

From: Graham Kench [REDACTED]
Sent: 14 January 2023 16:40
To: StagBreweryRedevelopment <stagbreweryredevelopment@richmondandwandsworth.gov.uk>
Cc: Crookdake, Niki (Cllr) [REDACTED]; cNulty-Howard, Anton (Cllr) [REDACTED]; Paterson, Tony (Cllr) [REDACTED]
Subject: Stag Brewery Hybrid Application A Reference 22/0900/OUT ; Application B Reference 22/0902/FUL

My address is 121 Lower Richmond Road, Mortlake, London, Sw14 7hx

Owing to the impossibility of condensing my comments on the mountain of documentation submitted by the Developers and their army of consultants into 4,000 characters, I sent my response to the May 2022 Consultation by email.

Nothing in the latest submission causes me to withdraw any of these objections, but I have some additional comments to support my objections and I am sending these by email.

TRANSPORT:

The options and recommendations for mitigating the transport issues were put forward by the Developer's transport consultants, Stantec, in a Technical Note TN 040 in February 2021. This paper was full of errors of logic and fact, including basic arithmetical errors which completely invalidated their conclusions.

These errors were made abundantly clear in written and photographic evidence provided by the residents of the Lower Richmond Road and submitted separately to the GLA. However, this was obviously ignored by the Planners who didn't even acknowledge it in their summary of responses and they consequently included the Stantec proposals in their report to the Mayor. At the Hearing, the Mayor said he was satisfied with the transport mitigations which had been achieved in negotiations between his Planners and the Developers.

I believe the Mayor was misled by his Planners and there is no effective or acceptable mitigation to the congestion on the Lower Richmond Road caused by Chalker's Corner and the Sheen Lane railway crossing.

AIR QUALITY:

" BACK ELLA'S LAW TO HELP SAVE LIVES FROM TOXIC AIR "

This was the headline of the " Evening Standard " dated 12th January 2023, and the article concerned a plea from the mother of Ella Kissi - Debrah, who died aged nine following an asthma attack. The proposed new law would make breathing clean air a human right. Reading this prompted me to check the pollution figures for my house. The results which are supplied by Imperial College were as follows:

"This address has very high air pollution, is in the 99th national percentile and exceeds three World Health Organisation (WHO) limits.

PM2.5 - The annual average is 12.88 mcg/m³, the WHO limit* is 5mcg/m³

This study shows 19.9% of strokes were attributed to exposure (for a year or more) of PM2.5 concentrations exceeding 10mcg/m³. PM2.5 can also cause asthma, jeopardise lung functions and promote cancer.

PM10 - The reading for PM10 at this address is 20.36 mcg/m³, the WHO limit* is 10mcg/m³

Exposure to 20 mcg (for a year or more) leads to increased risk of total, cardiovascular and diabetic mortality. PM10 can cause wheezing, bronchitis and reduction of breathing capacity.

NO2 - The reading for NO2 at this address is mcg 42.42/m³, the WHO limit * is 10mcg/m³.

Exposure (for a year or more) to 40 mcg leads to an 11% increased risk of disease related mortality. There is also strong evidence to suggest that it leads to respiratory symptoms including irritation, coughing, shallow breathing and difficulty breathing.

* N.B. WHO limits published September 2021 replacing the previous guidelines issued in 2005.

Air pollution is the biggest environmental risk to public health and, like asbestos, is a cause of cancer.

AFFORDABLE ACCOMMODATION:

In their letter accompanying this Application, Gerald Eve list the reasons the Mayor gave for refusing the previous Application .They point out that the proportion of affordable housing was not given as a reason for refusal. However, that Application included provision for 30% affordable housing.

At the Hearing, the Mayor was very critical of Richmond's record in securing affordable housing, especially, the 17 % included in the original Application. As I understand it, this was the principal reason why the Mayor called the Application in. The Application which was Heard by the Mayor in July 2021 followed extensive negotiations between the Developers and the GLA Planners as a result of which the proportion of affordable housing was raised to 30%. However, this had been achieved by increasing the overall quantity of residential accommodation on the site by increasing heights and massing. These WERE, inter alia, the the reasons for the Mayor's decision.

To some extent these issues have been addressed in the latest Application, but this only provides for 19% affordable accommodation.

According to the Financial Viability Statement this is because building costs have increased significantly whereas property returns have been stagnant.

However, if the Developers overpaid for the site in anticipation of creating a much larger development than was envisaged in the adopted Planning Brief why should local residents suffer in order to enable the Developers to obtain their anticipated return on their overinvestment? If they had submitted proposals for a much smaller development in the first place they would probably, with the support of local residents, have got their planning permission and be two or three years into the construction stage.

APPLICATION B Reference: 22/0902/FUL

Again, I refer to my email in response to the May 2022 Consultation.

In essence, I remain unconvinced of the need for a Secondary school and, even if there were a need for one, this is not a suitable site.

What is needed is a suitable site on which to re - locate Thomson House school.

The Planning Brief for this site included provision for a Primary school. However, having announced in 2009 that the Brewery was going to close, it did not actually close until 2015, by which time Thomson House had been set up on two separate sites on either side of the railway crossing and with no proper play facilities.

The obvious solution is to cancel the Secondary school proposals and to relocate Thomson House on to the Brewery site. This would unite the two halves of the school, provide proper play facilities, enable the sports field to be retained and relieve congestion at the railway crossing.

I also understand that the Developers would support this.