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**From:** [REDACTED]  
**Sent:** 29 May 2022 19:59  
**To:** StagBreweryRedevelopment  
**Subject:** Stag Brewery Development Plans - Comments from a resident

I have lived in East Sheen with my family for 35 years and regularly frequent the immediate and surrounding area affected by this development. My comments are objective, fully accepting and supporting the need to develop the Brewery Site to benefit the local community and beyond.

The most recent applications contain elements that are inappropriate for the location and will have significant negative impact on Mortlake, East Sheen and beyond. I will focus on these.

The plus for the developer and politicians, respectively with profits to make and targets to meet are the number of housing units proposed. However, this is purely based on numbers and not quality as the reality is people want homes that are suitable and relatively small size flats do not meet the needs of a family. I have compared these plans with existing developments on the river between the Crematorium and Kew Rail Bridge and regard the existing as acceptable and suitable and the proposed development as not. The question is exactly who are we trying to provide homes for and would the planned development genuinely deal with real needs at all levels.

Every area has an overarching look and character and this is not sacrosanct but should be considered. These plans are completely out of character for the area and replicate the huge numbers of flats that already line the river from Vauxhall to Wandsworth. Mortlake is not Vauxhall or Wandsworth and has it's own local character.

**In conclusion, the development is too dense, the living units unsuitable and in the case of the 'tower blocks' too high for the reasons I have given.**

There would be an unacceptable and unsustainable impact on local infrastructure including road and rail. This is caused by to the type and volume of housing units and the existing road and rail facilities already being overloaded – visit Mortlake Station during the morning rush hour in particular and Mortlake High Street between Sheen Lane and the j/w the A316 almost anytime of the day (especially with the level crossing barrier down) and you will see why I am raising this.

**In conclusion, the local infrastructure could not absorb the high density development as planned.**

I note there is a large secondary school proposed. There is no need for this as there are already 2 secondary schools nearby (Richmond Park academy and Christs) and if places were not taken up by children from outside the Borough any shortfall in laces for local children would be available. I am saddened by the loss of the historic field beside the brewery which could be better used to provide recreational and other facilities for local children and adults. Having a large secondary school on this site would also add to the pressure on already overstretched rail and road infrastructure including buses.

**In conclusion, the secondary school is not needed, it would remove the historic field and negatively impact on local infrastructure.**

Keith Mahony  
(39 Stonehill Road SW14 8RR)

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