Rec: 22/07/19

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 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.*
- *In many areas the proposals do not comply with the Adopted Planning Brief for the site in terms of height, scale and massing. This is particularly so in the north west area of the site where the blocks are very high and over-dominating in scale. In the eastern sections of the site several of the blocks are over-bearing in relation to the riverside, towpath and High St. Clearly new housing is required in London, and Richmond needs to provide its share but the scheme is too dense.*

- *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 (OOLTI), 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 by any stretch of the imagination.*
- *Genuine open amenity space provided in the scheme proposals (circa 25%), is lower that the base provision in the Planning Brief (circa 28% - Sports Fields and Green Link).*

- *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 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 which lead to Chiswick Bridge now that Hammersmith Bridge is closed indefinitely, and include the South Circular and 316 which create further traffic pollution. There is also the added pressure on the existing local infrastructure which cannot cope as it is.*
- *The introduction of a huge secondary school adds to the local access pressures and will exacerbate safely risks at the Mortlake level crossing.*

- *I have seen no evidence or documented justification for a secondary school with sixth form. 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.*
- *The Viability Assessment appears 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, 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. 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 and addendum information submitted by the Applicant make no substantive response to major concerns about the proposed development within the three planning applications. The proposals ought to be scaled down significantly in quantum and content, parking reduced, sports fields retained, height/massing reduced in key areas, and any future secondary school needs satisfied by expansion on existing school sites.

signed [redacted] Date 22 July 2019

Address 92 Archway Street, Barnes, SW13 0AW

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