

## **Mortlake Brewery Community Group**

Notes of a meeting held at St Mary's, Mortlake High Street, SW14 8JA on Monday 22 January 2018

Approximately 75 people present.

Una O'Brien welcomed everyone to the meeting and set out the agenda:

- Update on planning application timing
- Traffic and transport
- Local Plan
- Crowdfunding for professional planning advice
- Volunteering, leafleting
- Questions

### **Update on planning application timing**

Una delivered Peter Eaton's report in his absence because of illness. Peter understands that the developers are likely to submit a planning application in late February/early March. There are four components to the application: an overall master plan, detailed plan for phase 1 (the eastern end of the site), a plan for the school and a detailed application about changes to Chalker's Corner. It will take up to four months for the LBRuT Planning Department to process the application. The local government elections in early May will not affect work on the application as the initial stages of the work are done by officers of the council. The Planning committee members will not be involved until after the election has taken place.

Peter emphasised that the planning application is the final opportunity for making our views known. We will need assistance from experts to assess the application. MBCG will provide summaries and pointers on which individuals can base their assessment and response to the Council. MBCG will publicise news of the application through electronic email and the Love Mortlake website and tweets, via @Love Mortlake and @Brewerymortlake twitter accounts.

### **Traffic and transport**

Howard Potter reported that he and Una had a meeting with senior managers at Network Rail earlier in the day. Network Rail is very concerned about both the Sheen Lane crossing and the two crossing points in Barnes. However, there is no possibility of building either a rail bridge or a tunnel because of the expense and disruption. Network Rail has severe reservations about the Brewery development as they estimate that the pedestrian traffic using the crossing will double. They calculate that a secondary school will generate as much pedestrian traffic as all the housing in the development. The mitigation of the impact of this increased pedestrian traffic is a financial issue that the developers and the school will need to negotiate.

Howard and Una will attend a meeting convened by our MP Zac Goldsmith with Network Rail, LBRuT officers and possibly representatives from TfL later in the week to discuss the level crossing and Chalker's Corner. Howard has still waiting to meet with the developers' traffic consultants, Peter Brett Associates, to discuss their proposals. Howard's view is that a local road should not be widened to increase capacity without changes to the main road. There should be greater interdepartmental planning to link local and trunk roads and public transport. South-Western Railway, the new holders of the train franchise, has planned changes to the timetable from December 2018, these are unlikely to benefit smaller stations like Mortlake. The company is contracted to improve the area around the station, there are no plans yet.

In addition, Una reiterated that there is no prospect of a bridge or a tunnel in the next 15 – 20 years, and that Network Rail wrote to Zac Goldsmith setting out their anxieties about pedestrian safety on the level crossing. She said that both Zac Goldsmith and Cllr Paul Avon are concerned about the transport issues and keen to develop a collective plan. She said it was impressive that Network Rail is listening to the concerns of the community.

## Local Plan

Tim Catchpole explained the background to the Local Plan. In 2012 the government set out a national planning framework. The London Local Plan developed for the Greater London area by the GLA and updated in 2016. Local councils, including LBRuT, produced Local Plans which were submitted in 2016 in draft and finalised in 2017. The Richmond Local Plan was examined at a public hearing by an inspector who heard comments and has now proposed modifications, published in December 2017, to the Local Plan. Tim outlined the main points affecting the brewery development:

- The planning application must follow the Brewery Planning Brief of 2011 published by the LBRuT
- A six-form entry school is still in the Plan
- The site is within an Archaeological Priority Area
- The site is close to an Air Quality Focus Area
- The playing field should still be an Open Land of Townscape Importance (OOLTI) as set out in the Planning Brief
- There should be sustainable modes of transport

Tim put these points, with some further detail, in a [document](#) he distributed at the end of the meeting. We are all invited to comment on the modifications to the Local Plan [LocalPlan@richmond.gov.uk](mailto:LocalPlan@richmond.gov.uk) by Friday 2 February. Tim emphasised the importance of doing this.

The London Plan has also been reviewed. The [Draft Plan](#) proposed that LBRuT should ensure 811 housing units are built each year, the figure was 311 units. However, any new housing units should have a Public Transport Access Level (PTAL) of 3 – 6, the Mortlake Brewery site PTAL level is inadequate at 2.

