

## 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 Smith

**Address:** 12 Williams Lane Mortlake London SW14 7AZ

### Comments

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

#### Comment:

General Objection

My general objection is that this scheme is still too large and dense in relation to its context and will overwhelm the character and population of Mortlake.

Playing Field Objection - Loss of Open Land of Townscape Importance

The change in use from daytime only use to a floodlit night time sports field will have a massive negative affect my and my families' life. With the flood lights being metres from my bedroom window will illuminate our house while we sleep. Having floodlit noisy night time sports while I and my family sleep will have a harmful effect on our daily lives. I object strobngly to the change in use of the sports field from a health perspective, the proposal will have a direct negative effect on my health

Additionally, the proposed change in use of the brewery playing fields contradict the Policy LP14.

Policy LP14 – Other Open Land of Townscape Importance states: “Other open areas that are of townscape importance will be protected in open use, and enhanced where possible. It will be recognised that there may be exceptional cases where appropriate development is acceptable.

The following criteria will be taken into account when assessing whether development is appropriate:

- a. it must be linked to the functional use of the Other Open Land of Townscape Importance; or
- b. it can only be a replacement of, or minor extension to, existing built facilities; and
- c. it does not harm the character or openness of the open land.

Improvement and enhancement of the openness or character of other open land and measures to open up views into and out of designated other open land will be encouraged”

The proposed change in use of the brewery playing fields directly contradict the Policy LP14.

Height and Riverside Objection

Although the scheme has lowered height in some places to respect existing heritage buildings and the conservation area, several blocks still exceed the 7-storey upper limit for buildings on this site and are particularly over-dominant on the towpath and riverside.

#### Traffic Objection

With Hammersmith Bridge still closed to traffic and no foreseeable likelihood of re-opening for many years if ever, the traffic around Mortlake, Barnes and Sheen will become even more unbearable. The traffic mitigation is limited to just a new left-hand lane at the Lower Richmond Road/Chalker's Corner junction, and funds to support improved bus services, as yet to be identified by TfL. Traffic gridlock is inevitable. As are risks to personal safety and further decline in air quality.

#### School Objection

The proposed large secondary school is simply not required, and future school place needs could be satisfied at existing local secondary schools in line with our 'Community Plan'. The Council leadership continues to ignore the MBCG alternative Plan, despite it representing a more sustainable solution.

The siting of the school requires the loss of the existing protected sports fields. This precious green space is simply not re-provided over the rest of the site as demanded by planning policy. The school site is also woefully undersized for 1150 pupils with simply too little outdoor space, significantly below Department for Education Guidelines for new sites.

#### Affordable Housing

Finally, despite increasing the number of residential units by some 21%—from the 893 which Richmond resolved to approve at planning committee back in early 2020—the new design creates 1085 units, yet there is negligible increase in the provision of badly needed affordable homes. This is simply unacceptable.