

Thatcher, Lucy

From: Alice Ratcliffe [REDACTED]
Sent: 25 July 2019 01:49
To: StagBreweryRedevelopment
Subject: objection to planning

To whom it may concern

I wish object to the proposals to the three updated planning applications for development of the former Stag Brewery site in Mortlake, 18/0547/FUL, 18/0548/FUL and 18/0549/FUL.

This over all design and proposed development represents a hugely over-development of the site in what is has always been and is currently low density sub-urban area. The development neither compliments or is in keeping with this historic and beautiful community.

In so many areas the proposals do not comply with the Adopted Planning Brief for the site in terms of height, scale and massing. Especially in terms of the proposed large blocks that are very high and over-dominating in scale compared with the local dwellings. Several of the blocks are over-bearing and massively intrusive in relation to the riverside, towpath, historic row of Georgian houses, The Ship public house and High St. The housing proposed is massively too dense for this area. Even though Richmond can provide its share of new London housing it must not be to the detriment of existing residence and providing insufficient and woefully unacceptable access and standards to new residence.

The provision of 700 car parking spaces for 800 dwellings is obviously an underestimate, parking will therefore overflow into the surrounding area which is already under severe pressure for parking spaces. This doesn't even begin to take into account parking for visitors to the development and people working in the area. This also poses problems for the local public transport system that is already stalling under commuter pressure, adding so many people commuting in and out of the area will create difficult transport and force people into their cars going against all recent environmental encouragement to the contrary, the increase in vehicle traffic will not be defrayed by any increase in train travel as South West Trains do not plan to increase the trains to or from Waterloo, Mortlake and Richmond.

The loss of the existing sports fields is in direct contravention of the Planning Brief and is wholly unacceptable. This sports field has provided much needed open space for decades. It is used by many residence and provides much needed open natural space within the area, especially as it is safe and fenced in. Removal of this area and replacement by the proposed hard all-weather multi-use games area (MUGA), surfaces and floodlighting provide little to none of the current wonderful and valuable aspects that are so rare within urban locations. Removing this would be unforgivable loosing important visual townscape and that mortlake has been famous for for many years and will affect the area in so many ways, not least the wildlife that thrive due to the open natural space. The protected sports fields are designated as ' Other Open Land of Townscape Importance (OOLTI), and must be retained for community use, failure to do so will displace many local activities and ruin the community ability to come together and provide a working and supportive atmosphere amongst its residence. The space is not re-provisioned in the scheme design proposals and such a loss would be massive to both existing and new residence.

This site is uniquely and significantly constrained by the river Thames to the north and the level crossings on the Richmond/Waterloo line. This places huge pressure on Sheen Lane and the only other access routes of Mortlake High St and the Lower Richmond Rd. The current traffic through these routs is already at a point of absolute congestion. As a resident of 37 years i have seen a steady increase to the congestion in the area, and in creating the need for access in this bottle tech area will only extend the problem to chronic levels. Both the roads and local infrastructure will become completely overwhelmed with the proposed amount of people both resident, working and at the school needing to access the site on a daily basis. This will have a massive knock on effect to the wider area making an already busy artery into and out of London even more congested. This area is mainly 2 lane roads,

that have no way of being widened, creating absolute bottle neck and parking nightmare as little or no parking provisions have been made.

The introduction of a huge secondary school adds to the local access pressures and will exacerbate safety risks at the Mortlake level crossing and all surrounding roads. Having this many students in such a small area will not be of any benefit to the students and will likely cause massive disruption to everyone in the local area. Students need access to open space and this is completely underdelivered in these plans. The knock on effect will be students all over the area with nowhere to go. There has been no evidence or documented justification for a secondary school with six forms presented. This issue is highlighted in the Mayor's Stage 1 Report and the community have had no detail presented to support this aspect of the scheme. Expansion of existing local secondary schools is deliverable and funding mechanisms are available to the Council via the developer as outlined in April 2019 Guidance from the Department of Education. So why is there so much pressure to squeeze in a school into such a small area that cannot provide what would be beneficial for students.

The Viability Assessment is unrealistic, only supporting a very low affordable housing allocation. Affordable provisions should also be spread over the whole site and not concentrated in one area/block or zone.

The Chalker's Corner proposals, will not ease any congestion, and just create a bottle neck in the area with nowhere for traffic to go. At the same time it will adversely affect the residence around Chalkers corner with huge disruption and loss of the current mature trees natural areas that soften the effect of traffic, creating a double adversity in this section, more traffic and less traffic softening effect. This will greatly increase particle and chemical pollution from the vehicles. Removal of at least 20 mature trees will seriously deplete the protection they presently provide. Replacement with saplings will dramatically reduce the leaf area and so reduce present protective effects for many years to come. More people require more trees and greenery - not less. The loss of residents' external space is entirely unacceptable. The proposed new wall will adversely affect the visual amenity and feel of the area, blocking the current view and creating an eyesore in a currently beautiful area. The proposed works will very adversely affect the local residents on Lower Richmond Road and in Chertsey Court in terms of visual intrusion, noise, pollution and loss of ODLTI protected land. This aspect of the scheme is totally disrespectful to existing residents living around the proposed junction. Reduction of the overall development scale could eliminate the need for such expensive (over £8.0m), and hugely disruptive works and, thus facilitating additional monies to aid the affordable housing allocations. Subjecting these residents to such extensive change of the area directly outside of their homes will affect their everyday life in a multitude of ways. More difficult access to properties, increased pollution, increase in noise and loss of green areas and widening of the road will adversely affect every resident and will be a disgusting failing of planning and massively adversely affect the feel and quality of the area.

In summary I oppose the plans as they are for the following reasons:-

- a) The proposed increase in population is too large and it will have a massively adverse effect on the area and an enormous increase in traffic, pollution and parking pressure will result.
- b) Removal of mature trees and the Recreation Ground is unsupportable. More trees and greenery - not less - are required to counter the increase in vehicles and to preserve wildlife which is essential to human well-being.
- c) The visual amenities will be greatly impoverished in the Lower Richmond Road, Chalker Corner and the riverscape with the current plans.
- d) There is little consideration for the local historic buildings and area. The development will not be complimentary to the surroundings and will be in direct contrast to the local architecture.

These latest changes and addendum information submitted by the Applicant make no substantive response to the major concerns about the proposed development within the three planning applications. The proposals need to be scaled down significantly over all in quantum and content, parking reduced, sports fields retained, height/massing reduced, and any future secondary school needs to be reasonable size for the site. The plans should compliment the current area and not adversely affect the future of this community and its occupants.

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