

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: Achieving for Children Mr. Henry Kilpin

Address: GUILDHALL 2 HIGH STREET KINGSTON UPON THAMES KT1 1EU

Comments

Type of comment: Support the proposal

Comment: Achieving for Children remains fully supportive of the Stag Brewery development given that it will deliver a much needed secondary school.

Detailed analysis of need for the school is set out in the latest iteration of the School Place Planning Strategy (approved by the Richmond's Education and Children's Services Committee in March 2023). In summary, the school is needed for the reasons below:

- Increasing numbers on roll in the borough's state-funded secondary schools (15% increase in pupils on roll across all year groups over the last five years). As a result, current schools in the eastern half of the borough are almost completely at capacity. This stretches their educational provision thinly and cannot be sustained on an ongoing basis because there is neither the space nor the resources.
- Despite the birth-rate decreasing in most years from 2011-2020 inclusive, though it increased in 2021, the take-up rate from birth into Reception has continued to grow steadily (from 75.5% in 2004 to 94.1% in 2022).
- There have been very large recent increases in primary and secondary in-year admissions. Last year we received 2,501 in year applications in Richmond: 1,456 for primary schools and 1,045 for secondary schools (this compares to 979 for primary schools and 432 for secondary schools in 2020-21).
- For 2023 entry, there were five applicants for each substantive available place (2,979 for 570). If Grey Court is discounted, there were four applicants per each substantive available place across Christ's and Richmond Park Academy

(1,360 applications for 330 places). For 2023 entry, the combined number of unplaced children (68) in the east of the borough on National Offer Day, plus the number of offers made over and above the substantive PANs for the three schools was 233 (up by 53 from the comparable position in 2022), which would've been more than enough to fill the new school's Year 7 places. This September, all 11 schools in the borough are expected to be full or over their published number in Year 7.

- Each school offers a significant number of places to out of borough children. This is always likely to be the case due to the three schools' locations. A High Court judgement against Greenwich Council in 1989 means that no state-funded school can prioritise admission to children living in the borough in which the school is situated.

- All Richmond's large probable housing developments are in the eastern half of the borough (Barnes Hospital; Ham Close; Homebase, East Sheen; Kew Retail Park; and Stag Brewery itself). Even using conservative estimates, the 'pupil yield' from these developments will be substantial and add hugely to an already difficult situation. The DfE say that recent studies show that peak pupil yield from new developments typically is not reached until 8 years after initial occupation, so demand from these developments would not just be one-off challenges but would continue to cause additional demand for school places.

- If this school does not open on the brewery site, the site will be lost forever and there is no viable alternative for a new school in the east of the borough. Expansion of existing schools would be extremely difficult. Furthermore, even if current schools' could be permanently expanded to provide enough places, the Council does not have sufficient capital funding to enable those expansions.

- Equally, we cannot rely on the availability of places in out-borough schools – places in Hounslow schools are becoming more sought-after, not least from within the large new housing developments in Hounslow itself. We have no means simply to allocate places at out-borough schools.

- The pressure of mortgage payment increases and the general cost of living are likely to lead to a substantial decrease in the numbers of local parents who would opt for private secondary schools, meaning more demand for the three state-funded schools.