

Lucy Thatcher

From: Kate Woodhouse [REDACTED]
Sent: 03 December 2023 16:59
To: Stag Brewery Redevelopment
Subject: Stag Brewery redevelopment

[REDACTED]

Dear Planning Department

Former Stag Brewery Consultation Application 22/0900/OUT

I note the changes that have been made to the scheme designs for Application A 22/0900/OUT for the whole site and that there are no changes to Application B.

1 Too high

I note that nine of the buildings have been affected by the new fire escape regulations. The design amendments do not address the conflict with the Local Plan and the approved Planning Brief for the site as several buildings are above the height limit of 7 floors. In addition, the buildings do not lessen sufficiently in height below this maximum limit towards the edges of the site. Most of the buildings on the towpath perimeter are over 7 storeys in height.

2 Too few affordable units

The number of units is now reduced by 10 to 1075 of which only 7% is affordable. This is considerably below the levels required by the London Plan and the Local Plan, and considerably lower than the percentage rejected by the Mayor of London on the earlier planning application. How can the developers submit such a flawed proposal? This should not be approved.

3 Non-'reprovisioning' of open space

The layout and external areas of the scheme are amended, and the open space provided between buildings needs to comply with current residential design standards and codes. The open space between buildings cannot also be considered 're-provisioning' required within the Local Plan to account for the loss of the sports fields (protected Open Space referred to as OOLTI) due to the siting of the new secondary school in Application B.

None of the current changes addresses these three fundamental non-compliant aspects of the London Plan, the Local Plan, and the approved Planning Brief for the Stag site. **These three points must be addressed by the Planning Committee.** These considerations are highly unlikely to be overlooked at Inquiry.

I strongly object to this application and the latest design changes which are of no benefit to the development or the community. These plans are a gross over-development of this highly constrained site which will make local conditions and traffic even more intolerable. In addition, a secondary school is not needed in this area and will only compound the problems of the development. I wish to see a more sustainable community-led plan for this unique site.

Yours sincerely
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