

## Comment on a planning application

### Application Details

**Application:** 22/0900/OUT

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

**Proposal:** Hybrid application to include: 1. Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for the works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices. b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works. c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level. d. Provision of public open space, amenity and play space and landscaping. e. Flood defence and towpath works. f. Installation of plant and energy equipment 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys. b. Residential development. c. Provision of on-site cycle, vehicle and servicing parking. d. Provision of public open space, amenity and play space and landscaping. e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.

### Comments Made By

**Name:** Mrs. Elizabeth Calfe

**Address:** 217 Sheen Lane East Sheen London SW14 8LE

### Comments

**Type of comment:** Object to the proposal

**Comment:** As someone who's children have and do attend the local state primary and secondary schools, I've watched closely as the provision of schools in the Richmond/Sheen/Barnes area has grown and improved and I feel well qualified to comment on the proposed secondary school on the old Stag Brewery site.

Christ's School and Richmond Park Academy (RPA) serve the local area and beyond very well. They are fully, but not over, subscribed and have sufficient space to expand if required in the future.

Having had 2 children who started school in 2010 and 2013, I have witnessed the expansion of our local primary schools. Initially, the council were slow to respond to a shortage of primary school places and ended up playing 'catch up' in order to provide sufficient space for local children. The birthrate has subsequently fallen and our local schools now find themselves with classes that are not full. While this is great for teacher to pupil ratios, due to the way in which government funds schools on a per pupil basis, schools are finding themselves increasingly under funded which is not good for our children.

The bulge classes of the 2010s are currently in secondary school so any capacity issues for Christ's and RPA would have surfaced by now however both schools are maintaining good and efficient numbers. With a falling birth rate, there should be no concerns surrounding a lack of places in the foreseeable future.

There are areas of the country which are not well served for secondary schools but this is not one of them. The local secondary education eco system is currently perfectly balanced but the introduction of a new player would result in student numbers and consequently funding being spread more thinly and be a detriment to our local secondary school age

children. Unless the council foresees a sudden increase in the Year 7 to Year 13 population of say 1000 children, any small increases can and should be managed within our existing local schools.

Analysis by the National Foundation for Educational Research predicts that there will be an increased, national shortage of specialist teachers in a number of secondary school subjects this year. Recruitment in teaching is a particular problem in this part of London as the cost of living is prohibitive to many on teaching salaries, particularly so for newly qualified teachers. It's not impossible to see that in addition to spreading the funding more thinly, the competition for teachers will also result in a recruitment crisis for our existing schools and indeed the new school.

The proposed school will inevitably draw students from further afield which will lead to increased congestion to an area of South West London that is already struggling due to the closure of Hammersmith Bridge and with rail services which are already stretched beyond capacity at rush hour.

As a result, I can see no justification for a new secondary school but worse still, I can see it will undermine the excellent state secondary schools that we are fortunate to have in The London Borough of Richmond.