

StagBreweryRedevelopment

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From: [REDACTED]
Sent: 01 May 2018 15:27
To: StagBreweryRedevelopment
Subject: Brewery proposals - comments

Dear Stag Brewery Planning team,

Re 18/0547/FUL 18/0548/FUL and 18/0549/FUL I wish to make the following comments about the project for your kind consideration when assessing it.

with thanks,

Jane

Jane Bennett-Powell BA DU niv
Journalist, Trainer
2 Washington Road, London SW13 9BE
[REDACTED]

"Affordability"

The affordable housing provision is just 20%, lower than the council's own guidelines. That's if, by "affordable", those units really will be within the reach of ordinary people. (And we know developers seek to find means of side-stepping any provision they say they're planning to provide - by means of confidential "viability assessments".) This type of housing will be delivered late in the development which may mean the provision is further reduced over time. There needs to be a higher provision which should be delivered across the building phases.

Traffic

Teachers are highly unlikely to be able to afford the housing being planned, which means they will probably come by car to the site. A 1200-pupil school - with associated staff vehicle journeys - will generate masses of traffic: have you ever driven between Richmond Sainsburys and Barnes Bridge Station at peak times now, never mind once the school is up and running? A school is vital: your plans show that, but without a joined-up transport plan, you risk lowering the quality of life significantly for every person - rich and poor - in the area. I'm offended by the plan to cut off a chunk from the garden at the Chertsey Court flats, bringing smelly traffic even closer to their homes and children than they're currently subjected to.

If only the public transport were being upgraded to cope and keep cars off the roads. However, there is no prospect of more trains stopping at Mortlake and even the excellent 209 Route is under threat of a reduced service under the proposals to extend the 485 bus service. Little mention is made of the 190 bus service from Richmond over Chiswick Bridge to Hammersmith and the opportunity of increasing its frequency. This needs to be re-examined.

Density

We know that developers put in proposals for more than they know they'll achieve. Can the council not go in harder? Building companies have made stonking profits recently (see Persimmon et al). In 2011, the council published a planning brief for the site which laid down lower heights for the buildings, now being exceeded. The eastern half of the site far exceeds the GLA's existing London Plan guidelines on development density in units/hectare. Streets in New York never get sunshine - or privacy - because of density and close proximity: this will be as bad.



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