

16 Rothesay Avenue
Richmond
TW10 5EA

13th May 2018

Dear Sir/ Madam

Response to Planning applications: Ref 18/0547/FUL, Ref 18/0548/FUL and Ref 18/0549/FUL

I am writing to voice my objections to the three planning applications listed above which together form the plans to redevelop the former Stag Brewery site. I will write about the three applications as one because of the cumulative detrimental impact on the local area if these plans go ahead.

I raise the following objections to the development:

The density of housing is too high and the increase in the height of the blocks of flats from the council's brief published in 2011 will create a cramped and unhealthy development.

The nature of the housing planned is not appropriate: too high a density of housing and a percentage of affordable housing below the council's guidelines, delivered towards the end of the building project and with limited guarantees that it will materialise on this site.

The significant detrimental impact on transport that will be caused by this level of development, a significant increase in journeys by users of the development (housing, school and retail units), and the very limited contribution of the developers to ease this. I am particularly concerned by the increase in car journeys on already polluted and congested roads in particular at Chalkers Corner and the Lower Richmond Road and on Sheen Lane and the Mortlake Railway Crossing, the impact on pollution and ease of movement, as well as the lack of increase in planned public transport to serve the community.

The potential inclusion of high need units, which will affect light in the surrounding area, without a contribution from the developers to increasing the healthcare provision in the local area, or any other support to the local infrastructure which will come under significant strain if, as a result of this development, the population of Mortlake is increased by around 40%.

The inclusion of a large new secondary school for which I do not believe there is a demonstrable need and which therefore would damage the existing secondary schools in the local area, RPA and Christ's. The provision of secondary school places but no primary school places is also a significant gap in the plans.

The reduction of green space as a result of the development will have a significant negative impact on air quality and our ecosystem and therefore the health and quality of life of people who live in our area.

I look forward to seeing the nature of my concerns reflected in the council's response to these planning applications.

Yours faithfully,

Richard Morrison