

[REDACTED]

From: [REDACTED]
Sent: 11 May 2022 12:34
To: StagBreweryRedevelopment
Subject: Mortlake Stag Brewery Development Application A

FAO: Richmond Council Planning Department
Re: Mortlake Stag Brewery Development Application A
The Current February 2022 'Amended Scheme' (or Hybrid Scheme)

I wish to lodge my opposition to this planning application for the following reasons:

KEY CONCERNS – SITE-WIDE ISSUES

- **Cumulative Density of 1,085 Residential Units, Secondary School and Commercial uses**
- Impact of this level of cumulative density on **traffic generation/congestion** on the single access/egress of the Lower Richmond Road / Mortlake High St.
- Existing and new **pedestrian crossings** on the Lower Richmond Road / Mortlake High Street will impact on peak time traffic flows, causing increased congestion, especially with 1,150 pupils accessing the school at AM peak times.
- The applicant originally proposed major highways mitigation works at Chalker's Corner with the earlier 893 residential unit scheme. The application now proposes 1,085 units (21% increase), yet only proposes a new Left Hand turn lane at the same junction.
- Mitigation measures at the **Sheen Lane level crossing do little to address the safety issues** and risks to pedestrians and road users. ('behavioural nudges' – as termed by Network Rail).
- Hammersmith Bridge remains closed for traffic, with no prospect of resolution in sight.
- Air Quality is adversely affected by the increased traffic generation and behavioural changes post-Pandemic with significantly increased courier delivery services.
- Several Blocks exceed the 7 storey maximum height limit imposed by the Planning Brief for the site (and as also now proposed in the Pre-Publication Richmond Local Plan).
- The scheme design still involves the **loss of the existing OOLTI protected sports** fields with no-compliant 're-provisioning' of open space in the remainder of the site.
- The TfL land reserve is retained but we understand is no longer a fixed requirement of TfL and should be retained as open green space.
- The extent and type of Affordable Housing provisions are still to be clarified but are likely to be non-compliant with planning policy, ie below 20% of total units.

Kind regards
Alastair White
5 Ripley Gardens, Mortlake, London SW14 8HF
[REDACTED]