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## StagBreweryRedevelopment

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**From:** Stephanie Cartwright <[REDACTED]>  
**Sent:** 13 May 2018 15:09  
**To:** StagBreweryRedevelopment  
**Subject:** STAG BREWERY REDEVELOPMENT

3574

### TO WHOM IT MAY CONCERN

I am writing to you about the proposed redevelopment of the old Mortlake Brewery site. While I support the regeneration of the site, I am very concerned about the following aspects of the plans:

#### Overcrowding of Trains to and from Waterloo and problems at Sheen Lane level crossing

Commuting into Waterloo between 0730 and 0900 on most week day mornings is already terribly overcrowded, with very little room on the platform and standing room only inside the trains. The addition of large numbers of extra residents will add greatly to the already unacceptable pressures on the system. Also, the Sheen Lane level crossing is already deemed to be 'high risk' by Network Rail. The addition of several thousand residents and school students risks making the situation worse. A safe solution must be found to this already congested and dangerous level crossing.

#### Extra Traffic and Parking in the area

The latest plans provide for parking on site for over 660 vehicles. Roads in the area already come to a standstill at peak times. We live in a road that feeds into the main South Circular which is constantly backed up with traffic. Air quality at Chalkers Corner and Sheen Lane level crossing is already very poor, especially in winter.

Walking, cycling and public transport need to be comprehensively addressed. Widening the road at Chalkers Corner will only increase the amount of vehicle traffic through Mortlake, Barnes and East Sheen.

#### Density of the development

I agree that Richmond needs more homes, but with the site's access constrained by the river and the railway, no more than 550 new homes should be built rather than the 880 currently proposed. At least half of these should be some form of clearly defined affordable housing to serve key workers and low-income residents of the borough. Very few teachers at Richmond Park Academy and East Sheen Primary school for example can now afford to live in the area.

#### Landscaping

The look of the redeveloped area is vitally important both for long-term residents of Mortlake and East Sheen and also the new residents. It is vital that we keep some good, open spaces\* for sport and for general enjoyment and leisure, with views down to the river. Places where everyone can 'breathe' enjoy some greenery and share the riverside. For example, the landscaping along the River Thames in Richmond town centre has been thoughtfully done and allows people to enjoy the space there, with landscaped gardens and terraced lawns. It's airy, spacious and feels like an asset for all of us. New developments in places like Wandsworth and Battersea are densely packed and very unattractive. Very little space has been left for communal gardens/sport or leisure and one can only imagine the claustrophobia that must be felt by people having to live there; apartments overlooking each other, loss of light, high rise towers. This is not something we should be emulating - it benefits no one apart from the property developers.

**New school**

The positioning of a large 1200 student secondary school as well as new homes on the sports field means the loss of hugely valuable green space\* (see below re loss of sports field). Any new school should be of an appropriate size and have access to the sports field which should also be available for community use.

**Loss of sports field\***

The sports field on the brewery site is of great historic value to the Mortlake community and is a precious resource, especially as the population grows. Mortlake fair has been held there each summer for many, many years. It provides significant health and aesthetic benefits and if lost, can never be replaced. The construction of two apartment blocks and a school on the sports field is totally unacceptable.

**Road widening at Chalkers Corner**

Plans to widen the road at Chalkers Corner means that residents of Chertsey Court will have dozens of mature trees removed and busy traffic lanes brought even closer to their homes. Residents have not been consulted and Richmond Housing Partnership has not informed them of the plans and their impact. Traffic problems created by the development must not be passed on to other residents in the area.

I hope you will take these concerns into account and insist that the developers and relevant public authorities take action to ensure that the development benefits the community for many years to come.

Yours sincerely,

Stephanie Cartwright



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