

Comment on a planning application

Application Details

Application: 22/0902/FUL

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: Erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works

Comments Made By

Name: Mr. Matthew Bolton

Address: Flat 11 63 Ormond Avenue Hampton TW12 2RY

Comments

Type of comment: Object to the proposal

Comment: Having commented on the hybrid application, I note this is the full application for the secondary school but consider these objections relevant to the entire scheme so have repeated them here.

I am objecting at the low proportion of affordable housing in the latest planning application. The GLA scheme proposed 35% affordable housing and now the developer is only proposing a maximum of 20%. The site represents the boroughs largest redevelopment opportunity for many years and should maximise every aspect of delivering affordable housing on site. I expect the council to ensure this is provided at an acceptable level and not accept low levels of affordable units as they had within the previously consented application prior to its calling in by the Mayor.

It is welcome to see the reduction in car parking. This should mitigate some of the highways impacts of the scheme. The many local objections around the transport impacts should consider the extant land use of an industrial site would have far greater highway impacts (HGVs / unrestricted hours of movement) than any future mixed-use car-lite residential development. So from that respect it would be an improvement over the existing consented use, even if the brewery has been derelict and empty for several years.

However, I am concerned that basement car parking for 400+ cars remains a key element of the scheme. Basements considerably increase construction, materials and build out costs. In this case the basement is not for useable space but for car parking. This in turn results in a significantly higher build cost for the applicant and reduces their ability to provide affordable housing. Given the site is located in inner London (Zone 3) close to public transport such as Mortlake Station, is this volume of car parking required. If the site was car free it would have negligible impacts on the local highway network and provide more capacity to provide affordable homes. Car parking should only be provided for disabled