

## StagBreweryRedevelopment

**From:** Tim Hawk [REDACTED]  
**Sent:** 13 May 2018 07:09  
**To:** StagBreweryRedevelopment  
**Cc:** [REDACTED]  
**Subject:** Stag development

M  
357

Dear Richmond Council Planning Team,

Set out below are a number of our concerns relating to the Stag Brewery planning application.

- There will be a **substantial increase in residential cars evidenced** by the residential parking spaces planned (611), the school (15), commercial uses and visitors (77) to the site (total 703, all at basement level except for those at the school and at the 24 town houses) which will further add congestion on an already very busy local network.

- **The streets of Mortlake and Sheen area are already notoriously and regularly gridlocked**, with congestion on our local roads at a critical level.

- **Public transport in the area is extremely weak compared** with surrounding parts of London and the proposals alarmingly do not include any overall strategy for public transport.

- **Increased volumes of traffic** due to the new development, especially at rush hour and school drop off and pick up, will not only cause annoyance to all road users, but will **have a dramatic impact on the quality of air around Mortlake, Sheen and Barnes**. This will also be exacerbated when Hammersmith Bridge is shut.

- In addition, **traffic is likely to be stationary** for periods of time due to the sheer volume of cars, or because the level crossing barrier is down across Sheen Lane, and many of these cars won't be turning off their engine, emitting dangerous polluting gases into the air.

- According to LBRUT's latest published Air Quality Annual Status Report 2017, monitored Nitrogen Dioxide (NO<sub>2</sub>) concentrations in Richmond Borough exceeded the UK annual mean objective (40 mg m<sup>-3</sup>) in 2016, as they have done each year since 2005. At the Council's monitoring site for Clifford Avenue, Chalkers Corner, close by the development, the annual mean level of NO<sub>2</sub> was 57 in 2016, well above the legal limit. The Sheen Lane railway crossing level was 32, below the limit, but the impact of more development-related traffic will certainly make the air quality worse in both these areas.

- **Air quality will suffer** dramatically, and in turn **so too will the health of local residents, pedestrians, and school children**.

- In summary, the development of the Stag Brewery site is ambitious but needs to be beneficial for Mortlake residents and visitors. However, the density of residential dwellings is too great. **Fewer units** and fewer available parking spaces, will mean fewer cars, fewer journeys and reduced damage to the air quality.

• Development plans should also consider putting sufficient **electrical vehicle charging points taking into account forecast electric vehicle growth**, to keep emissions in the borough to a minimum where possible.

Thank you for your consideration.

Yours faithfully,

Tim and Anita Hawk



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