

## 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. Peter Wilkinson

**Address:** 1 Vernon Road East Sheen London SW14 8NH

### Comments

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

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The loss of laying fields does not conform to the draft Richmond Plan

Richmond Local Plan , Draft for consultation says:

Policy 36. Other Open Land of Townscape Importance: OOLTI should be predominantly open or natural in character – criteria should include value to local people for its presence and openness (21.24)

Policy 37: The Council will require all major development proposals in the borough to meet the Public Open Space, play space, and playing fields and ancillary sport facilities needs arising out of the development by requiring the following:

Draft Regulation 37 is particularly relevant to the Stag Brewery application

A. Public Open Space, children's and young people's play facilities as well as formal and informal sports grounds and playing fields will be protected, and where possible enhanced. Improvements of existing facilities and spaces, including their openness and character and their accessibility and linkages, will be encouraged.

B. New open spaces, play facilities and formal and informal land for sport and recreation should be linked to the wider green infrastructure network as they play an important role in creating social cohesion, encouraging and promoting healthier and more active lifestyles. In addition, green open spaces are especially important for biodiversity and the improvement of wildlife or ecological corridors as well as contribute in reducing the likely effects of climate change. Furthermore, the provision of new open spaces and actively encouraging new users and visitors to utilise these spaces will alleviate recreational pressures on sites designated for biodiversity.

C. The Council will require all major development proposals in the borough to meet the Public Open Space, play space, and playing fields and ancillary sport facilities needs arising out of the development by requiring [a number of criteria are set out]

The application does not meet GLA Policy on open spaces

The policy is clear. The London Plan states:

“Policy 7.18: The loss of protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area.”

An enclosed all-weather area is not an open space. The application plan includes provision for a small area of open space retained within the area of the former brewery laying fields but this does not compensate for the loss of amenity both visual and physical and for wild life of the playing fields.

“As Mayor, I want London to lead the way in tackling the climate emergency and for all Londoners to be have access to great green spaces close to where they live”

The Mayor of London, Sadiq Khan, 30 June 2021