

From: Clare Delmar [REDACTED]
Sent: 11 January 2023 13:20
To: StagBreweryRedevelopment <stagbreweryredevelopment@richmondandwandsworth.gov.uk>
Subject: Comments on Applications A and B

To the planning officers responsible for Application 22/0900/OUT and 22/0902/FUL:

I would like to submit the following comments regarding these planning applications for the redevelopment of the Stag Brewery.

I am a local resident living directly adjacent to the site, on the west side of Ship Lane.

I am also an urban planner familiar and experienced with a wide range of redevelopment practices and projects, current and past, across London and beyond.

Having commented on both applications in previous versions, both to LBRuT and the Mayor of London, my comments here refer mainly to observable developments in the local community and wider environment in the period since the initial application was submitted.

Application A:

While I am generally supportive of this application and note the changes from earlier versions, I strongly object to the approach that the applicant (Reselton Properties) has taken with the local community. Owning the site for almost 7 years, they have not chosen to provide any aspect of the site for public use, information, or engagement of any kind. There is no community hub, no support of local clubs, societies or other activities and no attempt to bring local residents on board with the proposed redevelopment. I consider this bad practice in 2023; other major redevelopment schemes in London actively involve local residents as well as prospective residents in the design and activity offer on site. Co production has become normative in redevelopment, and is already underway in the redevelopment of the Kew Retail Park nearby. Major schemes in London including Brent Cross new town, Earls Court and Barking Riverside all have community hubs and continual activities for local residents to take part in the redevelopment of a major site that impacts their lives and livelihoods. I have written about this in a blog that has been published by On London:

<https://www.listentolocals.co.uk/post/wild-abandon>

<https://www.onlondon.co.uk/clare-delmar-mortlakes-stag-brewery-is-a-case-study-of-how-to-do-regeneration-wrong/>

I will only support Application A if there is a programme of local engagement and support that is co-produced by members of the local community. Reselton must demonstrate it is willing and able to build trust with local residents if it is to gain my support.

Application B:

As time has elapsed since the initial application to build this secondary school, I have become less convinced of the need for it on this site, and this has only been compounded by the lack of evidence available to support it. I have tried to access borough-specific data supporting demand for the school without success, and wider economic and demographic data for London in fact suggest that demand for school places in the borough is decreasing. Part of the challenge in accessing evidence is LBRuT itself, which on the one hand absolves responsibility for addressing the school provision with

residents by pointing to the owners of the land (Resleton) and the provides of the school (Aspiration Academies Trust) but on the other hand concedes that both parties are working with data provided by LBRuT, which has not been made available to residents.

I will only support the provision of the proposed secondary school if and when demographic and education data is made available to residents and an independent assessment is undertaken on the need for the proposed school.

With thanks and best wishes

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