

## StagBreweryRedevelopment

**From:** A. J. Paterson [REDACTED]  
**Sent:** 13 May 2018 23:56  
**To:** StagBreweryRedevelopment  
**Subject:** FW: Ref 18/0547/FUL . Ref 18/0548/FUL . Ref 18/0549/FUL

- Ref 18/0547/FUL for the development to the East of Ship Lane
- Ref 18/0548/FUL for the development to the West of Ship Lane which includes the School and Playing Fields
- Ref 18/0549/FUL for the alterations to Chalker's Corner and the removal of an area which currently forms part of Chertsey Court.

I write to confirm that I am in agreement with objections already submitted by Love [Mortlake.org.uk](http://Mortlake.org.uk).

I refer in particular to the following aspects of the proposed development:-

### AFFORDABLE HOUSING

- The proposed housing is in two phases, vis, 443 units east of Ship Lane in Phase 1 and 224 units plus potentially 150 care units west of Ship Lane in Phase 2. The developer has indicated an affordable element of 20% but not until Phase 2. This is not acceptable as there is the risk that it may never be provided. It is absolutely vital that this element is not allowed to slip away from the project.

### DESIGN AND DENSITY

The cumulative density of the scheme is overbearing:

- 817 residential units including potentially 150 care units, plus a nursing home for 80, plus 1200 pupil secondary school and 7,008 sq of office/retail uses;
- Increase in residential units represents a 40% increase in population of Mortlake
- The school and its all-weather pitch are too large for the plot;
- The eastern half of the site is extremely dense in layout, creating issues of overshadowing and overlooking
- The proposals still exceed the height constraints in the Council's own Planning Brief for the site in 2011, the north-western area of the site exceeding the planning brief heights by between one to three levels and resulting in a material loss of light to adjacent residential properties;
- The proposed minimum of landscaped open space falls below the Planning Brief

### TRAFFIC AND TRANSPORT

- A substantial increase in residential cars (611), the school (15), commercial uses and visitors (77) to the site (total 703, all at basement level except for those at the school and at the 24 town houses) will further add congestion on an already very busy local network. It is not clear if there is a more strategic plan between the council, developer and Transport for London (TfL) to address the wider traffic concerns.  
**Fewer parking spaces should be provided for.**

- There are safety issues and there would be further congestion at Mortlake Level Crossings where the situation is already utterly intolerable – there is no concrete plan to address this between the interested parties (Developer, Council, Network Rail)
- The developer's plans include major road works at Chalker's Corner, aimed they claim, at improving traffic movements at peak hours. This is far from conclusive and may indeed simply attract further through traffic. However even more significantly it severely impacts the quality of life of Chertsey Court and adjacent residents (See Chertsey Court Section)
- No evidence of an integrated public transport strategy or improvements to these services

## GREEN SPACES

- Mortlake, while in a green borough, has only a small amount of open green space of which the brewery's playing fields represent 53%. The playing fields have protection under the classification of 'Other Open Land of Townscape Importance' (OOLTI).
- Some OOLTI land is lost on both the Brewery site and at Chertsey Court and has not been adequately re-provided
- Two grass playing fields are replaced by one artificial surface playing field with lights, reducing the areas available for sports use and are detrimental to the environment. An alternative would be use of "reinforced grass" which would allow greater play (than grass) and would not impact the environment to same degree and would not require flood lighting
- Building on green assets, rather than wholly on the brownfield area of the site, runs contrary to the London Plan, draft London Plan, draft Local Plan, Adopted Development Master Plan, National Planning Policy Framework, Village Plan for Mortlake and the Planning Brief for the site
- An area on the green playing fields has been "reserved" for a potential bus turn-around if the need arises in the future. If acted upon, this would further reduce green space.

## CHERTSEY COURT

- The proposals to change the junction at Chalker's Corner 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

## SCHOOL

- The school site will provide a sub-optimal experience for pupils in that there is limited space to play and circulate. If a school is to be built on this site then it needs to have a smaller capacity. The proposed 6 form entry plus 6<sup>th</sup> form may be the most viable in terms of the range of curriculum offered but it poses a huge risk if the capacity is not filled
- A school of half the size, i.e. 3-form entry, would be worth exploring

- Alternatively some of the existing secondary schools in the area could be further expanded and the site could instead be used for a primary school, as originally indicated in the Planning Brief, and would be a possible site for the new Thomson House School, currently located unsatisfactorily in two buildings, one of which is dangerously sited next to the Sheen Lane level crossing

#### **POSITIVE COMPONENTS OF THE PLANNING APPLICATION**

- The scheme provides a mix of new homes and new employment opportunities
- It does create the opportunity to establish a new village 'heart' for Mortlake around the Green Link and the Maltings Plaza
- The scheme does generally open up the brewery land to Mortlake, linking the riverside and the High St.
- The Green Link positively connects Mortlake Green with the Thames riverside and towpath.
- The design retains the existing historic buildings – The Maltings and the Former Hotel/Bottling Building.
- A much needed new community centre is included in the Maltings
- The secondary school has been repositioned, partly on brownfield land, and the residential block is removed from the existing OOLTI playing fields
- The layout is not 'gated' and incorporates a number of public spaces

Yours faithfully

**Anthony J. Paterson**

76 Lonsdale Road  
Barnes  
London  
SW13 9JS

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