

Stag Brewery Redevelopment

From: Anita [REDACTED]
Sent: 13 May 2018 23:56
To: StagBreweryRedevelopment
Subject: Planning applications: Ref 18/0547/FUL, Ref 18/0548/FUL & Ref 18/0549/FUL

Planning applications:

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

One of my major concerns is the density of the plans for the brewery site. Residential units 817, a 1,200 pupil secondary school, over 7,000 square meters of commercial space. The brewery site represents approximately 15% of the Mortlake area, but with these plans you want to increase the population by circa 40%!

The proposals exceed the height constraints in the Council's Planning Brief for the site published in 2011, blocks are proposed from 3 up to 5 storeys. The area of land allocated to the school is not sufficient for 1,200 pupil school. If a school is to be built on this site, then it needs to have a smaller capacity or more land needs to be allocated. There is no additional health care or primary school provision in the plans. Existing services will struggle to meet this additional demand.

The number of residents and visitors will have a significant impact on traffic on the Lower Richmond and Sheen Lane. Traffic congestion has steadily become worse over the 24 years I have lived in the area. The school will generate a significant increase in traffic and movements at peak hours, particularly by public transport and bicycle. The traffic assessment has not adequately assessed this impact, particularly regarding pedestrians. The size of this development will exacerbate a worsening situation with harmful impacts affecting all road users, including bus passengers, pedestrians and of course other residents like me living by them.

There is no strategic approach to resolving traffic congestion. The Chalker's Corner changes will not resolve the issue of increased traffic. The developer's plans include major road works at Chalker's Corner, aimed at improving traffic movements at peak hours, this may attract further through traffic. The planning application needs to promote a smaller increase in car usage along with improved public transportation.

Public transport in this area is extremely weak compared with surrounding areas of London. There is no prospect of more trains ever stopping at Mortlake, extended train lengths is not going to be enough! The 209 bus route is under threat of a reduced service under the proposals to extend the 485 bus service.

There is no plan to address the pedestrian and vehicular risks at the Sheen Lane level crossing. Network Rail's own risk assessment of this crossing scores it in the highest risk category. The development will increase use of this crossing at peak periods. The planning application needs to address this in conjunction with the Borough and Network Rail.

The loss of the two grass playing fields which the Council previously indicated it would require to be retained. Mortlake has a small amount of open green space of which the brewery's playing fields is a large part. The playing fields have protection under the classification of 'Other Open Land of Townscape Importance' (OOLTI), unfortunately protection is not absolute and it's the same issue for the OOLTI land you propose to use at Chertsey Court. The proposals to change the junction at Chalker's Corner will move the traffic closer to the residents. The increased poor air quality and pollution due to increased traffic generation and noise disturbance.

The transportation of demolition waste and excavated soil from the site by road will also have a negative impact on the local residential environment. Then there will also be increased traffic, heavy trucks on Lower Richmond Road delivering construction materials. Alternative of transportation by barge on the river needs to be considered.

I have lived in Rosemary Gardens for 24 years. It's a private estate with a public footpath right of way from Rosemary Lane to Mortlake Station. It's the residents garden and driveway for private parking, we already have many people walking through, hundreds more going to and from the brewery site and school would be unacceptable. Our beautiful estate with its large lawn would completely lose any tranquillity it has left.

Kind regards

Anita Halliday
30 Rosemary Gardens
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