site notice. It is the practice at Richmond upon Thames Council to publicise more widely than is required. Not only do we seek to consult adjoining neighbours affected by a proposal by letter but notices may also be published in the local paper and/or may be displayed on or close to the site (for at least 21 days) for many applications. These include those which would affect the character or setting of a listed building, or the character of a conservation area, or which in the Council's opinion are likely to have implications for more than the immediate neighbours. We also consult neighbouring Boroughs where appropriate and also consult directly any properties in other Boroughs that are directly affected by the proposal.

We encourage and advise applicants to talk to their neighbours informally before submitting their application. This will not affect the consultations that we will carry out. A weekly list of all applications received is posted on our website and is available for inspection at the Civic Centre.

As a neighbour, you will be given 30 days to comment. It is helpful to us to know your views whether you support the proposal, object to it, or merely have a view to express about it.

The Council's practice is to negotiate improvements to applications and if possible overcome objections made by neighbours. If an application is amended and we believe the amendments raise new issues, then we will write to you again giving you 14 days to make any further comment.

How to comment

Comments may be made by anyone, regardless of whether they were consulted by letter. Before you express an opinion on a proposal it is usually helpful for you to be able to see the detailed plans of the scheme. The details of planning applications, including drawings, are available on the Council's website at www.richmond.gov.uk/planning, and can be viewed online at the Civic Centre between 9am and 4:30pm Monday to Friday, or at your local library.

We are aware that many people for various reasons, including the elderly and people with disabilities may have difficulty viewing documents online, or visiting the Civic Centre or their local library. In such circumstances we may be able to arrange to lend a copy of the plans or visit the person at home. If this is the case for you then please contact the department as soon as possible.

Comments on planning applications should be made in writing, either by submitting your comment online at www.richmond.gov.uk/planning, or by post to London Borough of Richmond upon Thames, Development Management, 2nd Floor Civic Centre, York Street, Twickenham TW1 3BZ.

Please quote the reference number of the application and your own postal address so that we may write to you if necessary. If you have difficulty, please contact us on 020 8891 1411.

Please note, we cannot accept anonymous objections/letters of support and therefore we require a full postal address with any representation made.

What is a valid objection?

The council can only take into account 'material planning considerations' when looking at your comments. The most common of these (although not an exhaustive list) are:

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies
- Government circulars, orders and statutory instruments
- Disabled persons' access
- Compensation and awards of costs against the Council at public enquiries
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Archaeology
- Solar panels

We cannot take into account matters which are sometimes raised but are not normally planning considerations, such as:

- The perceived loss of property value
- Private disputes between neighbours
- The loss of view
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownership disputes over rights of way
- Fence lines etc.
- Personal morals of views about the applicant.

It is important to understand that the material considerations relevant to any particular application will need to be weighed in the final decision process according to their seriousness and relative importance.

Taking your views into account

When we receive your comments these will be placed on the planning file and will be available online for public inspection. Many decisions are taken by officers under 'delegated powers', after consideration of any representations. Where an application is to be decided by the Planning Committee a summary of all representations are included in the report to them.

There is an opportunity for a limited number of interested parties to address the Planning Committee in person.

Should you wish to reserve the opportunity to address the Planning Committee it is important to indicate this in any written representations you submit. However, if objecting to an application clearly compliant with Supplementary Planning Guidance/Documents (SPG/SPD) and/or policy you do not have the opportunity to refer it to the Planning Committee.

Equally, if supporting an application clearly departing from the SPG/SPD and/or policy you do not have the opportunity to refer it. If the Officer's recommended decision is the same as the one that you want, then the application is normally dealt with under delegated powers.

The Committee agenda is published five days before the meeting and is available to view on our website or in the Council offices. The meetings are held in public at York House every two weeks. If the application on which you have commented is to be heard by the Planning Committee we will write to you and invite you to come and speak at the meeting. If you prefer, you can contact your local Councillor and ask if they would put forward your views at the meeting. **You will need to register to speak after we advise you of any Committee meeting date.**

The names and contact details of the Councillors on the Planning Committee and your local Councillor can be found on our website. Alternatively, we can send these to you. It should be noted, however, that Councillors who are voting members of the Planning Committee cannot express a view on any comments sent to them if they wish to participate in the decision making process at a later date. For this reason, interested parties may wish to avoid sending views to these members and send them direct to the Planning Department.

Documents submitted for consideration in respect of planning applications, including representations relating to an application, are made available online for inspection by the public. Please clearly specify in your documentation any personal information that you do not want placed on the website. We will contact you if we need to discuss this further with you.

Letting you know the outcome

It is not usually possible to respond to questions raised in individual letters, however, we appreciate how important planning decisions are to people. As a result, once a decision has been made on an application on which you have made a comment, it will be possible to view the report prepared by the case officer on our website. Amongst other things the report will set out the planning policies that are relevant and address your comments so that you can see how the decision was reached. The Decision Notice will contain the conditions that have been put on any approved application or the reason(s) for refusal.

What happens if the application is refused?

Every applicant has the right to appeal to the Secretary of State for Communities and Local Government (The Planning Inspectorate) if aggrieved by the Council's decision to refuse the application, or conditions imposed on a grant of permission. There is no third party right of appeal against the decision. Any comments you have made previously will be passed to the Inspectorate.

If someone near you has appealed against a refusal of planning permission, the Council will inform all occupants of properties that it considers might be affected by the proposal and tell them whether the appeal is to be dealt with by the written method, informal hearing, or public inquiry. Members of the public may attend a public inquiry or informal hearing and will be given the opportunity to express their point of view. The final decision on all appeals is taken either by an Inspector from the Planning Inspectorate or occasionally by the Secretary of State.

If you need this leaflet in Brialle, large print, audio tape or another language, please contact us on 020 8891 1411 or text phone 020 8831 6001.