

236

61 Lower Richmond Road
London
SW14 7HH

13 May 2018

For the attention of:
Strategic Applications Manager
2nd Floor, Civic Centre
44 York Street
Twickenham
TW1 3BZ

Dear Sir / Madam,

**RE: THE STAG BREWERY, MORTLAKE (REF. 18/0549/FUL)
APPLICATION C**

With regard to the Stag Brewery redevelopment (Application C) I am writing to formally object to the proposals, and I have outlined below the reasons by topic for this objection:

1. CAR PARKING, TRAFFIC GENERATION, & ROAD SAFETY

Proposed Car Parking & Basements

The hybrid application proposals include two vast car parking basements that are totally incongruous to the suburban character of Mortlake. These are excessive urban parking solutions that are unsustainable, wasteful in terms of resources, and disruptive in terms of construction and the cart-away of spoil from site. The residential and commercial parking ratio is excessively high for a development in this location that won't even be fully occupied for 5-10 years. The basements should be omitted from the proposals and any parking requirements should be accommodated on street with a management strategy, with residents of the development obliged to sign up to a car free regime.

There is a real opportunity for the Stag Brewery site to become an exemplar of London sustainable high density living, and adopt a 'zero car parking' regime.

Traffic Generation

Presently there are already regular substantial congestion problems along Lower Richmond Road, Sheen Lane and Mortlake High Street. Heavy road traffic often queues up along the length of Lower Richmond Road from Chalkers Corner junction 750m eastwards into Mortlake High Street and beyond. This leads to idling vehicle engines impacting on air quality, noise, slowing of bus services, and general inconvenience to the local community and economy. These problems will be significantly exacerbated by the high parking ratios within the development creating further highways problems for the future.

Walking & Cycling

The application has a genuine opportunity to be a trailblazer in London as a walking community, encouraging health and wellbeing for all. Instead of creating two vast and expensive parking basements some of this capital cost could be invested in creating a neighbourhood cycling network.

2. AIR QUALITY

There are already major concerns about air quality in Mortlake with high levels of traffic experienced along Lower Richmond Road. The London Mayor and TFL are promoting cleaner air across London. The Mayor's Air Quality Fund could have a role to play in transforming this area as an exemplar to London for clean air living. Mortlake, and this development, could also be championed as one of the Mayor's future Low Emission Neighbourhoods (LEN).

3. PUBLIC TRANSPORT

The current applications evidently prioritises car travel over public transport.

Mortlake Station

Currently at peak hours Mortlake Station is struggling as a busy bottleneck, particularly the Mortlake Green entrance to Platform 1 (trains to London Waterloo). Additional homes and commuter travel generated by the Stag Brewery proposals would put further stress on this station, which continues to suffer from weekend engineering works reducing the range of public transport options for residents.

The applicant should be encouraged to commission a study into station improvement works to enhance access, facilities and additional entrances to the platforms. Costs could be encompassed via a Section 106 agreement.

Sheen Lane Level Crossing

Network Rail's assessment of the Mortlake level crossing already categorises it as "high risk" to pedestrians, school pupils, cyclists and other road users. The pavements in this area are severely sub-standard which aggravates the problem. The application proposals would put considerable further stress on this risk area with additional vehicular traffic and pedestrians. As such this is a compelling reason for the application to be refused, and that measures to redesign and improve this level crossing be integrated into the Stag Brewery proposals. Costs could be encompassed via a Section 106 agreement.

Bus Services

There is an opportunity for increasing bus services through Mortlake to match the increased local demand generated by the Brewery redevelopment. Costs could be encompassed via a Section 106 agreement.

I am in support of the general principles of development for this large and strategically important part of Mortlake's townscape.

However, I would urge that application C be **refused** at Planning Committee and that the applicant take the opportunity to consider the groundswell of local community opinion and redesign the proposals to create an exemplar of London riverside placemaking that also enhances the quality of environment for all neighbouring residents.

I trust that the above is clear and of assistance. Meanwhile, should you have any questions please do not hesitate to contact me.

Yours faithfully,

Paul Maddock

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