

Mortlake Brewery Community Group

Minutes of a meeting held on Monday 19 September 2016 at 7.30pm at the Ship

Present: Robert Orr Ewing (chair), Una O'Brien (deputy chair), Francine Bates (Secretary), Sarah Arthur, Tim Barker, June Beedham, David Carr, Tim Catchpole, Ed Coke, David Deaton, Helen Deaton, Peter Eaton, Ann Hewitt, Cllr Paul Hodgins, Andrew Howard-Smith, Shaun Lamplough, Mel Le Vesconte, Helen Marshall, Steven Mindel, Howard Potter, Stephen Robinson, Diana Roth, Cathy Tilley, Sue Weaver, Kate Woodhouse

Apologies: Cllr Paul Avon, Josh Bottomley, Ann Hewitt, Emma Robinson, Brian and Caroline Timbrell

1 Activities since the last meeting

Francine Bates outlined activities since the last meeting. A summary and relevant papers were sent out with the agenda.

- A summary by Peter Eaton of points raised about plans for the site by the developers and architects
- Notes of a meeting between the MBCG core group and Dartmouth Capital
- Copy of a letter to Lord True, Leader of the Council
- Submission on the Draft Borough Plan as it affects Mortlake and the brewery site

The architects have also walked round Mortlake with David and Helen Deaton learning about local history.

2 Discussion on the next steps

2.1 Secondary school

Una O'Brien welcomed Cllr Paul Hodgins, Cabinet member for Education and Children's Services, and thanked him for attending the meeting. She outlined the main points set out in a paper drafted by her and David Deaton on the proposal to build a secondary school on the brewery site.

The 2011 planning brief included a primary school. This has been changed to a six-form entry 11–18 school for 1000 students and 250 staff. MBCG recognises the need for more secondary school places in LBRuT but clarity was needed on the extent to which new places also likely to be taken up by families from LBHounslow and LBWandsworth.. Richard Reynolds and Turing House secondary schools have opened recently with Richmond upon Thames School opening in 2017 on the Richmond FE College site. Richmond Park Academy (RPA) is now improving but still drawing on neighbouring boroughs to fill places. Residents of Kew and North Richmond are the least likely in LBRUT to get their first choice of secondary school. Given these pressures, Una said the Group were not opposed to a new secondary school per se but expressed concerned that the proposed site of the new school was too cramped for the number of students expected to attend and valuable green space would be lost in the area as a result.

Cllr Paul Hodgins explained the Council's position. There has been a 30% increase in demand for primary school places in the last ten years, 3000 children enter primary school in LBRUT each year, with a projected rise in 1200 secondary places needed. Secondary school figures are difficult to predict, but improving schools in the area will lead to more demand. Grey Court, Christ's and RPA take 600 students each year. These schools could each take an additional 30 students per year but this would still not meet demand. There is no perfect place for a new secondary school. Old Deer Park and Barn Elms both pose major planning problems, Barnes Hospital is not big enough. The Cabinet took the decision that Mortlake Brewery site is the only option.

Una said the Council planning authorities need to consider this decision in terms of wider impact, including transport and traffic.

Paul agreed that it is essential that everyone works together. He has not seen the plans yet, but the planners and all the interested parties need to cooperate to ensure that the development is balanced and sympathetic to the area with access to the river and transport issues addressed. He said that the new Mayor of London may intervene to request higher density of housing.

Tim Catchpole calculated that based on the numbers and space at RPA, a secondary school in Mortlake would need 2ha. The Mortlake sports field is 2.1ha.

Robert Orr Ewing asked about other possible sites. Tim noted that Barn Elms is owned by LBRUT (the Richmond Sports Trust has a 200-year lease) but shared with LBWandsworth. He recommended a review as the use of space is inefficient. Barn Elms has not been considered because of ownership and land use complications. The Barnes Hospital site, although large enough, has chronic access problems and the mental health trust needs to sell its part of the land for as much as possible in order to reinvest in services.

