

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

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Comments

Type of comment: Object to the proposal

Comment: This is my response to the 3 Planning Applications concerning the Stage Brewery development. There are 4 areas of concern which, will have a detrimental impact on all residents:

- The cumulative density of the site is overwhelming
 - The local infrastructure cannot accommodate the increase in traffic
 - There is no strategy for improving the public transportation to help alleviate the situation and no plan to address the issues of the level-crossing
 - There is inadequate re-provision of protected land, the playing fields and the Chertsey Court land
- Density

The density of the scheme is excessive. The brewery site represents about 15%, of the area of Mortlake but this plan will increase population by circa 40%.

- The eastern half is extremely dense, exceeding the GLA's existing London Plan guidelines
- The compressed layout, where individual residential blocks are very close to one another, creates issues of overlooking between dwellings, and shadowing of open spaces in the public realm

- The proposals exceed the height constraints in the Council's Planning Brief for the site published in 2011
- The area of land allocated to the school is not sufficient; there is limited space to play and circulate.

Impact on Traffic

The density of the site, number of residents and visitors will have a significant impact

There is no strategic approach to resolving traffic congestion. The size of this development will exacerbate a worsening situation with harmful impacts affecting all road users and people living nearby.

- There are too many parking spaces planned
- 1,200 pupil school will generate a significant increase in traffic and movements at morning peak hours
- The Chalker's Corner changes will not resolve the issue of increased traffic

Public Transport and the Level Crossing

- Public transport in this area is extremely weak.
- There is no prospect of more trains ever stopping at Mortlake and now, even the 209 Route is under threat of a reduced service under the proposals to extend the 485 bus service
- Pedestrian and vehicular risks at the Sheen Lane level crossing. Network Rail's own risk assessment of this crossing scores it highly on both individual and collective risk and gives it the highest risk category: it is the 4th riskiest CCTV crossing on the Wessex Route. It identifies vehicle-pedestrian as the main risk. The development at the Stag Brewery will increase use of this crossing at peak periods, increasing delays, frustration and likelihood of accident

Green Space

Mortlake has a small amount of open green (ie GRASSED) space of which the brewery's playing fields represent 53% by area. The playing fields have protection under the classification of 'Other Open Land of Townscape Importance' (OOLTI).

The loss of the two grass playing fields which the Council previously indicated it would require to be retained will prejudice users (one pitch instead of two), neighbours (through floodlighting and traffic), and our ecosystems and may negatively impact flood water protection. It also fails to respect the natural beauty of Mortlake, and the introduction of fences and barriers will impair the current open aspect of the site.

I do not believe that you can ever equate open space with green (ie grassed) space. The latter is far more important.

Other Observations

The proposals to change the junction at Chalker's Corner will move the traffic closer to the residents. This will have a devastating impact:

- Increased poor air quality and pollution, it already exceeds EU pollution limits
- Increased noise and disturbance
- Loss of 'Other Open Land of Townscape Importance'
- Loss of mature trees

There is no additional health care or primary school provision; existing services are already at capacity

The affordable housing provision is just 20%, it should be more, lower than the council's guidelines. It should be delivered early in the development.

The transport of demolition waste by truck will have a negative impact on the residents.