

# Mortlake Brewery Community Group

Minutes of meeting held on Monday 9<sup>th</sup> January 2017 at 7.30pm at The Ship

Present: Francine Bates (acting Chair and Secretary), Una O'Brien (Deputy Chair), Kate Woodhouse (note-taker), David Carr, Tim Catchpole, Sue Clarke, Ann Cooling, Michael Cooling, David Cory, Pat Cory, David Deaton, Helen Deaton, Linda Duberley, Peter Eaton, Frances Feehan, Jackson Fiorini, Helen Gordon-Smith, Simon Gordon-Smith, Frances Heavey-Cook, Ann Hewitt, Fran Howard, Andrew Howard-Smith, Mel Le Vesconte, Ben Mackworth-Praed, Max Millington, Bruce Pemberton, Linda Pettitt, Howard Potter, Stephen Robinson, Matthew Smith, Kim Sully, Jack Tsanu, Sue Weaver, Steve Webb

## 1 Apologies

Robert Orr Ewing, Cllrs Paul Avon and Paul Hodgins, Tim Barker, Katie Hyson, Ann Nickson, Diana Roth, Catherine Stephens, Brian and Caroline Timbrell

## 2 Welcome

Francine Bates welcomed everyone to the meeting and invited them to introduce themselves.

## 3 Minutes of the meeting held on 17 October, previously circulated, were agreed. All matters arising were covered in the agenda. The November meeting was cancelled as there was nothing new to report, some members of the Group met socially in December.

## 4 Update from Developers

Una O'Brien reported on a conversation last Friday with Guy Duckworth from Dartmouth Capital Advisors. The planned public exhibition in the Brewery Sports Hall has been postponed until mid-February, no date confirmed yet. The Borough has asked for a second exhibition in the spring, it will last for two weeks and be open in the evenings. It is not known whether this will include changes made based on feedback from the earlier exhibition but we understand that this is the intention of LBRuT.

Una and Peter Eaton emphasised that it is important that people attend these exhibitions and give feedback to the developers and to LBRuT. The developers and their architects will need to show they have noted and incorporated feedback when they submit their designs to Planning. Everybody attending the exhibition should be encouraged to make representations, MBCG will need to think about how to collect wider feedback from the exhibition to present back.

Peter Eaton said that the problems posed by traffic and transportation have delayed the developers' plans. The Borough and TfL are involved in these discussions. One proposal by the developers is to widen the junction at Chalker's Corner by using some of the land owned by

Richmond Housing Partnership on the Chertsey Court site. RHP is supportive as they are hoping to acquire management of affordable housing on the Brewery site, but the plan has yet to be put to the residents. It was noted that residents of Chertsey Court may strongly object to changes as they would be even closer to the road than currently is the case. In addition, there is the problem of increased pollution. The number of housing units and size of the school will affect traffic, borough policy is for a ratio of 1:1 for housing units and cars, the GLA suggests this can be lower but needs to be supported by good public transport.

## **5 Further updates**

### **Density**

Peter Eaton reported that the present plan is for 200 senior living units and 850 other units, the former hotel on the corner to be developed as a hotel, the Maltings to include community space on the lower floors with residential units above, some retail and a small cinema similar to those in Richmond and Barnes. The architects propose five green routes between the main road and the river, and to widen Ship Lane. The general layout is broadly supported by the Borough. A significant change by the Borough to the Planning Brief is from a primary to a secondary school to be apparently open by 2019. It is proposed that a new purpose built 4 storey school is built on the green playing field with just a hard sports ground and all-weather pitch. A secondary school with 1000 students and 250 staff will mean that residential buildings will need to be higher to compensate for less space elsewhere.

Tim Catchpole explained the guidelines for the number of different categories of housing unit per hectare. He calculates that a secondary school will be 2.1ha, non-residential 1ha, leaving 5.6ha for residential use. If the density proposed is 850 units this would equate to 720 rooms per hectare which is above the GLA guidelines of 450 rooms per hectare. This density would need buildings of 6/7 storeys. The Richmond Local Plan proposes 400/500 units in Mortlake, East Sheen and Barnes by 2025. A similar recent development in Teddington has 422 rooms per hectare.

The loss of the playing field and increased pollution were both causes of concern to members of the Group.

Peter noted that the Mayor will have objectives for density of housing, it will be important to contact his office to emphasise that we need a good development in Mortlake, and one that serves the wider community and area.

### **Transport**

Howard Potter explained that the community, developer, borough and Mayor are all involved in traffic decisions. The developer has appointed a consultant, Peter Brett Associates to undertake

relevant surveys and develop a transport/traffic solution, The developers will also appoint another consultant to peer review their findings. The secondary school will have a significant effect on traffic movement, which Howard estimates at 500-550 additional vehicle movements at peak times, an increase of 50%. If the plans to run trains to Heathrow through Mortlake materialise, this will increase the down time at the level crossing. The developers will be expected to develop Traffic Plans, a comprehensive statutory document, for both the school and residential units to see if there is any way to lessen traffic.

Various issues include

- The current ratio of cars to housing unit is 1:1 in Richmond, higher than in other areas of London, but these are areas with better public transport. Restricting car ownership could make selling property difficult but would lessen traffic problems. The Mayor plans to charge high-emission cars to enter the Congestion Charge area which may mean an increase in high-emission vehicles in Outer London.
- The previous Mayor proposed an underpass at Chalker's Corner, this seems to have been put aside.
- There will be several points of access to the site, but they will all be linked to the main roads.
- The developers have previously suggested that the 209 bus turnaround may be moved from Avondale Road to near the school.

Points made by the Group were:

- Chertsey Court residents will be adversely affected if the road widening scheme is adopted.
- Pollution will increase, are present levels being monitored? Currently, pollution is monitored at Mortlake Green and the top of Sheen Lane
- Some areas do not allow residents street parking permits to discourage car ownership.

