

[REDACTED]

From:

Sent:

[REDACTED]
29 May 2022 23:10

To:

Cc:

Subject:

[REDACTED]
Objection to the current Stag Brewery development plans

Dear Sirs,

I live at Boat Race House, 63 Mortlake High Street, which is directly adjacent to the Stag Brewery and the proposed development site, only separated by Bull Lane.

I understand that following the Mayor of London's rejection of the last development proposal, Richmond Council's planning committee is due to meet to discuss the new proposal from the developers of the Stag Brewery site and I wanted to put my objections to you in advance of any meeting so that my views, as a resident, can be represented.

It is fairly clear that as things stand the development plans do not meet the needs of the community as a whole, nor have they addressed the issues raised by the Mayor when he rejected the last proposal. The developers have again, clearly, failed to properly consult with the local community or take in the concerns of the Mayor. I have previously written to the developers to express my concerns about the plans and more directly about how the overly high buildings will block the light into my flat and the other flats in my block and the response I received was patronising and dismissive, despite it being fairly obvious that a 7 storey building a handful of metres away would block out a considerable amount of light. Its also likely that for the planned seven year building programme the noise (and dust) from the development would mean that I will be unable to open my windows.

Whilst there may be a need for additional housing in London, the number of units proposed in respect of the development (c.1100) is not the answer, especially when only a small proportion of the proposed units are to be designated as affordable, which goes against GLA guidance on the matter.

Its worth noting that there are a number of new build developments within a couple of mile radius of the proposed development site that remain vacant, despite a significant marketing effort. Where I live only half of the 16 properties have been sold since construction completed in spring 2019. I'd also point to other recent large developments in London have failed to sell in any meaningful numbers, notably Nine Elms. I am concerned that the developers have come into this with an attitude from the peak housing boom where houses were flipped off plan and the bulk of properties ended up with buy to let investors or held as a safe haven for overseas purchasers. Such an attitude to property does nothing for the local community and pushes an already overinflated housing market out of the reach of the vast bulk of society.

Looking at the local transport infrastructure, Mortlake simply cannot cope with the increase in its population that this development will bring. The local train stations are already at capacity during rush hour (even post-Covid) and as we are reliant on South Western Railways (one of the bottom three performing of the train franchises) this is not a heartening place to be in. Extra passengers will mean extra trains/carriages which will have a knock on effect in respect of the level crossings, which will mean idling traffic is backed up for longer and in greater numbers, which brings me to emissions.

The proposed increase in car parking spaces, combined with the inevitable increase in cars that the planned population increase in residents will bring, will mean the level of emissions/air pollution in the area will be in excess of legal limits. Its rather perverse that there is a plan to build a school right next door to what will essentially be ones of the most pollutant filled roads in Europe. I understand that the plan also involves widening Chalker's Corner, which would see the mass felling of mature trees, which ordinarily would soak up . The replacement of grass playing fields with buildings and a floodlit all weather pitch would also remove another emission mitigant, given grass is a carbon sink. The increase in noise levels would also be in excess of permitted levels. I note that traffic is already

under intense pressure due to the closure of Hammersmith bridge and these plans will nothing but exacerbate the issue.

In respect of the planned secondary school, this is not needed or wanted in the borough (local schools have the capacity to expand) and will be reliant on a number of other boroughs to ensure it has enough pupils.

I have copied in my wife to this email, who shares my concerns, as well as my local councillors.

I look forward to hearing from you in due course.

Kind regards

Ben Howard