


**10 Vineyard Heights
30 Mortlake High Street
London SW14 8HX**



Development Management
London Borough of Richmond upon Thames
2nd floor Civic Centre
York Street
Twickenham TW1 3BZ

25 May 2022

Dear Sirs

**Application ref: 22/0900/OUT
Former Stag Brewery site, Mortlake**

My flat on the fifth floor overlooks the short dual carriageway section of Mortlake High Street and the former lorry park of the brewery, with a view of the river and Chiswick Bridge. I am resigned to losing this outlook and seeing it replaced by the mass of new buildings in what is effectively a new town.

While it is clearly desirable to redevelop the former brewery site, I object to the latest proposals for the following reasons:

1. 1,085 residential units are still too many, given the likely impact on traffic and the surrounding area.
2. The new proposals still include buildings of eight and nine storeys, exceeding the seven-storey limit in the Planning Brief for the site. To achieve a reasonable scale none of the new buildings should be higher than the existing Maltings Building.
3. Traffic in Mortlake High Street, especially westbound, is often at a standstill – always on a Friday afternoon from about 4pm. The additional traffic generated by the new development will only exacerbate this. There will only be some alleviation of this problem when Hammersmith Bridge is reopened; but this seems to be many years away.
4. The additional traffic will also increase the pollution in Mortlake High Street and Lower Richmond Road, which is already above permitted levels.
5. The arrival and departure of 1,150 pupils and the staff of the proposed secondary school seems likely to create complete gridlock. The site for the school is too small for this number. I am told that the space is significantly below Department for Education guidelines. The need for a secondary school has been questioned and should therefore be revisited. A smaller, primary, school, as in the original plan, would be more acceptable. The suggestion that Thomson House School move to the brewery site makes a lot of sense, especially as it would move it from the dangerous location by the level crossing.

6. The open spaces offered as a substitute of the loss of the current protected playing fields are inadequate.
7. There appears to be no increase in the proportion of affordable homes. Since this was the reason for the Mayor of London's rejection of the previous application, I find this surprising.
8. There is the danger that so many tall buildings so close together will create a wind tunnel effect.

In summary, the proposed revised scheme is too dense and massive for the site and the context of the surrounding area, especially given its riverside location.

It seems that the new proposals breach official guidelines and limits in a number of respects. These guidelines were established for good reasons and the plans should be reviewed to ensure compliance.

Yours faithfully

David Wells