

## 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. Paul Velluet

**Address:** 9 Bridge Road Twickenham TW1 1RE

### Comments

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

**Comment:** Thank you for your notification-letter of the 9th December drawing attention to the submission of amendments to the two, linked applications for Planning Permission relating to the comprehensive redevelopment of the former Stag Brewery Site and the adjacent Watney's Sports Ground (Hybrid Application A, reference 22/0900/OUT and Full Application B, reference 22/0902/FUL). I note that they represent amended proposals to those which the Council most unwisely and unjustifiably resolved to approve in January, 2020 (subject to the completion of a Section 106 agreement, no adverse direction from the GLA and no 'call-in' by the Secretary of State) – the subject of applications references 18/0547/FUL and 18/0548/FUL, the amended versions of which the Mayor resolved to refuse in July, 2021 (GLA reference GLA/4172 and GLA/4172a).

Whilst noting the submission of amendments and additional information to the proposals as submitted in March, I am writing to convey my formal objections to both applications on the basis that the proposals fail fundamentally to provide a sound and sustainable future for these important sites consistent with the relevant national, London-wide and local planning policies contained in the National Planning Policy Framework of July, 2021, the London Plan of March, 2021 and the Richmond-upon-Thames Local Plan of July, 2018.

In submitting these objections, I confirm my support for key aspects of the representations submitted at an earlier stage by The Barnes Community Association (on 10th May), The Kew Society (on the 29th May), The Mortlake Community Association (on the 29th May), The Mortlake with East Sheen Society (on the 31st May) and The Mortlake Brewery Community Group on the 31st May), and, more recently, by the Mortlake Brewery Community Group, in response to the latest proposals.

#### MY EARLIER CONCERNS

In my earlier submissions to the Council on the original applications of the 9th May, 2018 and 17th August, 2019 and to the GLA of the 22nd September, 2020 and the 30th October, 2020, I focussed on the excessive quantum of development

proposed across both the development area to the east of Ship Lane and the development area to the west of the Ship Lane and by the excessive heights of residential development proposed on key parts of the respective areas, and suggested that together with the proposed development of a secondary school on the Watney's Sports Ground site, these will lead to a wholly unacceptable increase in traffic movement and traffic congestion and in the demand for on-street car-parking in the heart of Mortlake, specifically around Mortlake Green, along Mortlake High Street, along Sheen Lane (to both north and south of the level-crossing ), along that part of the Lower Richmond Road between Chalker's Corner and Sheen Lane/Mortlake Green, along The Terrace (both west and east of Barnes Railway Bridge), along White Hart Lane (to both north and south of the level crossing) and in nearby residential streets – all to the substantial detriment of the amenity of local and other Borough residents and local businesses and to the detriment of the character, appearance and significance of the Mortlake and Mortlake Green Conservation Areas and their settings and on the settings of nearby historic buildings – both listed and unlisted.

#### MY CONCERNS ABOUT THE CURRENT PROPOSALS

In reviewing the latest proposals, my serious concerns about the massive overdevelopment of the respective sites (Applications A and B); about the excessive density and heights of development on the sites to east and west of Ship Lane (Development Areas 1 and 2) and their potentially damaging impacts on the character of this part of Mortlake; the entirely unjustified loss of the Watney's Sports Ground as an open, green space; and the absence of adequate mitigating measures, let alone, any substantial public transport benefits linked to the proposed development, remain unresolved.

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