

## Stag Brewery Redevelopment

**From:** Susan Lockwood [REDACTED]  
**Sent:** 13 May 2018 15:03  
**To:** Stag Brewery Redevelopment  
**Subject:** Objection to Stag Brewery Development

AM  
353

13 May 2018

To whom it may concern

I wish to object to the Stag Brewery Development as it is planned for several reasons outlined below. Whilst I believe the area should be developed, the number of residential units should be reduced by half and each should have 2 on site parking spaces. No street parking CPZ residential parking permits should be allowed whatsoever. No properties should be allowed to be purchased via an SPV to avoid tax. No school should ever be placed on the playing field which should be handed to the community as a legally protected village green. There should be no special provision of extra road access to the A316 and the 209 Bus terminus should not be moved there either.

The proposed residential development is too dense for the plot size and is designed for maximum profit to the overseas developer with no informed consideration with regards to middle or lower income or social housing. Many of these properties will be purchased in by overseas investment companies in an SPV to avoid tax and will remain empty.

No land or trees should be carved off in Clifford Avenue to allow residents from the development to jump the queue in their cars in order to access the A316. The residents of Chertsey Court are already subjected to too much noise and pollution as it is. Air pollution is very poor and the trees remove carbon dioxide so why remove the land barrier and trees?

The provision of a school in such a compact and congested site previously used by local residents to exercise is very short sighted. If Richmond Council allow this part of the development to succeed it will be purely because they have to provide another school somewhere in the borough and not because this is a suitable site. This is clearly a softener deal with the developer who wants to build significantly more residential units than previously indicated and Richmond Council should be objective in rejecting this bribe.

Obesity is at epidemic proportions in this country and this playing field area should be kept clear as an exercise field. We already have teachers of children from Thompson House primary school chasing the public off areas of Mortlake Green just so the pupils can exercise in private on so called public land and now you want to remove another safe exercise area. Insufficient parking for teachers, none for parents and pupil drop off areas will significantly add to rush hour congestion.

NO CPZ PARKING PERMITS whatsoever should be issued to anyone living or working in the Stag Brewery Development as it is a new residential development. Richmond Council should take the lead of Kensington & Chelsea Council and make this crystal clear to the developer and insist that at least one or two parking spaces per residential property be provided. If the developer and Richmond Council are so confident to assume that they only need to provide on site parking for only 1 in 2 of these expensive residential properties then they will be happy to ensure no other cars from this new development should be allowed to park outside the development in the already congested streets. Further existing SW14 parking CPZ's should be extended to 7 days per week and all day till 10pm to stop multiple car owning brewery residents parking there out of hours when they come home from work. Likewise business parking permits should be provided on site only and by the developer.

Several thousand new residents, school children, parents and workers will need to commute from this area yet there has barely been any move on public transport. There will be no tunnel under the Mortlake level crossing which is already down for three quarters of every hour nor will there be any longer length trains stopping at Mortlake. TFL are considering moving the 209 Bus terminus to the front of the new development. Whilst this might help new residents it will mean that the bus will be full before it reaches the original start point at Avondale Road. So existing residents will suffer as a direct result of this development and that is wholly unacceptable. TFL have refused to consider moving the 22 bus further west from Putney.

Finally it is a concern that the original links and emails issued by Richmond Council in order for residents to comment have not worked and emails have bounced back and many objectors gave up. Was this deliberate? If so it was shameful behaviour.

Yours faithfully

Susan Lockwood  


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