## Crowdfunding

Jo Glynn explained that the [Crowdfunding page](#) on Just Giving is to raise money to pay for professional advice on the planning application. The application will be long and complex, we shall need this help. Jo urged everyone to visit the page and to pass on details of it to their neighbours.

## Chertsey Court

Ann Hewitt reported Cllr Paul Avon intended to speak about the Chertsey Court junction proposals in full council the following evening, John Repsch and other members of the Chertsey Court group would be attending the meeting. John Repsch will ask a question about pollution at Chalker's Corner, Cllr Avon will give a short speech on how the proposed changes will affect the residents. The meeting will be livestreamed.

## Questions

Rowan Woodward, a governor at Christ's School, emphasised the benefits of a sixth form. She also observed that secondary school children do not go to school by car. She suggested contacting other schools to spread the word, via Facebook about the development and to hear their views.

Unity Harvey felt that a school is needed but that it should be smaller and resited. Access to the playing field would be vital. She suggested that the 22 bus should be extended beyond Putney to Barnes and Richmond.

James Blake asked about whether tax relief could be claimed when donating crowdfunding. Francine Bates said that unfortunately MBCG was not a charity so not possible. He reminded the meeting that extending the 209 Bus to Kew Retail Park had previously been discussed and should not be forgotten.

Discussion took place about the density and housing mix. Tim answered that at the time of the publication of the Planning Brief in 2011, the number of 560 had been stipulated 560. The first proposals by the developers had 980, the second 860. The earlier proposals had smaller one- and two-bed units, the later one had three- and four-bed units.

In terms of affordability, the most recent plans suggested 200 units. Originally it was hoped that 50% of the units would be affordable, but this is now unlikely.

Tim explained that the planning application will be subject to a financial viability study by the Council to monitor the balance between affordable housing and the rest of the development.

Affordable housing is 80% of the market price, which is still high. The London Plan and Local Plan talk of 50% of affordable housing but this is unrealistic, Richmond is aiming for 25% which the London Mayor says should be 35%.

There was a discussion on air pollution and whether air quality would be included in the Environmental Impact Assessment. LBRuT were concerned about several areas with high levels of pollution. These are known as Air Quality Focus Areas (AQFA).

Una said that LBRuT has two units monitoring air quality, one in Castelnau the other at the Wetlands. There is also a mobile unit which has been sited in Clifford Avenue. It was agreed that the Council has a good team of officers responsible for air quality.

Claire Delmar said the group should be ambitious in calling for a high-quality development with access to arts and community provision.

Francine said the Group has always had a vision for a development that reflects Mortlake and achieves maximum gain for the community. Potential uses for the site have ranged from a community centre, a heritage centre, a home for a Mortlake tapestry and a rowing club. Francine added that the developers are open to dialogue and expressed a strong desire to ensure the development is of a high quality, and have shown a willingness to accommodate community activities, ideas and suggestions in the development. This would have been more difficult had a large house-builder bought the site.

It was noted by Howard that the site is a star site but hampered by its inaccessibility. Lower density of housing would help.

Diana Roth from the Towpath Group said that the campaign should incorporate the importance of the river more fully in terms of key messages.

### **Next Steps**

Una stressed the importance of keeping up momentum and staying in touch with everyone in the community, keeping them informed and ensuring we let people know how to take action. She urged all to take action on the Local Plan using Tim's handout as a guide.

She said the Group had produced two new leaflets which can be used as window posters and these were available for people to take home. There was also a need to distribute them more widely eg, outside Waitrose, the Upper Richmond Road and at the Mortlake station. All volunteers welcome.

Una listed the different ways in which people can help and thanked everyone for coming to the meeting.

- Respond to the [London-wide consultation on air quality](#)
- Go to "Have Your Say" meeting Thursday 25 January, All Saints Hall, East Sheen Avenue, 6pm
- Donate to our [Crowdfunding](#) appeal for expert advice
- Ask your local councillors (and candidates) about their views
- [Stay in touch](#) and tell your friends!

The next meeting of the Group will take place once the Planning Application is submitted.