

[REDACTED]

From: [REDACTED]
Sent: 09 May 2022 12:46
To: StagBreweryRedevelopment
Subject: Stag Brewery redevelopment

Dear Sir/Madam

I write in reference to the two applications to redevelop the Stag Brewery site in Mortlake, notably

Application A, Ref 22/0900/OUT

And

Application B, Ref 22/0902/FUL

I object to both applications, based on the following grounds.

Re Application A, I object to the density and scale of the proposed scheme, and the lack of infrastructure required to service the associated growth in local population. This will, I believe, incur harm on existing residents.

1085 new housing units will generate a population surge in Mortlake, which already suffers from compromised transport and health infrastructure. The closure of Hammersmith Bridge, reductions in bus and rail services by TfL and SW Trains respectively have negatively impacted travel for local residents, disrupting routes and reducing travel options. Until a transport plan is produced which directly addresses these issues, I cannot support the influx of new residents at the scale proposed in this application which will only exacerbate an already challenging situation.

A similar situation exists with regard to primary care services. The Health Impact Assessment produced by the applicant's consultants is limited in scope and does not address new demands for health services generated by the pandemic, ageing population and the many health inequalities that have come to light over the last 2 years.. Until a Health Impact Assessment is produced which directly addresses these issues, I cannot support the application on the grounds that local health needs will be further compromised .

I also wish to add that the revised plan does not comply with scale & density guidelines outlined in Richmond's local plan, which places a limit on building heights to 7 stories. I would like to see these guidelines put into practice in the Stag redevelopment, so that this scheme is seen as a model for local planning collaboration and compliance, and not as an exception to an important precedent.

Re Application B , I object on the following grounds: site appropriateness for a secondary school, and the removal of a valued community green space.

The projected student population of the proposed school is 1150, and the section of the site proposed for the school is inappropriately small to support this number of students. With the transport constraints outlined above added in, the proposal is not viable to support a thriving student experience. The loss of green space exacerbates this and incurs further harm to the local community.

I am keen to see a viable regeneration of the Stag Brewery site that takes into account the points I have brought to light, and which is designed and developed in partnership with local residents. On the latter point, I have seen very little attempt by the applicant to engage members of the local community in developing workable solutions to the challenges I have mentioned. The transport and health impact assessment could be a vehicle for such collaboration, enabling views and experiences to be shared and trust to be built between the applicant and the local community.

With thanks and best wishes

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