

StagBreweryRedevelopment

From: Roshni Thoppil - [REDACTED]
Sent: 13 May 2018 00:55
To: StagBreweryRedevelopment
Subject: Stag Brewery Planning Application

AKL

Dear Sir/Madam,

I am a resident of East Sheen and I have two children attending st Mary Magdalen's Catholic Primary School.

The redevelopment of the Brewery site presents a great opportunity to re-establish a heart and focal point in Mortlake. While there are positives in the design presented by the developer, there are also areas of concern which, if not addressed, will have a detrimental impact on the existing and new residents:

- The cumulative density of the site is overwhelming
- The local infrastructure cannot accommodate the increase in traffic
- There is no strategy for improving the public transportation to help alleviate the situation and importantly, no plan to address the issues of the level-crossing.

The density of the site, number of residents and visitors will have a significant impact on traffic.

In recent years, much new accommodation has been built in Mortlake and Barnes – the traffic congestion has steadily become worse. While the building may have been piecemeal, the impact on traffic has been cumulative. There has been little planning to accommodate this increase.

Similarly, with this development, there is no strategic approach to resolving traffic congestion – it needs to be a combined effort with TFL and the Council. The size of this development will exacerbate a worsening situation with harmful impacts affecting all road “users” including bus passengers, pedestrians and of course people living by them. An estimate additional 500 car journeys are estimated to arise from this new development.

The proposed school will generate a significant increase in traffic and movements at morning peak hours, particularly by public transport and bicycle. The traffic assessment has not adequately assessed this impact, particularly regarding pedestrians.


Furthermore, the proposals do not include a strategy for the impact on public transport. Mortlake Station will need an increased train frequency to support the increased population in the area. Housing and a school will clearly bring more people to the area. It is unlikely that Network Rail will be able to support longer trains or more trains per hour.

- There is no plan to address the pedestrian and vehicular risks at the Sheen Lane level crossing. Network Rail's own risk assessment of this crossing scores it highly on both individual and collective risk and gives it the highest risk category: it is the 4th riskiest CCTV crossing on

the Wessex Route. It identifies vehicle-pedestrian as the main risk. The development at the Stag Brewery will increase use (vehicles and pedestrians) of this crossing at peak periods. Increased traffic will lead to further delays, greater frustration and an increased likelihood of accident.

The impact on healthcare provision must also be considered with the Richmond Clinical Commissioning Group. GP surgeries and NHS clinics in the area are running at high capacity.

The introduction of a new secondary school is welcomed but the impact of the whole development is of concern.

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