

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

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Comments

Type of comment: Object to the proposal

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I am a member of the Mortlake and East Sheen Society and fully support their comments submitted on the Applications. I took part in their online Zoom consultation that formed the basis for their comments.

I have additional comments to those of MESS covering three topics. They are cross-cutting for the two applications so I have made them as one series of comments.

The topics are:

Loss of potential open space on site of playing fields does not conform to LBRUT and GLA policies and aspirations

Inadequate addressing of the high risks of Mortlake Level Crossing

The lessons from the Covid-19 pandemic are not incorporated in the application plans

1 Loss of potential open space on site of playing fields

Objection on grounds of Local, strategic, regional and national planning policies

The proposal: to replace grassed playing fields with a combination of a football sized 3G pitch, a smaller enclosed court for tennis and other sport and some space left for a small recreational area

The application is a concern for several reasons:

- loss of potential Open Space as covered in the draft Richmond Local Plan and defined in the GLA London Plan
- loss of amenity for residents
- adverse effect on wildlife
- adverse results of use of floodlighting and use of the pitches until early evening

To remove the area for public benefit would be a huge and unwise loss.

The planning application includes the replacement of the Stag Brewery grass playing fields with an all-weather surface, fenced in and floodlit. The case for the all-weather playing area is that it is needed for the secondary school. As identified by MESS the case for a new school is uncertain as current schools are said to have sufficient spaces and where the pupils would be drawn from has not been defined.

I am strongly opposed to this proposal for several important reasons, some of which have been identified by LBRUT and the GLA. The loss of the Stag Brewery playing fields is driven by the desire to build a secondary school that has ignored

or over-ridden the changing needs of communities for open space

Open spaces are increasingly important for communities' well-being

Covid Pandemic lesson: Open spaces played an important role in managing people's stresses and social interaction during the Covid-19 pandemic. This lesson applies equally well to the growing stresses of modern day life and growing economic and social issues. It would also apply in the event of another pandemic and the risk of global spread of diseases is growing. The current monkey pox outbreak is an illustration of how diseases travel.

The removal of the playing fields would contravene policies and undermine planning aspirations for open spaces. The Stag Brewery playing fields decision will be a test of the Richmond's and GLA's determination to embed new standards or in failing to protect the fields, show weakness of the intent. Here are some statements of planning aims or aspirations.

"The loss of the Stag Brewery playing fields is driven by the desire to build a secondary school that has ignored or over-ridden the changing needs of communities for open space."

Continued on other submissions