

Thatcher, Lucy

From:

Sent:

Cc:

Subject:

30 June 2019 07:33

StagBreweryRedevelopment

The Stag Brewery, Lower Richmond Road, Mortlake, London SW14 7ET

Dear Sirs

We have received the neighbour consultation document regarding the proposed redevelopment of The Stag Brewery.

In principle the idea to redevelop the site is a good one, however I have the following concerns regarding this major development.

- 1) Traffic Generation – the road from Sheen Lane to Chalkers Corner is single file and takes a lot of vehicles heading towards Richmond and the M4 for long periods of the day. Plus the Sheen Lane level crossing gates being down most of the hour puts additional pressure on this road as well as increasing the pollution due to idling vehicles.
- 2) Whilst we need another school, the parents delivering their children to the school will create even more traffic. Despite the fact that there will be a proposed bus service to the school (route 209?), parents will still drive their children to school! And with the uncertainty of the re-opening of Hammersmith Bridge within the next few years, the traffic around Mortlake is increasing especially during peak times and if Hammersmith and Fulham Council seek to place a toll to all vehicles who wish to use the bridge once re-opened, the extra traffic will impact on Mortlake roads as vehicle drivers seek to cross the river using the toll free Chiswick Bridge.
- 3) Also how are materials being brought to the site? The developers are unlikely to be able to ferry everything down the Thames so will have to use heavy lorries to bring building materials to the site. More noise and more congestion.
- 4) The removal of established trees is also an issue especially in a time when we should be planting more trees and protecting the ones we have!
- 5) Adequacy of parking – most households now have two cars, do the plans for the dwellings take this into account? Parking in Mortlake is a nightmare. There must be adequate parking for each dwelling i.e. two spaces
- 6) Healthcare – whilst it is promising that the plans offer a residential nursing and care home – will this be for local people who are not so well off and who need care or will it be for people with enough money to pay for their care? And how will the local doctor surgery in Sheen Lane cope with the additional people from this development and from the new Barnes Hospital development? It can take up to 4 four weeks to see a GP now, how long will the waiting time be once these two sites are finished? There must be provision for a new doctors and dentist surgery to cope with the influx of all of these additional people to the area on the site.
- 7) Visual – do we really need 8 storey buildings? And how many of these will actually be affordable? Likely the ground floors which have no views!
- 8) Amenities – does Mortlake need a cinema? We have one in Barnes and the one that used to be in Sheen closed many years ago due to lack of use. Also do we need another Hotel nearby? There are plenty of hotels in and around Richmond.

The impact on this area will be enormous during and after the development.

I hate to think what the traffic impact alone will do to the air quality of the residents.

I know we need more housing but the housing on offer should be mostly for people who cannot afford to buy/rent in this area. We don't need more housing for buy to let or overseas buyers who will buy and rent out at extortionate rents like most of the flats in Mortlake and East Sheen.

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