

From: Ian Wyatt [REDACTED]  
Sent: 13 January 2023 15:54  
To: StagBreweryRedevelopment <[stagbreweryredevelopment@richmondandwandsworth.gov.uk](mailto:stagbreweryredevelopment@richmondandwandsworth.gov.uk)>  
Subject: Objection to amended plans 22/0900/OUT & 22/0902/FUL

The original plans for the former Stag Brewery redevelopment site have always been too dense with too many residents, too high and overbearing for the historic neighbourhood, and are going to generate too much extra traffic and pollution in an area already plagued by these issues, and with poor road access and transport links - it is an excessively large urban development in a suburban riverside location.

We fully support the detailed analysis and objections submitted by the Mortlake with East Sheen Society.

In spite of the recent changes to Building 1 and the reduction in the height of Building 10, the cutback of the amount of affordable housing shown in the Addendum Financial Viability Assessment is totally unacceptable, and the amended 2022 proposals (22/0900/OUT & 22/0902/FUL) still do little to resolve the main issues as follows:

Housing units excessively dense and overbearing height of units (up to 9 storeys)

Totally insufficient affordable housing as required by the Greater London Plan (15% rather than 50% GLA & Borough targets!)

Lack of social & medical support facilities (eg GP, surgery, dentist, pharmacy, Primary Care & social services) already over-subscribed in this area

Greatly increased number of residents leading to more cars and traffic congestion, especially along the already congested adjoining Lower Richmond Road.

Too few car parking spaces, reduced to 408 East of Ship Street and only 78(!) West of it, causing more vehicles to be parked on busy local streets. (How can supporters argue that "a reduction in car parking would reduce the proposals' impact on the highway network"?)

Increase in environmental pollution already unacceptably high in this vicinity will be caused by more traffic & congestion in Lower Richmond Road and at Chalker's Corner (or "Chokers' Corner" as it is appropriately named by locals!)

The need for a large new secondary school of 1200 pupils (22/0902/FUL) is highly questionable and is likely to have an adverse effect on other 2 secondary schools nearby, especially if it includes a rival new 6<sup>th</sup> form, but it will certainly bring increased numbers of children crossing Lower Richmond Road (the only main through route) from Mortlake Station and causing chaos to local traffic.

In summary these plans would cause increased traffic, environmental noise and air pollution, detriment to health and wellbeing of the local community (especially disabled and other vulnerable people), loss of privacy, overshadowing and a loss of light, impact on sunlight and daylight as well as on visual amenities.

Finally Hammersmith Bridge closure has severely exacerbated traffic congestion in this area so this development would merely aggravate this huge problem, and must be postponed at least till the Bridge situation is resolved.

For all these reasons, we strongly object to these new proposals and ask for them to be withdrawn forthwith.

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