

Thatcher, Lucy

From: Vicky Lack <[REDACTED]>
Sent: 15 July 2019 16:16
To: StagBreweryRedevelopment
Subject: Objection to plans

To whom it may concern

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

I wish to 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 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 sub-urban setting.
- 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', and should be retained for community use. The fields also represent important visual Townscape resource for local residents and the wider community. The space is not re-provisioned in the scheme design proposals.
- Genuine open amenity space provided in the scheme proposals (circa 25%), is lower than the base provision in the Planning Brief (circa 28% - Sports Fields and Green Link).
- This site is 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 proposed cumulative scale of the development and high parking provisions combined with general day-to-day access traffic will create unbearable congestion on both the roads and local infrastructure. The closure of Hammersmith Bridge has exacerbated the traffic issues in the area and this proposal doesn't take this into account. Hammersmith Bridge had 22,000 cars/day crossing, and many of these will now be travelling via Chiswick Bridge instead.
- The introduction of a huge secondary school adds to the local access pressures and will exacerbate safety risks at the Mortlake level crossing.
- The Chalker's Corner proposals, required to mitigate against the vast scale of the development proposals, will simply attract more traffic. The road works, loss of mature trees and loss of residents' external space is wholly unacceptable. The proposed works will very adversely affect the local residents in Chertsey Court in terms of visual intrusion, noise, pollution and loss of OOLTI protected land. 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 (which could be dispersed throughout the scheme, rather than being in one area only).

Yours faithfully

Vicky Lack (52 Kingsway, SW14 7HW)

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