

## 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:** Mrs. Tania Pearson

**Address:** 42 Kingsway Mortlake London SW14 7HW

### Comments

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

**Comment:**

- There remains no justification for the need of the proposed new secondary school. Data produced almost 10 years ago to support this is now invalid. Since then, we have experienced families moving out of London, drop in population statistics and this is already feeding through to reductions in primary school place needs. As a parent of children at one of the existing local state secondary schools, I can testify to the fact that families are well catered for with the existing secondary school provision – the schools are outstanding. There is no need for a new school.
- The proposed school is still located on protected OOLTI green open space, sports fields which represent the largest open green space in Mortlake. The removal of this green space will impact negatively on the welfare of existing residents. This is not brownfield site and there is no justification for building on it.
- Jubilee Gardens and Mortlake Green are the only other meaningful green open spaces in the area and are already highly pressured in use by the existing population, and in the case of Mortlake Green, by further recreational use by pupils of Thomson House Primary School.
- OOLTI re-provisioning is simply not achieved by the nine pocket-sized open spaces in the proposed scheme. The spaces simply do not re-provision in terms of quality, quantum or openness and thus contravene Policy.
- Two of the spaces are all hard surfaced in any case and the Richmond Design Review Panel has stressed a need for less hard surfaced space and more soft green. Scientific studies show that mental health is boosted by access to trees, gardens and grass.
- Furthermore, daylight-sunlight data now illustrates many of the open spaces are highly over-shadowed due to the increased building heights compared to the 2020 design proposals.
- Finally, the school site is far too small for 1250 pupils and necessitated play areas on the roof. Following Covid experiences outdoor open space for children is especially precious both for health and well-being. The site's total area is just 30% of DfE guidelines for secondary schools of this pupil size. If the fenced off, All-weather sports pitch is in use then the remaining open area for the majority of the 1250 pupils is woefully inadequate.
- This is simply unacceptable and a vast under-provision which Richmond should not accept. The design of the development evidences that the developers are placing profit over and above the mental and physical health of residents.