

Reference: Planning Application 18/0547/FUL

APPLICATION A: Hybrid application to include 1. The demolition of existing buildings and structures, except The Maltings and the façade of the Bottling Plant and former Hotel; Site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings; erection of buildings (3 to 8 storeys) plus basements to allow for 443 residential apartments; Flexible use floorspace for various commercial uses, community and leisure; and hotel, cinema, gym and office floorspace b. New pedestrian, vehicle and cycle accesses and associated highway works c. Provision of on-site cycle, vehicle and service parking at surface and basement level d. Provision of public open space, amenity and play space and landscaping e. Flood defence and towpath works f. Installation of plant and energy centres 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a) Single storey basement and buildings varying in height from 3 to 7 storeys b) Residential development of up to 224 units c) Nursing and care home (up to 80 ensuite rooms) with associated facilities d) Up to 150 units of flexible use living accommodation for either assisted living or residential use e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works f) Provision of on-site cycle, vehicle and service parking g) Provision of public open space, amenity and play space and landscaping.

Reference: Planning Application 18/0549/FUL

APPLICATION C: Reconfiguration of Chalkers' Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.

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APPLICATION B: The erection of a three storey building to provide a new secondary school with sixth form; Sports pitch with floodlighting, external MUGA and play space; and associated external works including, landscaping, car and cycle parking, new access routes and associated works.

Alan Bradshaw
15, Shalstone Road
Mortlake
London
SW14 7HP

I write to register my objections to the above planning applications relating to the development of the Stag Brewery, Mortlake.

Whilst welcoming the redevelopment of this important area of Mortlake, it becomes clear from the plans submitted that the proposals are very much out of scale with the local area. The density of housing proposed, will dominate the site and bring increased pollution and congestion to an already overburdened area.

- 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
- Inadequate re-provision of the protected land – the playing fields and the Chertsey Court land.

The eastern half of the site is extremely dense in layout far exceeding the GLA's existing London Plan guidelines on development density – units/hectare. (Circa 211 units/hectare east of Ship Lane, cf. average density for Mortlake of circa 70 units/hectare.) The proposals still 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 5 storeys.

In essence the design of the planned buildings are no different to any riverside development from Mortlake to Hammersmith, Putney and beyond. They offer little to the enhancement of the riverside or the local area. 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. Any detrimental effect (loss of light), on existing properties, particularly in the north west of the site, will need to be further assessed.

Much has been made of the idea of returning the site to more public use with wonderful open spaces opening it up to the river. The plans do not reflect this. Open spaces are spread around the site and are far from adequate to be viable. They seem to be enclosed within the site, rather than giving optimum use of the river frontage and its open aspect. The density of building shields the views of the river rather than optimising its natural vistas. It fails to respect the natural beauty of Mortlake.

The area of land allocated to the school is not sufficient. If a school of the proposed size is to be built on this site, then it needs to have a smaller capacity or more land needs to be allocated. The designated site for it takes away much needed green space which presently provides a more open aspect to the area and which would be entirely lost. The proposal to replace the remaining natural grass with an artificial surface does nothing for the environment with the added disadvantage of increased light pollution from the floodlighting. The school and surrounding buildings would dominate the site and further remove the riverside from the community.

In terms of increased traffic both vehicular and human, the school would put further strain on the already overburdened roads and transport facilities. This applies equally to other proposals for the development.... the cinema, gym, hotel, shops, cafes and offices. The plans to alleviate the effect on the local environment and infrastructure are minimal.

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

The specific concerns are:

- There are too many parking spaces planned. In total 703 parking spaces have been allocated for residents and visitors.
- 1,200 pupil 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
- The Chalker's Corner changes will not resolve the issue of increased traffic. The developer's plans include major road works aimed, they claim, at improving traffic movements at peak hours. This is far from conclusive and may indeed simply attract further through traffic. They offer limited transport benefit and will move the traffic closer to the residents. This will have a devastating impact on Chertsey Court residents:
- Increased poor air quality and pollution due to increased traffic generation; it already exceeds EU pollution limits
- Increased noise and disturbance
- Loss of 'Other Open Land of Townscape Importance' (OOLTI) protected land contravenes planning policy
- Loss of mature trees

As the development of the Stag Brewery site comes to the Planning Committee it gives the council a unique opportunity to show its support for the local community. It can ensure that the area is developed in a way which is sympathetic to its surroundings. The more modern buildings of the brewery have been an eyesore. An effort must be made not to repeat these mistakes in any new proposals. Mortlake has a rich and varied history. In the last few years it has been very much the neglected part of the borough. There is a real chance now to redress the balance. The new buildings are after all going to be the future of a regenerated area.

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