

For the attention of Richmond upon Thames Environment Directorate, and Planning Committee

Planning Applications:

- **22/0900/OUT**– the over-arching application for the whole site including a Detailed Application for the land east of Ship Lane and an Outline Application for the land west of Ship Lane.
- **Full Planning application, 22/0902/FUL**, covering the Secondary School located on the playing fields.

The comments I make below are relevant to both applications.

My objections to the latest applications are:

- the scale of urban development ie the height of buildings (in particular those above the 7 floor maximum limit set out in the planning brief), and the density of buildings, in what is essentially a suburban not urban community, and their impact on the appearance and context of the river bank
- the loss of precious green spaces - in particular the OOLTI protected sports ground - that are well used as a community resource - for sports, for fairs etc. This is particularly egregious given that the requirement for a new secondary school has not been established.
- the massive impact the proposed re-development will have on already congested road transport links - not just Chalkers Corner, but also the Sheen Lane crossing, South Circular through East Sheen, Mortlake High St and along the river into Barnes - all places where there is regular gridlock, and made worse by the ongoing closure of Hammersmith Bridge). This will have safety implications for road users and pedestrians, particularly those using the Mortlake railway crossings.
- the Increased traffic - both during construction and afterwards - will worsen the already poor air quality in Mortlake.

I accept that the Stag Brewery site requires re-development, and support the requirement for more affordable housing provision within the borough. Re-developing the site should have been taken as an opportunity to enhance the community and environment. As they stand, even as amended in the latest applications, the current proposals do not deliver this

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