

StagBreweryRedevelopment

From: Caroline Campbell [REDACTED]
Sent: 13 May 2018 19:23
To: StagBreweryRedevelopment
Subject: Planning applications: Ref 18/0547/FUL, Ref 18/0548/FUL and Ref 18/0549/FUL

Dear Sirs,

I would like to object to the current proposed planning applications, listed above, on the following grounds:

1. : The overwhelming density of the building proposed on the site which will have a severely detrimental effect on the existing and on the new residents. This proposal will result in an approximate increase in the population of Mortlake of 40%. It will in parts far exceed the GLA London Plan guidelines on development density.

The compressed layout of the plans will create issues of overlooking in the new blocks and loss of light on existing properties. The new proposals exceed the height restraints in the Council's Planning Brief for the site of 2011, with some blocks of up to 5 storeys.

2. : The damaging effect on the local infrastructure which is already under pressure. There is no additional health care or primary school provision for 817 new residential units. How will these people's needs be accommodated? Which surgery in the area has indicated it can welcome this quantity of potential new patients?

3. : The lack of a strategy to address the impact on traffic and to improve the weak public transport in this area to alleviate the situation if this development is allowed to proceed as planned. Particularly no plan to address the congestion problems of the level crossing, which are already like to get worse under new proposals by Network Rail.

703 new parking spaces have been allocated. In addition to this vast increase in cars, the new school will have 120 pupils all arriving at peak hours, a large majority of them by car due to the soon to be inadequate bus service to this area. The 209 bus is likely to be reduced in frequency under the proposals to extend the 485 service to Putney when Hammersmith closes for long term repairs.

The congestion at the Sheen Lane level crossing is already dangerous (highest risk category according to Network Rail themselves) and a large increase of pedestrians, cars and cyclists, particularly at peak and school hours can only increase this. If this is not addressed now the traffic congestion, which is already very bad, will block the entire access to Chalkers Corner and routes west and it will be too late to do anything about it.

4. : Risks to the protection of the land covered by the playing fields and Chertsey Court. The brewery's playing fields represent 53% of Mortlake's small amount of green space, currently proceed under the OOLTI classification. The loss of 2 playing fields would seem to be contra to these criteria which means the developer has to re-provide an area with the same 'quantum, quality and openness'.

The loss of green space (and of precious mature trees), which is also protected under OOLTI, proposed for Chertsey Court, moving the traffic even closer to the unfortunate residents, will result in poorer air quality

and pollution (and subsequent increased strain on the local health service) and contravenes planning policy.

5. : The affordable housing provision is only 20% which is lower than the council's guidelines. This must be rectified. There. Needs to be a higher provision and delivered across the building phases, not just at the end of the works.

Finally the proposals to transport demolition waste during the works by truck on Lower Richmond Road would have a severely negative impact on local environment and road surfaces. Transport by river should be encouraged.

Yours faithfully,

C. Noble

44 Ullswater Rd
London SW13 9PN

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