

## Stag Brewery Redevelopment

**From:** Helen Gordon-Smith [REDACTED]  
**Sent:** 13 May 2018 21:23  
**To:** Stag Brewery Redevelopment  
**Cc:** Cllr Paul Avon; Cllr Gemma Curran; zac@zacgoldsmith.com; Bridges-Westcott, A [REDACTED]  
**Subject:** Stag Brewery Redevelopment

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Environment Directorate at LBRUT,  
Civic Centre,  
44 York Street,

Twickenham TW1 3BZ  
[stagbreweryredevelopment@richmond.gov.uk](mailto:stagbreweryredevelopment@richmond.gov.uk)

ear Planning Officers

### Stag Brewery Redevelopment Planning Applications

- **Ref 18/0547/FUL** (development to the East of Ship Lane)
- **Ref 18/0548/FUL** (development to West of Ship Lane, including School and Playing Fields)
- **Ref 18/0549/FUL** (alterations to Chalker's Corner)

We would like to object to the plans which have been submitted for the redevelopment of the brewery. We are a family of four and live in Varsity Row, on the corner of Williams Lane and Thames Bank, and will, therefore, be directly affected by all three parts of this planning application. Although we recognise that the site has to be developed and welcome some of the ideas put forward we are dismayed by the density of the project.

The cumulative density of the site is overwhelming and it is plain that the developers have not understood the context in which this site rests, between the physical barriers of the river and the railway line, important limiting factors which cannot be ignored. Areas of particular concern are traffic, access, safety and matters such as drainage. We fear that emergency vehicles will not be able to get through because of careless parking. We have not scrutinised the applications closely enough to see what is planned for local drainage but at the moment we have had to call out Thames Water to unblock the drain on Williams Lane on a number of occasions. The level of public transport that currently serves the community will not be able to cope with the influx of new residents and the students and staff of the new school.

We have lived in Mortlake for 28 years and we concur completely with the view of Network Rail that the development will result in an unacceptable level of significant risk at the Mortlake Station railway crossing. Train timetables would have to be radically changed to cope with the increased number of passengers. The local infrastructure simply cannot accommodate the increase in traffic. We have seen no strategy for improving public transport to alleviate the situation and no plan to address the issues of the level-crossing.


We are also deeply disappointed at the possible loss of a large part of the brewery playing fields, which we understand to be protected land, to the school. We are very concerned about the impact such a large school in such a restricted area will have on the neighbourhood and indeed on the students, with severe congestion and higher levels of noise. We have already lost one piece of green land – the Watney bowling green – to a housing development which was agreed in 2010. At the time Liberal Democrat councillor for Mortlake, Anna Davies, assured residents they should not worry about the decision impacting on the brewery. She said: "A particular brief is being drawn up for the brewery site and those playing fields alongside it are protected under our unitary development plan." This protection does not appear to have been upheld. There has already been an exponential rise in traffic around the immediate area due to the bowling green development with selfish and dangerous parking, causing a risk to access for emergency vehicles.

We have been to many of the meetings about this project over the last couple of years and are aware of the strength of feeling that the plans as they stand are not acceptable. We sincerely hope that the views of those already living in the area will be given very serious consideration. We look forward to hearing the outcome.

Yours faithfully

**Helen and Simon Gordon-Smith**

2 Varsity Row  
Williams Lane  
Mortlake  
London SW14 7SA



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