

[REDACTED]

From:

Sent:

[REDACTED]
23 May 2022 16:26

To:

Cc:

Subject:

[REDACTED]
Stag Brewery site two new planning applications, objections

To whom it may concern

Density and Scale

This scheme is still too large and dense in relation to its context and will overwhelm the character and population of Mortlake, potentially harming the village community that now exists.

Height and Riverside

Despite alterations, several blocks still exceed the seven-storey upper limit for buildings on this site and are particularly over-dominant on the towpath and riverside, which became even more important to health and wellbeing during the pandemic lockdowns.

Traffic

With Hammersmith Bridge still closed to traffic and no foreseeable likelihood of re-opening for many years the traffic around Mortlake, Barnes and Sheen will become even more unbearable/unsustainable. The introduction of a new left-hand lane at the Lower Richmond Road/Chalker's Corner junction will hardly touch the current, at peak times, gridlock situation. Risks to personal safety and a further decline in air quality are inevitable.

School

My understanding is that the proposed large secondary school is not required, and that future school place needs could be satisfied at existing local secondary schools in line with the 'Community Plan', surely a more sustainable option.

The siting of the school requires the loss of the existing protected sports fields. This precious green space is simply not re-provided over the rest of the site as demanded by planning policy. The school site is also undersized for 1,150 pupils with outdoor space being significantly below Department for Education Guidelines for new sites.

Affordable Housing

Despite increasing the number of residential units by some 21%, from the 893, which Richmond resolved to approve at planning committee back in early 2020 - the new design creates 1,085 units, yet there is negligible increase in the provision of badly needed affordable homes.

General

The previous application was turned down by the Mayor on the grounds of height of buildings and lack of affordable housing. It appears that neither of these factors has been adequately addressed.

More importantly, after two years of the Covid pandemic, a massive switch to online shopping, a heightened awareness of climate change and sustainability, an increased awareness of the importance of community, I would urge a rethink of this whole project in the light of today's and future needs and concerns ... rather than an altered continuum of what has gone before.

Thank you

