

Lucy Thatcher

From: Geoff Woodhouse <[REDACTED]>
Sent: 03 December 2023 18:27
To: StagBreweryRedevelopment
Subject: Objection to Stag Brewery planning proposals

[REDACTED]
Dear Sirs

CONSULTATIONS Application 22/0900/OUT FORMER STAG BREWERY

I am responding to the latest changes to the proposals for the Former Stag Brewery site, having been invited during the formal consultation period. I have responded to earlier consultations objecting to both both Applications A and B in relation to this site. The latest amendments by no means meet my objections to Application A and my objections to Application B remain.

The main point is that the amendments do not address three features, all of which conflict with one or more of the Planning Brief for the site, the Local Plan and the London Plan:

1. The amendments made necessary by the new fire escape regulations have left in place several buildings higher than 7 storeys, these heights not lowering sufficiently towards the edges of the site. This contravenes the Local Plan and the approved Planning Brief for the site.
2. Although the total number of units has shrunk very slightly, the number of affordable units, at less than 7% of the total, is very much lower than that required by both the Local Plan and the London Plan.
3. It is claimed that the loss of OOLTI-protected open space, due to the school, has been reprovioned elsewhere on the site. But this is not the case. The open space that has been provided between buildings elsewhere on the site would in any case be required in order to comply with current residential standards and codes. That space cannot, therefore, be considered as part of the reprovioning which the Local Plan requires to compensate for the loss of the OOLTI-protected Sports Field due to the siting of the new secondary school.

At the July 2023 Planning Committee, members discussed the general scale, massing and context of the proposals, but did not specifically address the above issues of non-compliance. Such important planning considerations are unlikely to be overlooked at Inquiry. They cannot simply be overridden by other perceived public benefits of the proposals.

My objections to Application B remain. The Council's *School Place Planning Strategy March 2023*, which is claimed to provide the evidence of need for a new secondary school, quotes invalid figures of need for both medium and longer terms.

- It pays no attention to population trends over the next 20 years predicted by the NOMIS project of the Office of National Statistics.
- It exaggerates the number of state secondary school places likely to be required by residents in the market units in this development, which form the great majority.

There is no evidence of need for this school.

The Legacy Stag Brewery Site is highly constrained by the river, the railway and main roads. Traffic congestion and danger are already unacceptable. The proposals in both Applications A and B constitute gross over-development which, if approved, will make local conditions intolerable.

I urge the Committee to reject the latest proposals.

Yours sincerely

Geoffrey Woodhouse
8 Richmond Park Road
SW14 8JT