

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: THIS NOTICE IS TO ADVISE THAT AMENDMENTS HAVE BEEN RECEIVED. THE PRINCIPAL CHANGES ARE AS FOLLOWS: DESIGN REVISIONS FURTHER AND REVISED INFORMATION 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: Mr Edward Inions

Address: 6 Fitzgerald Road Mortlake London SW14 8HA

Comments

Type of comment: Object to the proposal

Comment: Development Control Manager
Planning Department
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

23 July 2019

Dear Sir

Re: Planning Applications Former Stag Brewery Site (18/0547/0548/0549/FUL)

I write to express my objections to the proposals related to the three planning applications for development of the former Stag Brewery site in Mortlake. My main objections are summarised as follows:

- This proposed development represents a very significant over-development of the site in what is recognised as an essentially low-scale, low density, low rise sub-urban setting
- In many respects, the proposals do not comply with the Adopted Planning Brief for the site in terms of height, scale and massing. This is particularly so in the north west area of the site where the blocks are over-bearing in relation to the riverside, towpath and High Street. Clearly new housing is required in London and Richmond should provide its share, but this scheme is too dense and should, in essence, be halved in all respects
- The loss of the existing sports fields is in direct contravention of the Planning Brief and is wholly unacceptable with its hard all-weather multi-use games area ("MUGA"), surfaces, fencing and floodlighting. The protected sports fields are designated as 'Other Open Land of Townscape Importance ("OOLTI") and should be retained for community use. The fields also represent an important visual townscape resource for local residents and the wider community. The space is not re-provisioned in the scheme design proposals by any stretch of the imagination
- Genuine open amenity space provided in the scheme proposals (c. 25%) is lower than the base provision in the Planning Brief (c. 28% - Sports Field and Green Link).
- The site is uniquely and significantly constrained by the Thames to the north and the railway line to the south. This places huge pressure on Sheen Lane, Mortlake High Street and the Lower Richmond Road exacerbated by the level crossings being closed for half of each hour during the day. The proposed cumulative scale of the development with its

high parking provision combined with ever increasing daily access traffic will promote gridlock in this residential area.

- The introduction of a large secondary school adds to the local access pressures causing safety risks at Chalker's Corner and Mortlake level crossing.
- There is no evidence or justification for a secondary school with sixth form on this site.
- The Chalker's Corner proposals required to mitigate against the vast scale of the development will simply attract more traffic. The road works, loss of mature trees and loss of residents' external space is intolerable. The proposed works will adversely affect the local residents of Chertsey Court in terms of visual intrusion, noise pollution, light pollution, dust and diesel particulates pollution and OOLTI protected land. This aspect of the scheme disregards the legitimate interests of the existing residents living in the vicinity of the proposed junction.

In summary, the latest changes and addendum information submitted by the applicant make no substantive response to the concerns raised previously about the proposed development. The proposals ought to be scaled back by half, in quantum and content, parking reduced, sports field retained, height/massing reduced and future secondary school needs met from expansion on existing sites elsewhere.

Kind regards

Yours faithfully

Edward Inions