

From: Crookdake, Niki (Cllr) <[REDACTED]>  
Sent: 14 January 2023 15:22  
To: Thatcher, Lucy [REDACTED]  
Cc: [REDACTED]  
Subject: STAG Brewery Consultation - Application A 22/0900/OUT and Application B 22/0902/FUL

Official

Dear Lucy,

I would be grateful if you could let me know who the neighbourhood letter dated 9 December 2022 was sent to as I don't recall receiving one.

In relation to the re-consultation, I don't believe the proposed amendments set out in the letter address any of the main issues raised in my original comments (see document attached) and therefore my objections remain.

In addition it is worth noting:

Application A 22/0900/OUT

Nothing has been done to address the worsening traffic/access issues relating to the wider area, which as you know has a PTAL rating of 1 around Chalker's Corner before the addition of 2,800 new homes. One solution would be to include the regeneration of Chertsey Court into the development proposals. Using a similar model to the Ham Close regeneration project, this would also have the benefit of ensuring residents on this estate were not 'left behind' when the adjacent area is upgraded. If RHP become the Affordable Homes partner, this would make the regeneration of Chertsey Court easier, as the number of homes available for decant would be more than the number of homes currently on the Chertsey Court site. If the site was redeveloped, homes could either be:

Built, along with the others, to comply with current building standards, including health and safety, fire legislation etc. ; or

Be retrofit/refurbished (possibly even increased by adding a further flat level) to ensure compliance with current building standards, including health and safety, fire legislation etc.

Currently the age of the building and level of disrepair make it very difficult to maintain the decent homes standard on this site.

The loss of affordable homes is particularly worrying, could another block incorporate these 14 units?

Application B 22/0902/FUL

On the 5-9-22 I raised a ward concern about the lack of evidence to support a new 1200 capacity secondary school, on the STAG Brewery site at the Education Committee (EC). It was decided by the EC that a detailed report on place planning should be brought forward

to the 9-1-23 meeting so that the evidence could be scrutinised to ensure that the overall quality of secondary education in the East of the Borough today would be improved by this new school.

A new School Place Planning Strategy document was presented to the EC on 9-1-23 for approval. The key evidence the committee requested in September was not included. Unlike previous reports there are no forecast pupil numbers in this update at all, even though forecasts for the next 5 years for Primary and the next 7 years for Secondary pupils were submitted in July 2022 by Richmond council to the DFE.

12 years ago, when the planning brief for the STAG site was first published:

The birth rate in Richmond was rising,  
Richmond Park Academy had only been opened a year, and it was felt at the time that competition would help drive up quality; and  
No alternative sites for a secondary school were deemed viable.

Today:

The birth rate is falling, with the peak for births in 2010, tracing through to a peak in reception in 2014 and year 7 in 2021. Recent pupil numbers have not declined as much as the birth-rate because of a temporary influx in families following the Ukraine war and Hong Kong troubles. The pupil yield from proposed housing developments will not be high because of the high proportion of studio and 1 bed flats, preferred by developers, which do not house families. The consequence of over-capacity is already being felt acutely in the Borough, with reductions in classes and financial difficulties experienced by a number of schools, which is impacting the overall quality of education offered and is well documented in officer reports to Schools Forum and the EC.

All existing secondary schools in Richmond are now rated Good or Outstanding under a much more rigorous Ofsted inspection regime.

There are alternative sites for a secondary school (Kew Retail Park, Barn Elms) or options for permanent expansion if there is political support, like there was for Turing House and the special school initiatives.

As a result of the lack of any pupil forecasts, committee members did NOT approve the school place planning document on 9-1-23 and requested that it was updated again with forecasts. The revised strategy is scheduled to be discussed at an extraordinary meeting on

6 March. I would request that it is not prudent to ask the planning committee to consider this application before the need for a future school has been considered again on 6 March.

Best wishes,  
Niki

**Niki Crookdake**  
**Green Party Councillor for Mortlake & Barnes Common**

To contact me please text [REDACTED] with your details & I will call you back

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