

# **NO TO ST MARY'S MASTERPLAN**

- **NO TO 3000 MORE STUDENTS**
- **NO TO AT LEAST 15 NEW BUILDINGS**
- **NO TO NOISE AND POOR BEHAVIOUR**
- **NO TO TRAFFIC & PARKING PROBLEMS**
- **NO TO LOSING SPORTS FACILITIES**
- **NO TO BROKEN PROMISES BY SMU**
- **NO TO THE DESTRUCTION OF  
METROPOLITAN OPEN LAND**

**Join the fight at  
[www.neighboursofstmarysuniversity.com](http://www.neighboursofstmarysuniversity.com)**

**STRAWBERRY HILL IS A VILLAGE,  
NOT A UNIVERSITY TOWN.**

# LOCAL OBJECTIONS TO THIS EXPANSION

## **1. Metropolitan Open Land**

Local open space is in short supply; we cannot lose precious green space. This proposal does not meet any of the London Policy exceptions to restrictions on building on MOL. St Mary's should not be allowed to build on MOL.

## **2. Broken development promises**

When permission was granted by the Council to build the new Sports Hall at St Mary's, the university and the council agreed in writing that St Mary's would never request to build on remaining MOL. St Mary's is trying to break this contract less than 10 years later.

## **3. The Council should protect the interests of residents first**

We expect Richmond Council to hold St Mary's University to its promises and uphold restrictions to building on Metropolitan Open Land. We cannot allow our council to work against the interests of residents.

## **4. Destroying the character of Strawberry Hill Village**

St Mary's is surrounded on all sides by residential streets, which would be impacted aesthetically by the increased building density and student numbers. Increased noise, tall buildings, loss of parking and over development of the site are all strong objections this plan.

## **5. Traffic congestion and parking**

3000 extra students and hundreds of additional staff would create more local travel and parking problems in our village. A Controlled Parking Zone will be needed to protect residents' parking in the area, but will itself inconvenience locals.

## **6. SMU sports facilities needed by local community**

Many youth sports clubs and schools depend on community access to St Mary's sports facilities to provide sport for local children. Some schools received planning permission to expand on their land and fields because of the St Mary's provision.

## **7. Increased noise and anti-social behaviour by students**

Students at the University have a poor track record for behaviour in our village. Event noise and music from the SU bar are also a re-occurring problem. Doubling student numbers will make this situation even worse.

## **8. Strawberry Hill House and Grounds**

Our neighbourhood jewel is a grade 1 listed building, set in expansive grounds. Historic England offers protection not only to its setting but the views from it. Historic England shares our concerns about this plan