

StagBreweryRedevelopment

From: [REDACTED]
Sent: 12 May 2018 16:19
To: StagBreweryRedevelopment
Subject: Planning Application response

286

Dear Sirs

I am not against the Stag Brewery development in principle, but in my view the negative points outweigh the positive points and the application needs to be rethought on a (much) smaller scale.

Addressing the three applications individually:

Ref 18/0547/FUL for the development to the east of Ship Lane

Positive

It is obviously to the area's benefit to redevelop a currently under-used site. Main present uses are the towpath, which is often impassable at high tide due to flooding, and the playing fields which are used by the local residents and for events. The provision of much-needed housing (including "affordable" units) and a Secondary School with Six Form College would also be welcomed by some residents.

It will open up the riverside area with shops and cafes and make good use of the riverside setting.

Personally I would welcome a cinema on site. The original cinema in East Sheen was closed over fifty years ago and has been much missed.

Negative

Accommodation

The whole project is just too big and over-ambitious. The number of residential units (and the size of the apartment blocks) has gradually been reduced but is still way too big for the site. 817 residential units (including potentially 150 care units and a number of "affordable" housing units) on top of the school and visitors to the shops and cafes will cause a huge influx of people arriving by cars and/or public transport. Depending on your perception of people's car use the 703 car parking spaces are either too many or too few – both cases can be argued. Children may cycle to the school but most of the other visitors (including teachers) will probably be in cars or on public transport.

Transport

Public transport to the site is ONE bus (419) along the Lower Richmond Road, unless the 209 route that currently ends some way short of the site in Mortlake Bus Station is extended. A turning circle for the bus near the school has been mooted but that would increase congestion problems even more. By train the South Western Service to Mortlake is reasonably frequent but currently unreliable – on many days trains are late or cancelled for a variety of reasons. The fact that Network Rail has officially opposed the scheme makes the point that it is totally unrealistic to expect what is already one of the most dangerous level-crossings in London to cope with even more pedestrian and vehicular traffic. In the words of Network Rail "it is considered that the proposal will result in an unacceptable level of significant risk to pedestrian, highway and railway safety, and for these reasons Network Rail objects to the proposal."

Flood risk

The River Thames regularly overflows onto the towpath and up Ship Lane at high tide. Building an underground car park will affect the drainage of the site and surrounding areas. The need for a barrier wall between the site and the river is at present being "fudged" in the drawings submitted with the application. A ten-foot high wall currently runs along the riverside and unless the whole site is raised this will need to be

replaced. One drawing shows a glass wall on top of the brick wall but the location of this is unclear.

Ref 18/0548/FUL for the development of the west of Ship Lane including the School and playing fields

Playing Fields

It would be a big loss to the local area if the current playing fields and open space is replaced by a smaller all-weather pitch for school use. When in use the proposed floodlights would clearly be detrimental to surrounding residential buildings.

Access

See points above – access for 1200 pupils and 200 staff is woefully inadequate.

Ref 18/0549/FUL for the alterations of Chalker's Corner and the removal of an area which currently forms part of Chertsey Court

Although improvements to this junction would be welcome to ease the already heavy traffic flow along the Lower Richmond Road this would understandably attract more through traffic to the route, which would compound the problems caused by the additional traffic from the development.

The proposed removal of trees outside Chertsey Court will clearly be detrimental to not only residents but also to the whole surrounding area.

Overall this application should be rejected on the grounds it is entirely inappropriate to the size and situation of the site. The Developers should think again and submit a proposal more fitting to the site.

Mary Phelps
22 Church Avenue
London SW14 8NN

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