

## 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. Rod Kebble

**Address:** 31 Church Avenue East Sheen London SW14 8NW

### Comments

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

**Comment:** I wish to object to the proposal and fully endorse the objections raised by the Mortlake with East Sheen Society in its letter to the the Head of Development Management dated 4th January 2023, containing the updates in red ink to its submission of 29th May 2022.

The proposed development will, I believe, increase northbound traffic along Sheen Lane and east-west along Mortlake High Street/Lower Richmond Road, making it harder for Sheen Lane traffic to exit onto the east-west roads. Irrespective of whether the level crossing gates are open or closed to road traffic, the result will be a tailback to the Upper Richmond Road West (URRW) on more occasions that already occur.

This will result in it becoming impossible for traffic on URRW waiting to turn left or right into Sheen Lane north of the URRW to make the turn and clear the Sheen Lane/URRW junction.

This in turn will slow URRW traffic on the South Circular even more than is already the case, with eastbound traffic tailing back to and along Clifford Avenue and westbound traffic for both the A205 and A305 tailing further back towards and beyond the borough boundary with Wandsworth.

If the developer believes it is not possible to have more than 15% of flats for social rent, when the Borough and Greater London Authority requirements are for 40%, then perhaps it would be better to withdraw the application.