

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 May 2022 16:09  
**To:** [REDACTED]  
**Subject:** Fwd: Mortlake brewery development planning applications 22/0900/OUT and 22/0902/FUL

COPY EMAIL as original email potentially had formatting issues

To Richmond Council  
[REDACTED]

As a resident of Barnes, I am writing to express significant concerns and object to the latest two planning applications for redevelopment on the former stag brewery site. This relates to both the applications referred to above.

I am a local resident of long standing and have previously commented in response to the first consultation, the re-consultation and to the review by the Lord Mayor.

It is extremely concerning that the Developer's plans still do not adequately address the issues previously raised. In summary my objections are as follows.

22/0900/OUT

The development is:

- too dense and does not include the required proportion of affordable housing;
  - does not adequately address the impact of the development on the local transport infrastructure given the current situation whereby all transport routes into and out of Barnes and Mortlake via both Chalkers Corner and from Putney are under severe strain following the closure of Hammersmith Bridge.
- o there will inevitably be a severe affect on air pollution levels both in the Mortlake and Barnes areas and emergency transport;

o the plan for modifications to traffic routes including Chalkers Corner and the Sheen level crossing are inadequate to address the issues the additional activity generated by the development will create causing long queues and delays and increasing the risks of accidents.

22/0902/FUL

- the loss of green space eg the existing sports field and surrounding; and
- the lack of credible evidence to support a secondary school of this scale

I would like to stress I am not against a development plan of reasonable scale that addresses all the above issues .

1 Density of residential development / traffic impact/ air pollution

There are still too many properties planned in the application and although heights of some blocks have been lowered there are still several blocks which exceed the upper limit for buildings on this site. The density also has a knock on development as to the amount of traffic which will be generated both by future residents and supplies to the site. This has a further knock on adverse effect on air purity and overcrowding of all surrounding transport links

## 2 Lack of a sufficient proportion of affordable housing in the scheme

The number of residential units are 21% higher than the 893 which Richmond resolved to approve at planning committee back in early 2020 but there is no proportional increase in the number of affordable homes. This should be addressed.

## Severe overcrowding of transport links around the site

The traffic around the development area has for many years been unbearable at certain peak times. This has been made even worse by the closure of Hammersmith Bridge to traffic for which there is as yet no date for remedy. This causes severe delays but importantly must increase air pollution in an area which is already extremely high. The traffic plan with the applications is wholly inadequate to address this.

## Development of a secondary school on protected green space

The application relating to the secondary school is not based on adequate evidence of need and results in the loss of the existing protected sports fields.

I urge the Council to take my concerns and similar concerns of other members of the local community seriously and address the issues highlighted above before approving any plans for this site.

Yours sincerely

Mrs C Nowikow  
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