

## 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. Rupert Martin

**Address:** 3 Lower Richmond Road Mortlake London SW14 7EZ

### Comments

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

**Comment:** I wish to confirm my objection to Application A - 22/0900/OUT and Application B 22/0902/FUL in relation to the redevelopment of the Stag Brewery site, Mortlake.

The latest set of consultations appear to be primarily necessary due to scheme design changes required to comply with the latest building regulations, particularly the internal layouts of the buildings submitted in detail on the east of the site. Drawings, Reports and Design Codes have thus been updated/substituted, and certain Technical Reports have had addendum information added to substantiate the original planning applications lodged in March 2022. However, the proposals and latest changes still do not address any of the earlier significant failings of the applications. These are summarised as follows: -

Application B - New Secondary School  
School Place Needs, Siting and OOLTI

- 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.
- The proposed school is still located on protected OOLTI green open space, sports fields which represent the largest open green space in Mortlake.
- 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.
- 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.

For these reasons alone both inter-linked applications should be refused