The developers are devoting a lot of time to the traffic problem, their proposals may be in the exhibition as a series of bullet points and perhaps a video, which Howard suggests should be watched with caution.

### **Secondary school proposal**

Una spoke of everyone's wish that the local schools should be good, that we welcome the borough's wish for an additional secondary school and that there may be a need for extra provision but is this the best place to site a new school? The planning brief included the need for a primary school, but a Cabinet meeting in 2015 amended this to a secondary school with no public consultation. Turing House has opened since then, Richmond upon Thames school will open soon, do we need another secondary school on the edge of the borough likely to serve Hounslow, Wandsworth and Hammersmith populations as opposed to the children of our own community?

The size of the site is small, Grey Court by comparison has plentiful space, approximately the land take of the brewery site. Lord True, the Council leader, seems solutions focused, so we need to discuss other options, as opposed to simply opposing the idea. Primary schools are still oversubscribed, future residents of the Brewery site are more likely to have primary than secondary school aged children. Una has gathered extensive data to support siting the school elsewhere and this will clearly be a major issue of contention.

### **Heritage and Environment**

Helen Deaton noted that the playing field has been a field since medieval times, it has never been built on. Mortlake has an important history, she has been in touch with Hilary Mantel who will visit in the spring and write a report on Mortlake for the Group. Mortlake will feature in her next book on Thomas Cromwell. The Barnes and Mortlake History Society can provide supporting historical information about any aspects of the site and area.

Helen also pointed out that the Richmond website says that pollution levels of nitrous oxide are above acceptable levels and need to come down.

### **Community provision**

The Mortlake Community Association has drafted plans for its requirements for community space, which will be expanded to accommodate other community needs. This to be an agenda item for a future meeting.

## **6 Public consultation plans for February**

Soundings, the community engagement company commissioned by Dartmouth, were invited to the meeting but did not attend, nor did they attend the previous meeting. Francine and Una have expressed the Group's disappointment to Dartmouth about Soundings' apparent lack of interest in opportunities for engaging with residents. Once the dates for the exhibition in February are confirmed, the Group will publicise them.

Steve Robinson offered to contact Soundings to stress the importance of engagement with MCBG.

## **7 Communications – our current position**

Una ran through the 12 points drawn up by the committee setting out the way in which the Group should communicate the broad consensus of opinion that has emerged from our meetings and discussions over the last year. Una said that we should convey the following to the developers and the LBRuT

- MCBG has a positive and constructive approach

- MCBG represents local organisations and residents drawing on individual members' professional experience
- MCBG believes that 45% increase in Mortlake's households and disappearance of 50% of the green space in the area is not acceptable
- MCBG regrets the decision to withdraw a primary school from the planning brief
- MCBG believes that the site is not suitable for a new secondary school MCBG is in strong disagreement about loss of the playing field for development
- MCBG is very concerned about the impact of increased traffic and the lack of public transport.
- MCBG position is for a more joined-up approach that looks at the combined impact of the development

In conclusion: 'In 2017 the MCBG will push for a more balanced signature development for the River Thames and for London. Mortlake should be a 'go to' not a 'can't move' destination.'

Una will add to these points to emphasise the importance of the playing field, increased levels of pollution and the increase of small businesses and traffic around the station which increases the risks posed by the level crossing.

### **Next steps**

Francine briefly outlined the role of the committee so far, and asked for additional offers of help.

Una noted that we are resource rich but cash poor, so we cannot pay consultants to help with this work. In addition, the involvement of residents will add weight to our findings and conclusions.

It was evident that the Group needs more information about the status of the playing field. Ann Hewitt has already procured preservation orders for trees round the edge. She and Linda Duberley offered to investigate.

The Group needs a briefing note for people attending the exhibition, highlighting points and issues they should consider and emphasising the importance of feedback. We hope to have a stand at the exhibition, it would be good if this were staffed by people who could answer queries. Any offers of help welcome.

It also needs a Facebook page and Twitter account for people who visit the exhibition and would like to share their views. Any offers of help welcome.

The meeting with Lord True and members of the Richmond Planning Department on 20 January 2017 will be based on the 12-point plan outlined by Una. In addition, we will point out where Richmond's policies contradict the present plans for the site.

Peter emphasised that we should look beyond the nuts and bolts and have high aspirations for this site, it is very special. The developers and architects can get bogged down by detail and lose sight of the scheme as a whole. Fortunately the architects have a reputation for high-quality work.

Francine noted that we need to think tactically, although this is hard without seeing the plans. She thanked everyone for their hard work preparing for this meeting and for their contributions at it.

#### 9 **Richmond Local Plan consultation**

The Local Plan is on the website

[www2.richmond.gov.uk/docs/LocalPlan/local\\_plan\\_publication.pdf](http://www2.richmond.gov.uk/docs/LocalPlan/local_plan_publication.pdf) comments are invited by 15

February. Peter noted that the Local Plan mentions four local sites for development: Barnes Hospital, now allocated as a primary school; delivery office site will be residential if no office use forthcoming; telephone exchange; Kew Biothane Plant.

Tim Catchpole offered to assess the Local Plan for MBCG.

#### 10 **Boat Race House planning application**

A new plan has been submitted

[www2.richmond.gov.uk/PlanData2/Planning\\_CASENO.aspx?strCASENO=16/4794/FUL&DocTypeID=51#docs](http://www2.richmond.gov.uk/PlanData2/Planning_CASENO.aspx?strCASENO=16/4794/FUL&DocTypeID=51#docs) You are invited to submit comments as soon as possible.

11 The next meeting will be on Monday 6 February at 7.30pm at The Jolly Gardeners.