

Thatcher, Lucy

From: Curran, Gemma
Sent: 28 January 2020 16:11
To: cerith lewis
Cc: Cardy, Jonathan (Cllr)
Subject: Re: Stag Brewery Proposals

Dear Cerith

Thank you for your email. I have forwarded this to the Chairman of the Planning Committee and the planning officer involved in this case. I have asked that your objections be added to the case file for reference.

Kind regards
Gemma

Cllr Gemma Curran
Councillor for Mortlake & Barnes Common
07766 017697

From: cerith lewis <[REDACTED]>
Sent: 27 January 2020 17:34
To: cerith lewis <[REDACTED]>
Subject: Stag Brewery Proposals

Dear Councillor,

As a Mortlake resident, I am writing to ask that you object to the three related planning applications for the redevelopment of the Stag Brewery Site in Mortlake, which will be tabled this week's council meeting (Wed, 29th January, 2020). The applications are: Ref 18/0547/FUL, Ref 18/0548/FUL and Ref 18/0549/FUL.

Although there are some positives in the proposals that have been submitted, I feel there are key aspects which make them, in their present form, untenable.

The combined density of the proposals is overwhelming and affordable housing provision inadequate

The proposals include approx. 813 residential units, a 1,200 pupil secondary school and circa 7,000 sq m. of commercial uses (retail and office). Whereas the brewery site represents only about 15% (9 hectares) of the area of Mortlake, the plans propose a significant increase in population (circa 40%). In particular, according to the work carried out by the local community:

- the eastern half of the site exceeds the GLA's existing London Plan guidelines on development density
- the compressed layout, where individual residential blocks are very close to one another, especially the higher blocks, creates issues of overlooking between dwellings, and significant shadowing of open spaces in the public realm
- the proposals exceed the height constraints in the Council's Planning Brief for the site published in 2011, especially in the north-west of the site where blocks are proposed from 3 up to 8 storeys

- the affordable housing provision is just 20% - lower than the council's guidelines.

Should the proposals be implemented, traffic congestion will become even worse

Over the years, traffic congestion in Mortlake (and Barnes & East Sheen) has been steadily worsening. The closing of Hammersmith Bridge has exacerbated the situation. Should these proposals be implemented, the significant increase in population will lead to a corresponding material increase in traffic. Although the proposals do include changes to the road layout at Chalker's Corner, it is unclear whether these changes will cope with the additional traffic and strain on an already overloaded system.

Should the proposals be implemented, there will be an even greater safety risk at Sheen Lane level crossing

Network Rail's risk assessment of the Sheen Lane level crossing already gives it the highest risk category, identifying vehicle-pedestrian as the main risk. These proposals will increase both vehicle and pedestrian use of this crossing at peak periods, which will lead to further delays, greater frustration and an increased likelihood of accident.

Should the proposals be implemented, there will be an increase in pollution levels

Should these proposals be implemented, the significant increase in population will lead to a corresponding material increase in traffic. This, in turn, will lead to greater levels of noise and pollution.

In particular, the proposals to change the junction at Chalker's Corner will move the traffic closer to the residents. This will have a devastating impact on Chertsey Court residents, who already suffer from pollution levels that exceed EU pollution limits. It is also my understanding that loss of this land contravenes planning policy as it is 'Other Open Land of Townscape Importance' (OOLTI) protected.

Should the proposals be implemented, precious green space will be lost

Mortlake has only a small amount of open green space of which the brewery's playing fields represent 53% by area. The playing fields have protection under the classification of 'Other Open Land of Townscape Importance' (OOLTI). The proposals will mean the loss of the two grass playing fields which the Council previously indicated it would require to be retained.

The proposals provide no additional health care provision

The proposals include no additional health care facilities or services - the existing health services will not be able to meet this additional demand.

The proposals to transport building materials will have an unacceptable detrimental impact on the local environment

The proposals to transport demolition waste and excavated soil from, and construction materials to, the site by truck on Lower Richmond Road will have a negative impact on the local residential environment. Surely, alternative transportation by barge on the river needs to be considered?

Consultation feedback

According to the Richmond council website, the feedback from the public consultation shows that the people of Mortlake are overwhelmingly against these proposals - taking the 3 proposals together, the feedback shows that 97% of respondents objected to the proposals whilst only 3% supported them! Surely, such huge objection means that these proposals, in their current form, cannot be approved?!


Finally, I would point out that although the developer has submitted 'revised' plans, the revisions are so small that they should be considered as not material eg reducing the number of residential units by just four!

I would ask that you take these points are taken into account when considering these planning applications – I very much hope for the good of the community that the plans, as they stand, are rejected.

Should you wish to discuss any of the points I have raised above, please contact me via the details below.

Many thanks,

Cerith Lewis
43 Ripley Gardens,
Mortlake,
London,
SW14 8HF.



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