

Comment on a planning application

Application Details

Application: 22/0900/OUT

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: Hybrid application to include: 1. Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for the works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices. b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works. c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level. d. Provision of public open space, amenity and play space and landscaping. e. Flood defence and towpath works. f. Installation of plant and energy equipment. 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys. b. Residential development. c. Provision of on-site cycle, vehicle and servicing parking. d. Provision of public open space, amenity and play space and landscaping. e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.

Comments Made By

Name: Mr. Richard White

Address: 94 Richmond Park Road East Sheen London SW14 8LA

Comments

Type of comment: Object to the proposal

Comment: Stag Brewery Planning Applications 22/0900

I object to the current proposals for the development of the Stag Brewery site. I support the MESS submission. I have the following further comments to make.

I object to the requirement in the letter sent to me dated 20 November 2023 that only amendments to the original applications will be taken into account. This is not a reasonable restriction at this time. By the time the planning applications are reconsidered by the Planning Committee it will be six months since the last permissions were granted. It is over three years (31 July 2020) since the documents supporting the Council's position were posted on their website. The situation must inevitably have changed in that time. The Planning Committee should give full consideration to the situation at the time of the further hearing of the applications.

This site needs to be developed at the earliest opportunity but that cannot mean that decisions are taken to the substantial detriment of the local area. We do not know why the Council believes it is appropriate to ignore the Local Plan in relation to height and density of the residential blocks and to ignore the loss of open space and to ignore the lack of affordable housing and on the basis of the most recent plans even permit its reduction.

We do not know why the Council refuses to reconsider whether the provision of a secondary school is justified by the numbers currently coming through local primary schools. We do not know, but have reason to doubt, whether the numbers were accurate as originally calculated in order to persuade the Department for Education to fund an academy on the site. But that funding is clearly a significant reason for the Council refusing to reconsider the matter.

To the extent that pupils might attend from outside the local area, we do not know whether they would do so, whether staff would be willing to travel to such an inaccessible destination and what the implications would be for an additional 1200 pupils plus staff coming and going to that area in the rush hours. One of the few things that the Council has made clear in public meetings is that it is not willing to consider these issues before the grant of planning permissions. That is

unreasonable.

I find when discussing these matters with other local, well informed residents with experience in planning, architecture, statistics, education, housing and politics, the Council has chosen to ignore them. As an example I attach an extract from an email I sent to Cllr Millum (Barnes) and other local councillors on 24 August 2023. I have never had a reply which addresses the issues raised.

"... you said that your constituents in Barnes are telling you that they cannot find secondary school places. I question how many express that view and whether that necessitates a school for 1250 - and how they will travel, given the existing transport problems.

"In fact educational experts have pointed to the fact that birth rates are dropping substantially so if there is a problem it will be short term. It would make much more sense to resite Thompson House School and remove it from its dangerous position by the level crossing. Many other benefits would flow from that - not least the effects on the local infrastructure."

Richard White

19 December 2023