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**9 Shalstone Road
London SW14 7HP**

**Leader's Office,
c/o Democratic Services
York House
Twickenham
TW1 3AA**

10.05.18

Dear Councillor Hodgins,

I have lived in Barnes and Sheen for 45 years and Mortlake for 2 years. I have great experience of the traffic problems hereabouts as they've grown.

I am writing to you about the proposed redevelopment of the old Mortlake Brewery site.

While the development has significant potential to regenerate the area, I am very concerned about the density of development and the following aspects of the plans and their impact on Mortlake, Sheen and Barnes.

Traffic and parking

The latest plans provide for parking on site for over 660 vehicles. Roads in the area already come to a gridlock at peak times. Imagine the congestion to come! Air quality at Chalkers Corner, Clifford Avenue, Kingsway, Shalstone Road, Lower Richmond Road and in Sheen Lane is already very poor, especially for residents (very often Mums walking with prams) and cyclists. And cold weather intensifies it.

This development is an opportunity to integrate far-sighted traffic and transport solutions that will reduce car use and make our streets safer and healthier. Walking, cycling and public transport need to be comprehensively addressed. Widening the road at Chalkers Corner will only increase the amount of traffic through Mortlake, Barnes and East Sheen.

Sheen Lane level crossing

The Sheen Lane level crossing is already deemed to be 'high risk' by Network Rail. The addition of several thousand residents and school students, not to mention their transport, risks making the situation

worse. A safe solution must be found to this already congested and dangerous level crossing.

The mini roundabout at the northern end of Sheen Lane, opposite the brewery, has increased congestion problems since the day it was made. It forces all traffic coming north from the level crossing to wait its turn to filter into Mortlake High Street. This creates a dangerous back up way past the level crossing and induces drivers to "take a chance" on crossing it, in order to be able to proceed when traffic moves. I have seen this with my own eyes as they can then be stuck on the level crossing.

Without this mini roundabout, there is room for two lanes of traffic to approach it as before. The right hand one can then filter along Mortlake High Street easing the whole gridlock situation. These tailbacks intensify the danger and toxic problems at the Level Crossing.

Density of the development

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 lower-income residents of the borough. As well as retired couples who might then be able to afford and enjoy river views. This represents about 40% increase in local population. With pollution of nearly double that of even the EU target

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 ref. 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.

Imagine the Lower Richmond Road having to deal with the residents of 880 new homes plus teachers' cars and ancillary/ delivery vehicles to the school. Twice a day! Plus the traffic generated at night when facilities will be rented out. Plus 1200 students plus parent's cars and many more buses. Twice a day. Plus extracurricular activities! The Lower Richmond Road and nearby Road residents will suffer greatly.

In fact there would be a HUGE IMPACT on all local residents and travel. The area is already fully stretched by traffic gridlock and queues, rat runs and impossible parking.

Any school should have to have direct access to the A 316 to access Chiswick Bridge and/or Richmond and beyond for its students/parents/teachers.

A new green link/route should be in place for people to go to and from Mortlake Station to the new development

Loss of Historic 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. 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. For older residents it is one of the few places which is restful and lovely with a sense of fresh air, sky and open space by the Thames.

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. The whole intersection has toxic air at busy times of day and wider roads lead to "sporty" driving.

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 will benefit the community for many years to come.

There has never been a development of such size outside The City. I think an organization with all the experience of this scale of work should be consulted if it's not to be a potential catastrophe socially. However plans are wrapped up putting so many people of differing opinions together in one new development may breed dissatisfaction.

Yours sincerely,

Leo de Montaignac