

Rec: 26/07/19

Planning Department
Richmond Upon Thames, Civic Centre, York Street Twickenham TW1 3BZ

Dear Sirs,

Ref: Former Stag Brewery Site – Neighbour Consultation 18/0547/FUL 18/0548/FUL 18/0549/FUL

I confirm 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 as follows:

- **Over-development**

Far too much is proposed for the site; over-bearing blocks of up to eight storeys is not in keeping with the character of Mortlake - a small village lacking the infrastructure to support such a mammoth development **with all it entails**. Without doubt the impact would be immense, with hugely increased noise and disturbance.

- **Two major bottlenecks**

The level crossings in Sheen Lane and also Chalker's Corner - the crossroads of two arterial roads of London. The development in between would increase traffic volumes dramatically. The reconfiguration of Chalkers Corner is **extremely unlikely** to solve traffic issues and would have a negative effect on residents living in Chertsey Court and the Lower Richmond Road. Mortlake and beyond would become gridlocked with vehicles emitting (cancer causing) toxic pollution into the air which already exceeds EU limits. There are **no effective ways** to improve the situation. If the proposals are approved in its entirety it will exacerbate the problems enormously. Hammersmith Bridge is closed to traffic indefinitely and possibly never to be re-opened to vehicles. The traffic situation in every direction has become severe. Mortlake cannot cope with the enormity of the development.

- **Playing field.**

The loss of the playing field to a floodlit MUGA is totally unacceptable. Keeping visually pleasing, (**green lung**) open space in a high-density development is vital. The protected sports field has never been built on; if it were to be, it would halve the open green space in Mortlake & be lost forever.

- **Secondary school.**

An enormous Secondary School on the site with no suitable outdoor space available for **1,260** pupils would be totally unsatisfactory. Richmond Council has a duty to find the best location for a secondary school, the brewery site is not suitable. Richmond Park Academy with its numerous buildings & open space is approximately one mile away. A **£10 million** government funded re-build/improvements programme was completed in 2015. The website states 761 students currently attend; some **500** less than the planned school. RPA has ample capacity for students from Richmond requiring a school place. Since the government's education budget has an

estimated **£3bn** shortfall, it seems illogical to squash a superfluous school onto the site. The huge amount of funding required to build a school would be better spent on schools in areas of desperate need. Social housing could replace the school, to alleviate difficulties for Richmond families waiting to be housed.

To summarise: The latest changes submitted by the Applicant make no substantive response to serious concerns regarding the proposed development within the three planning applications. The development is far too dense; overbearing in height and scale. If school places are required, the existing local schools (with ample space and facilities) should be further expanded, if necessary, to accommodate local children. The sports field should be retained; green lung/blow through open space in a high-density development is vital.

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