

StagBreweryRedevelopment

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[Red Stamp]

From: Peter Foggin [Redacted]
Sent: 11 May 2018 12:14
To: StagBreweryRedevelopment
Cc: zac@zacgoldsmith.com; Ruth Foggin
Subject: Response-re Brewery Planning Applications: 18/0547/FUL, 18/0548/FUL, 18/0549/FUL

We are writing about the proposed redevelopment of the old Mortlake Brewery site.

While this has significant potential to regenerate the area, we are very concerned that the proposed redevelopment would increase the population in Mortlake by 40%, which is far too big.

The specific problems with the huge size of the proposed redevelopment are:

Traffic and public transport

The latest plans provide for parking on site for over 700 vehicles. Roads in the area sometimes come to a standstill even now. Air quality at Chalkers Corner and Sheen Lane level crossing is already very poor, especially in winter, and this increase in traffic congestion will become even worse.

This development is an opportunity to integrate far-sighted traffic and transport solutions that will reduce car use and make our streets safer and healthier. Walking, cycling and public transport (especially the trains stopping at Mortlake and the 209 and 485 bus services) and the traffic congestion need to be comprehensively addressed.

Widening the road at Chalkers Corner will have the negative impact of increasing the amount of traffic through Mortlake, Barnes and East Sheen.

Sheen Lane level crossing

The Sheen Lane level crossing is already deemed to be 'high risk' by Network Rail. The addition of several thousand residents and school students risk making the situation even worse. A safe solution must be found to this already congested and dangerous level crossing.

Density of the development

Richmond needs more homes, but the eastern half of the proposed redevelopment site is extremely dense in layout and includes construction of two apartment blocks which are very close to each other and too tall. This is unacceptable.

Since the site's access is constrained by the river and the railway, no more than 550 new homes should be built rather than the 880 currently proposed. At least half of these should be some form of clearly defined affordable housing.

Also, there is no additional health care or primary school provision. The existing services will struggle to meet this additional demand, particularly as a number will be elderly in the care units.

New school, loss of sports field

The positioning of large 1200 student secondary school as well as new homes on the sports field is far too big, and means the loss of hugely valuable green space. Any new school should be of an appropriate size and have access to the sports field which should also be available for community use.

The sports field on the brewery site is of great historic value to the Mortlake community and is a precious resource, especially as the population grows. It provides significant health and aesthetic benefits and if lost, can never be replaced. A large school on the sports field is unacceptable.

Summary

The proposed redevelopment is far too big, and much more urban in character and design than the predominantly sub-urban nature of Mortlake.

Therefore, for all the above reasons, we hope very much that you will take these concerns into account, and insist that the developers and relevant public authorities take action to ensure that the development will benefit the community for many years to come without jeopardizing Mortlake.

Peter and Ruth Foggin

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