

## Comment on a planning application

### Application Details

**Application:** 18/0549/FUL

**Address:** Chalkers Corner Junction At Junction Of Lower Richmond Rd South Circ And Clifford Avenue Richmond

**Proposal:** APPLICATION C: 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.

### Comments Made By

**Name:** The Kew Society Ms Alice Shackleton

**Address:** 13 Ruskin Avenue Kew Richmond TW9 4DR

### Comments

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

**Comment:** (our form 3)

#### Air Quality

The additional vehicular use by private and commercial vehicles must adversely affect already very poor air quality in Kew due to the traffic routes (South Circular, Kew Road) passing through Kew. Greater congestion must also result in more vehicles stuck in traffic, "idling" their engines, increasing emissions of nitrogen dioxide and particulates.

The applicant's report asserts that impact on local air quality of the development when complete (anticipated about 2026) will be insignificant. That assumes that air quality measures being proposed and scheduled elsewhere will be implemented and will be effective to significantly improve air quality. As such this is most definitely not a certainty. The report does accept that in the development phase there will be an adverse impact on air quality.

Any adverse change in air quality does not accord with planning policy at national, London or borough

level.

LBRUT's Air Quality Annual Status Report 2017 shows sites at Upper Richmond Road junction with Sheen Lane and Chalker's Corner and sites along Mortlake Road north of Chalker's Corner junction as being consistently over the legal limit for nitrogen dioxide and that readings at Sheen Lane and Chalker's Corner are particularly high.

LBRUT Air Quality Action Plan 2017-2022 published 2017 identifies the Chalker's Corner, Clifford Avenue and Upper Richmond Road leading to it as one of 4 Air Quality Focus Areas where legal pollutant levels are exceeded and there is high human exposure to pollutants.

That Action Plan sets out policies at page 6:

"To identify the key causes of traffic congestion within our AQ Focus Areas and pollution 'hotspots' and to determine effective measures for improving traffic flow through those areas using detailed air quality and traffic management modelling tools;

To evaluate the air quality benefits and feasibility of introducing Clean Air Zones (CAZs) in the areas of the borough identified as having the poorest AQ;

To provide guidance to developers on the impact of development on air quality and ensure that approved schemes include effective mitigation and maximise the opportunity to improve infrastructure for sustainable transport options".

Accordingly, planning permission should not be granted until air quality is brought within legal limits.

#### Impact on the River Thames

The views from the north side of the River and from Chiswick Bridge will be affected by the row of high blocks now to be built on the east part of the site for which detailed permission is sought. The applicant has increased the height of the buildings on the east side from that previously proposed because, the developers have said, of the widening of the public access from Mortlake Green through to the riverside. They say that this is necessary to make the scheme commercially viable.

It does, however, alter the riverside for ever. As well, the high blocks are close to the path and riverside and are close together so would loom over the walkway along the river. In place of the existing view of one 8 storey historic brewery building (which is to be retained in effect) there will be a mass of high, close together buildings. The new draft London Plan seeks to avoid the "canyon effect" of such development. This development would create a similar cliff-like effect and so goes against the protection which the draft London Plan seeks for the riverside.

The effect on Kew may not be immediate and direct but indirectly it affects the Kew part of the riverside as it constitutes an "eating away" of the remaining riverside land and replacing it with massed blocks of flats.

#### Condition if planning permission to be granted

The Kew Society suggests that the Council consider imposing Grampian conditions so that development cannot proceed until appropriate transport infrastructure measures are undertaken to accommodate this major development and measures are undertaken to bring pollutants within legal limits.