

VERY IMPORTANT MESSAGE

St Mary's University Drop-In Saturday 6th May (10:30am – 4:00pm)

This leaflet is being brought to you by a group of local Strawberry Hill and Teddington residents from www.NeighboursOfStMarysUniversity.com (NOSMU). Our group was setup specifically to fight **any** expansion on either of the campuses.

The university currently proposes to build **16 new residents blocks** and **4 new teaching blocks** at Strawberry Hill that will be facilitated by **moving the running track and other sporting facilities** to the Teddington Lock campus, which will then also have 2 new sports buildings and new flood-lit playing pitches.

All this development is on Metropolitan Open Land (MOL is protected like Green Belt) and will house an **extra 3000 students** (see full plan at: www.stmarys.ac.uk/community/masterplan.aspx)

The third public presentation event organized by St Mary's takes place on **Saturday 6th May, 10:30am – 4:00pm** in the **Students' Union Hall** (please note change of venue for this event).

We please ask you to attend this presentation, even if you have been to the previous events.

MOL **cannot** be built on except in very unusual circumstances. MOL is **protected** by our **council's policy**. To read this policy please visit the NOSMU website document section, and see LP13 on pages 54, 55 & 56 of the **Development Management Plan**. At point B (on page 55) it says:

It will be recognised that there may be exceptional cases where inappropriate development such as small scale structures may be acceptable, but only if it:

1. Does not harm the character and openness of the Green Belt or Metropolitan Open Land; and
2. Is linked to the functional use of the Green Belt or Metropolitan Open Land, or supports outdoor open space uses; or
3. Is for essential utility infrastructure and facilities for which it needs to be demonstrated that no alternative locations are available and that they do not have any adverse impacts on the character and openness of the Green Belt or Metropolitan Open Land.

Nothing St Mary's proposes to build remotely fits the exceptions described in B1, B2 or B3. To enable them to build on MOL, the university has asked the council to write a Supplementary Planning Document (SPD) that will override the council's LP13 policies.

To stop the expansion we have to express our **total opposition to any changes to the council's current policies**. The SPD that St Mary's is asking for would represent a complete U-turn on existing policy, made over the clear objections of local residents.

Mr. Paul Chadwick (LBRuT Director of Environment and Community Services) has stated that there is **"too much MOL in the borough, some of it substandard"**. He has not elaborated on what constitutes substandard MOL, but we do not consider any of St Mary's land to be substandard.

We believe that the council has already made the decision to allow St Mary's to build on the running track and all over the rest of the campuses. Please join NOSMU and make your voice heard. Please email or phone your councillors to register your concerns. (Note the campuses are in two separate wards, so please check on the NOSMU website for list of councillors in each ward).

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.

2. Broken development promises

When permission was granted 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. **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 to 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.

6. SMU sports facilities needed by local community

Many youth sports clubs and schools depend on village access to St Mary's sports facilities to provide sport for local children. **Facilities will be lost to Strawberry Hill**, and extensive development of the Teddington Lock site on Broom Road would be needed to replace them.

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. **These nuisances will be worsened** by increased student numbers.

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. **Don't let the Council and University spoil our village. Historic England share our concerns.**