

Dear sirs

Redevelopment of Stag Brewery

Having reviewed the applications for redevelopment of the brewery site in Mortlake, there are several areas of major concern.

The area cannot possibly sustain the density of housing proposed. There is no capacity in the surrounding roads for the increase this would bring in cars and there is inadequate public transportation in this part of Mortlake.

The junction at Chalker's Corner is already heavily congested, and was so before the closure of Hammersmith Bridge. The knock-on effect of so many additional residents has the potential to cause gridlock in Barnes, Mortlake and surrounding areas. This already occurs with some regularity, especially at peak hours.

This has a negative effect on bus usage. The route 419 already has lesser use than it should because of its propensity to get caught in traffic. I certainly hesitate to make journeys by bus to Richmond for this reason and so do other people. The proposals will exacerbate these problems and reduce usage of public transport, or reduce its effectiveness, at a time when it needs to be encouraged.

The proposed density of housing and vehicles clearly in opposition to LBR's stated support of cleaner air and pollution reduction. The additional pollution of so many journeys to and from the site, especially in this era of home deliveries, will significantly disrupt life for many residents and endanger their health. We must consider especially the children in the nearby nursery, Working Mums, and pupils at the proposed school, as well as those at schools already established nearby.

The extra traffic movements caused by establishment of a new school inadequately served by public transport will add considerably to traffic congestion at peak times.

In order to ease traffic flow, it is proposed to fell mature trees at the junction with the A316. This is also in contravention of LBR's cleaner air policy as mature trees are the best way to absorb CO2. It is madness to reduce our mature tree population with all the knock-on effects on residents' wellbeing.

I object to the loss of playing fields. These are heavily used for football, cricket and other sports throughout the year. Given the severe shortage of playing fields across the capital we should make an effort to preserve this space. It is not adequate to propose small parcels of

grass or greenery to compensate. Children and adults need space to exercise, to play team sports and to enjoy the benefits of living in the area. These behaviours have well proven health and community benefits.

The school is unusually compact for the number of pupils proposed. It needs more space for children to play, to exercise and to avoid the feeling that they are part of a concrete jungle.

The huge scale of underground parking will have a detrimental effect on flood defences and will add to erosion of the water table. This has not been adequately explored in the application.

There is insufficient affordable housing in the plans. It is not acceptable to have a target of 20% that is lower than the council's own guidelines. It is also unacceptable to propose that this is not delivered at the same time as the higher value housing. It is well established that London lacks affordable housing and this needs to be the priority. The council must not renege on its commitments in this respect. It must set the target proportion in line with its own objectives. There is no excuse for leaving this part of the development to later. It seems that this raises the possibility of non-delivery of some or all affordable housing, which would be catastrophic for those who need it and for the community at large.

Yours sincerely

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Planning Department
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Dear Sirs,

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

I am writing to object to the proposals related to the three planning applications for development of the former Stag Brewery site in Mortlake.

1. This is a significant over-development of the site in a low density suburban setting.
2. This scheme is too dense for the area, particularly with respect to the height of the buildings
3. I am particularly concerned about the loss of the grass playing fields and proposal to replace with a plastic alternative which will provide no environmental benefit. The existing fields should be retained for community use, especially as they are designated as 'Other Open Land of Townscape Importance' (OOLTI). Removal of these does take the open space below the base provision in the Planning Brief
4. The specific geography of the area, with the Thames bordering one long side, means that any additional traffic and people movements will all be absorbed into Sheen Land and Mortlake High St which are already hugely congested areas
5. The plan to build a secondary school will add to this pressure, this will be greater than for a 2 form entry primary school where the majority of pupils would walk to school.
6. There is over-capacity of school places in this area, especially 6th form places with much capacity at Christ's school and Richmond Park Academy. It makes no sense to build a secondary school with a sixth form. Any need for places should be provided at the two existing schools to provide a better quality of education overall and to deliver this in the most economical way.
7. The introduction of a huge secondary school adds to the local access pressures and will exacerbate safety risks at the Mortlake level crossing.
8. Mortlake crossing already causes huge traffic jams in the area with the resulting pollution from idling cars. As a borough, we should be reducing car travel and car emissions.
9. The proportion of affordable housing needs to increase and, importantly, must be spread over the whole site and not concentrated in one area/block or zone.
10. The opportunity to reduce environmental impacts have been missed. Focus on electric cars, green energy, green space and increase in trees in the area should be in the plan
11. The proposal to widen the road at Chalker's Corner, required only because of this over-development, will add more traffic to an already congested area. This is completely unacceptable in the current age. Loss of residents' external space is also unacceptable.
12. The extensive works required will very adversely affect the local residents in Chertsey Court in terms of visual intrusion, noise, pollution and loss of OOLTI 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

In summary the latest changes information submitted make no substantive response to major concerns already expressed about the proposed development within the three planning applications. The proposals must be scaled down significantly in size environmental impact and in content. Parking must be reduced, sports fields retained, height/massing reduced in key areas, and removal of the school proposal

Yours faithfully

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