

Thatcher, Lucy

From: Karen James
Sent: 24 July 2019 22:22
To: StagBreweryRedevelopment
Subject: STAG BREWERY PLANNING PROPOSALS

Dear sir or madam,

I wish to re-affirm my objections to the three planning proposals 18/0547/FUL, 18/0548/FUL and 18/0549/FUL to develop the Stag Brewery site in Mortlake. I have lived in the lower Richmond Road since 1982 ; originally trained as a botanist, I have latterly worked as an archaeologist.

1] the proposal is for a very large increase in the population in a confined area between the A316, the River Thames and the very congested A419. The high-rise buildings will dominate the towpath and will substantially detract from the historic row of Georgian houses and The Ship public house, apart from any other problems engendered by high-rise living. The provision of 700 car parking spaces for 800 dwellings is obviously an underestimate as the whole area attracts two car families. Parking will therefore overflow into the surrounding area which is already under severe pressure for parking spaces.

2] The removal of the sports field is an unwarranted depletion of an important local community space, and it would also remove a great visual amenity. As a botanist, I suggest it would be little less than criminal to remove the row of mature pink hawthorn and horse chestnuts. If this is planned on the grounds they are diseased this is not necessary as the Horse Chestnuts only appear to have a degree of powdery mildew. This is not life threatening to the trees and is only of importance where a commercial crop is involved. Removal of the sports field is a serious loss of wildlife corridors. The lower Richmond Road has hedgehogs, bats and stag beetles to name a few interesting species in the area. Richmond Park maybe one of the 'lungs of London' but these lungs need arteries and veins to backup and sustain our London wildlife. Among other things, this sustains pollination, insects and the bird populations. The "open amenity space" provided in the proposals is less than the base provision in the planning brief.

3] The proposal will create a lot of extra traffic that can only enter and exit the development in the Lower Richmond Road or near the North end of the Sheen Lane Junction. The extra traffic generated by new residents, care workers and the school is likely to occur when the Lower Richmond Road and Sheen Lane are at their most congested. 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. The area needs analysis to see if there is a 'hot spot' for cancer and respiratory disorders. More people require more trees and greenery - not less. Furthermore, 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 and Richmond.

4] The road plans for Chalkers Corner do not seem to make sense. There will be no increase in traffic lanes, and the widening only serves a 2m wide eastwood cycle lane (see application drawing, February 2018, .pdf 25879 53(1)). Removal of about 20 mature trees which remove CO2, emit O2, harbour and feed many birds, butterflies, bees, and other wildlife, seems totally out of proportion; and extremely disrespectful to the current residents. Importantly, the trees also provide a visual amenity, as well as health advantages : reduction of noise, fumes and particles. It can be seen from the plan that the cycle lane could easily be placed between the CHERTSEY COURT WALLS AND THE EXISTING TREES. Another possibility is that the cycle lane could leave Chiswick Bridge and descend to join the northern end of William's Lane, near Varsity Row.

Equally, it is evident from this plan that the bus stop on the south side of Lower Richmond Road could be moved to the junction where some new trees have been proposed, in the "improved landscape area". This would remove the need to have a bus stop clearway and so again help to preserve the 20 mature trees on the north side of the Lower Richmond Road. It might also make sense to allow parking between these mature trees, with all the more reason to preserve the grass in the recreation field.

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

- a) The proposed increase in population is too large and an enormous increase in traffic 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 and the riverscape.
- d) There is little provision for the historic nature and any new archaeology unearthed during development of the site.

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