

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

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Comments

Type of comment: Object to the proposal

Comment: This is part 4 of 4 pages of my comments

Continuation

Application B: Secondary school and all-weather pitch

These benefits are listed on page 363 of the officer's report as follows:

1. Sporting benefits that far exceed that of the existing site, and will contribute towards addressing deficiencies in the area and borough. We would argue that, whilst beneficial in some ways, such a facility will be fenced in and floodlit and this will cause harm visually to residents in the immediate surrounds.

2. Rare opportunity to provide a much-needed secondary school with sixth form, which would be afforded with great weight. The school might have been needed seven years ago when it became apparent that the baby boom of 2008- 12 would put huge pressure on existing secondary schools in the area (and indeed is now doing so) but that since then primary schools are now evidently experiencing a significant loss in their pupil populations due to a dramatic decline in birth rates since 2012. With an uncertain future ahead this decline is likely to continue and we challenge the Council's decision to allow the secondary school to be built. The likely consequence is that the Richmond Park Academy will lose out. At the same time Thomson House Primary School are not happy about being located in two buildings separated by a high-risk level crossing and no outdoor space on site, hence the pressure to use Mortlake Green – and we urge the Council to reconsider the proposal for a primary school on the site as indicated in the original Planning Brief.

The social benefits do not outweigh the harms.

Finally, the development on the west side of the site is still in outline and yet parts of it, notably the affordable housing, are

in Phase 1. Surely the Mayor will expect to see detailed plans for Phase 1 before making any decision on this part of the Brewery site?