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From:

Sent:

[REDACTED]
29 May 2022 15:27

To:

StagBreweryRedevelopment

Subject:

STAG BREWERY APPLICATIONS 22/0900/OUT and 22/0902/FUL

>> From: THE TOWPATH GROUP

>> 44 Leyborne Park

>> TW9 3HA

[REDACTED]
>>

>> PLANNING. APPLICATIONS FOR STAG BREWERY REDEVELOPMENT 22/0900/OUT and

>> 22/0902FUL Dear Sirs

>> I write on behalf of the TowPath Group and focus on the impact of this proposed development on the River Environment and those who are close to it. We have made representations objecting to previous planning applications for this site and continue to view the proposals with alarm.

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>> Much has changed since the Design Guidance for the redevelopment of the Stag Brewery was compiled: since the Brewery was purchased by the current owners; since the first plans were submitted for development.

>> In the last two years the changes have multiplied and the whole vision for the site feels to have shifted. The proposals seem out of date and inappropriate, including, we believe, the provision/building of a secondary school, The creation of a multi-storey development alongside the River, which would house more than 2000 people PLUS bring in some 1000 schoolchildren every day, feels and is unsustainable. In sheer numbers the overcrowding and pressure on the River would be intense. During the Covid epidemic and lockdowns, the volume of pedestrians and cyclists..and dogs..who enjoyed the 'blue lung' created by our Green Corridor was barely sustainable and much vegetation was flattened and destroyed. Imagine the long-term damage and destruction with the potential numbers from such an intense development as is proposed. Does Richmond really think this is sustainable and if so, how can it be?

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>> These impossibly tall buildings located alongside the Towpath ...positioned on the south side of the southern loop in the River...would by their height, density and massing, overpower and destroy the biodiversity of this very natural Towpath and River bank, and overshadow the River totally and unacceptably at all states of the tide. It seems they would be built on top of a two storey 'concrete box', a soi-disant Flood Defence, which would provide car parking and? At the same time it would raise the height of the buildings. Zero Ground Level should be Towpath level on Riverside Developments and Ground Floor should be Public Use (reference Thames Strategy Kew to Chelsea). A huge amount of light spillage and pollution would also be generated. The references to this seem to flag it up as a desirable feature of the development, whereas, in truth, it would be an Environmental disaster. As we have said previously, this is not Richmond or an 'urban' setting looking for a Central London-style juggernaut development.... this is unpretentious Mortlake trying to maintain its own unique character while moving into the 21st century.

>> The Environment Agency requires new developments to be built 5 metres back from the Towpath. Why is that requirement being ignored? And a huge flight of grand steps from the development DOWN to the Towpath is inappropriate.

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>> The Towpath and River form the renowned Wooded Towpath from Putney (Beverley Brook) to Kew. A stretch referred to as the Gateway to the Arcadian Thames. Extra-ordinarily, as Arcadia and the Arcadian Thames are so well known in the borough of Richmond, the Council has chosen to ignore its relevance to riverside planning issues. Only the Mayor of London, in his judgement summary on the applications he REFUSED last year, has acknowledged the importance of the Heritage and History of this site, and included it in his reasoning for refusing the applications. We add that it is also known as the Green Corridor and/or the Blue Lung.

>> At last the Wooded Towpath has been recognised by the Borough, and a comprehensive and much-lauded document has just been produced (April 2022) in partnership with the PLA... 'the Wooded Towpath Plan 2022 - 2036, Tree Survey and Tree Management with Ecological Considerations...Towpath between Ferry Road, Kew, and

Beverley Brook, Putney.’ Although we have had to wait two years for it, it has been two years exceptional work. 169 pages, making a 15 year commitment from both partners. This is most welcome., and I could quote much from it here which is relevant to these applications May I simply flag up pages 18,20,21,22,23,26. as being highly relevant to these applications, and section 15 which is specific to this stretch of Riverside.

>> We are immensely concerned that the Towpath is shown as included in the site plan. As it is NOT part of the development, is it intended that the Towpath should be closed for the duration of the works? If so, we envisage it would be closed for several years while site work was ongoing....inevitably it would be damaged, probably irrevocably, and restored in an urbanised way? As well as the general trees and vegetation there are three beautiful hornbeam trees on the stretch of Towpath beside Brewery Wharf, leading to Bull’s Alley. Obviously we are extremely concerned about the status of the Towpath here, and would also remind you that it is forms part of the Thames Path/National Trail.

>> In the 1990s we had LA21, ‘Local Agenda 21’, a high-profile programme of sustainable projects, in the Borough of Richmond. What has happened to this Council’s aspirations of being a leader in Sustainability? Pollution, Sewage, Overcrowding, Selling off the Riverside (once again) for an already unsustainable development? Why? It seems it is just to build a new Secondary School... but we have yet to see any real or substantial proof that one is needed. Or is it a ‘vanity project’? If so, please take the lead and produce a happy, smaller, lower ‘Riverside village’ which is attractive, truly sustainable and Environmentally Friendly, and of everyone could be justifiably proud.

>> Everything that has happened in the past two years or so has highlighted the way we live, the Environment we live in, and how we SHOULD be living, so why is that not prioritised and addressed in these applications?

>> The need for SPACE, FRESH AIR, TRANQUILITY, and a healthy NATURAL environment.

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>> Please REFUSE these applications.

>> Yours faithfully

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>> Diana Roth

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>> Chair, TowPath Group

>> Sent from my iPad