Paul Hodgins recommended MBCG contact Cllr Pamela Fleming, Cabinet member for Environment, Business and the Community which includes planning and Paul Chadwick, Director of Environment to discuss the wider planning implications. The Education Funding Agency would buy the land for the school from the developers. Peter Eaton asked that the architects for the school should work with the site architects to ensure an integrated development.

2.2 Developers plans and housing density

Peter Eaton reported on a conversation with Guy Duckworth. The Environment Agency has said that building has to be set back from the river to avoid flooding. The developers will work with TfL to develop the Master Plan but traffic and transport impact studies are still being undertaken. They are also trying to find out more from LBRUT about the secondary school. A public meeting and exhibition is therefore unlikely before the end of October.

Tim Catchpole presented slides explaining housing density as stipulated by the Greater London Strategic Planning Guidance. The number of units depends on the site being an urban or suburban area, and needs to take into account the Public Transport Accessibility Level (PTAL). The developers have based their calculations the maximum for a site of 8.6 ha, but allowing 2ha for a school and 1ha for retail, hotel and office space, they should be working on 5.6ha. The maximum number of units for 8.6ha is 1150, for 5.6ha it is 749.

Paul Hodgins suggested that this information should be passed on to members of the Council's Planning Committee.

3 Traffic

Howard Potter reported that his offer of help has not yet been taken up by the developers. He reported that he had counted vehicle movement to and from the Kew Riverside development, Tim did similar exercise at the Harrods development in Barnes. If their results are scaled up there would be an additional 1000 cars going in and out of the brewery site between 8.00am and 9.00am.

The public transport at the brewery site is poor so scores 2. The Barnes development it is much better and so is 6, so there is less need for cars, and therefore parking space.

The developers will be required to contribute to improvements to the community as a result of the scheme under Section 106 provisions and this would include improving transport links, but the sum would be finite and therefore the improvement may be temporary.

There were plans to change Chalker's Corner under the last Mayor, these are now on hold. The priority for the new Mayor of London is housing.

The railway franchises are due for renewal in 2017, and TfL are likely to become responsible for some commuter routes into London. Improvements to the eastern approach to Heathrow from London are still to be decided, as is the third runway, which could affect the line through Mortlake.

Cathy Tilley noted that Thomson House School has commissioned a survey, part funded by Dartmouth Capital of pedestrian traffic over the level crossing in Sheen Lane and the dangers posed by cars speeding over it.

It was noted that methodology for collecting information about traffic should be shared so that comparisons are valid.

Paul Hodgins suggested contacting Cllr Peter Buckwell, Cabinet Member of Highways and Streetscene to discuss these issues.

2.4 Consultation process

Francine reported that MBCG has suggested to Soundings that they set up meetings with different parts of the community affected by the development but has had no news about whether this was happening yet. She will follow it up with Rowan Cole.

Thames Bank residents recently had a meeting with the developers, which included a model of the proposals. It was reported that they appeared sympathetic to concerns by residents about the proximity and height of new blocks that had been proposed at an earlier stage.

The Developers have set up a website referring to the Stag Brewery. It was felt that this would be better name the Mortlake Brewery as not everyone was aware that it was once called this.

Peter noted that the developers need to decide the proportion of three-, two- and one-bed units.

David Deaton expressed his thanks to MESS for their financing the website, all the relevant papers are there, he welcomes contributions.

Una emphasised the importance of working with the councillors to agree a common approach to avoid over-development of the site. She thanked Paul Hodgins for attending the meeting. It was felt it would be useful if the local ward councillors attended meetings in future Paul said he would pass this on to the councillors concerned.

3 Any other business

An application by Guinness Trust to build a new development in Williams Lane has been submitted for planning approval.

There is no date for the Boat Race House revised plans to come before the Planning Committee. Many of the people who protested initially have written again.

4 Dates of next meetings

Mondays 17 October and 21 November at 7.30pm at The Ship.