



Putting the heart
back into Mortlake

Agenda

- | | |
|--|-------------------------------|
| • Welcome | Steven Mindel |
| • Mortlake Brewery Community Group – Background | Francine Bates |
| • The 2011 Stag Brewery Planning Brief | Tim Catchpole |
| • Overview of Development Plans | Peter Eaton |
| • Assessment of Development | Peter Eaton/
Howard Potter |
| • Your Involvement | Una O’Brien |
| • Questions | |

MBCG – Formed in 2010

MBCG OBJECTIVES

A Development that Puts the Heart Back into Mortlake

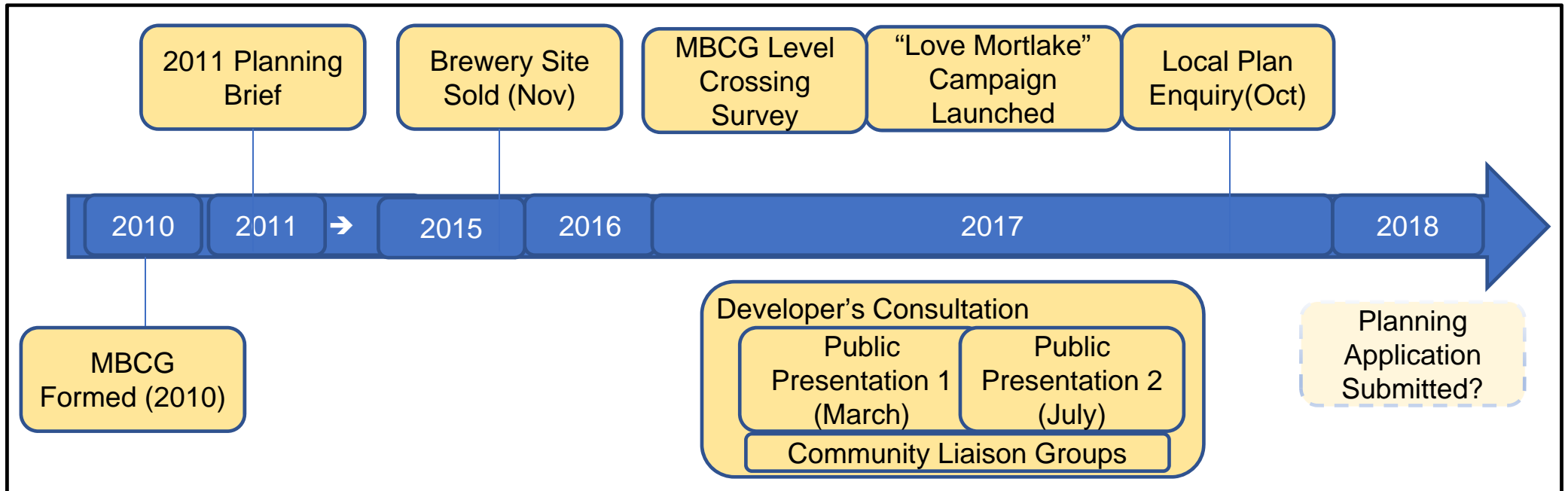
Protect and Enhance Mortlake's Green Spaces for all to Enjoy

Safe and Sustainable Solutions to Reduce Traffic and Improve Quality of Life

Housing Density we can all Live with

Community, Educational and NHS Facilities for Everyone

MBCG – Quick Recap of Key Events



MBCG – Stakeholder and Community Engagement

Dialogue with **developer** re residents' concerns

MP, Councillors, officers and Council - ongoing

Network Rail re Sheen Lane crossing safety

Richmond GP Alliance, Clinical Commissioning Group (CCG) and others on community health needs

Richmond Housing Partnership – Chertsey Court and affordable housing

Regular public meetings

Stalls at local fairs, leaflets, posters

Love Mortlake website / social media

Local media coverage

MBCG – Love Mortlake Campaign



- ABOUT
- OUR PURPOSE
- NEWS
- COMMUNITY
- RESOURCES
- CONTACT



TAKE ACTION

Write to Richmond Council today! [Please click here.](#)

Read >

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The 2011 Stag Brewery Planning Brief



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Overview of Development Plans – Natural Constraints



Overview of Development Plans - Scale



- Homes up 38%
- Population up 44%
- Density on eastern side 3X Mortlake average
- Shops, offices and school (1,200 pupils)

Overview of Development Plans – A summary from July 2017



Care Village and Healthcare

School

- 1,200 students plus staff

Residential

- 888 residential units
- 660 Car spaces

Commercial

- All on eastern side
- 2,500 sqm retail space

Community Use

- Community Centre
- Community Rowing Club

Offices

Hotel

- Boutique 20 rooms

Cinema

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Overview of Development Plans – Positive Aspects



- Establish a village 'heart' in Mortlake
- Additional housing in Richmond (affordable housing to be confirmed)
- A mixed and open residential/commercial development
- Additional permeability and a 'green' link from Mortlake Green to the Thames
- Provision for a community centre, rowing club and health facilities
- Retention of existing buildings

Overview of Development Plans – Design Concerns

- Combined density exceeds planning brief and GLA guidelines
- Playing fields are protected (OOLTI) and should not be built upon (residential or school)
- A 1,200 pupil school is too large for plot
- Heights of some buildings are in excess of the 2011 planning brief
- Green space below planning brief proposals (21% vs 28%)
- Adequacy of the provision of affordable housing not yet clear

Overview of Development Plans – Design Concerns



Overview of Development Plans – Transport Concerns

- No major improvement to public transport
- Chalker's Corner road-widening not an effective solution, detrimental to Chertsey Court residents
- Traffic/transport solution needs Borough, TfL coordinated action
- Sheen Lane level crossing safety concern; increased use = increased risk
- Car parking concerns
- Increased traffic = increased air pollution



Overview of Development Plans – Transport Concerns



Overview of Development Plans – Transport Concerns



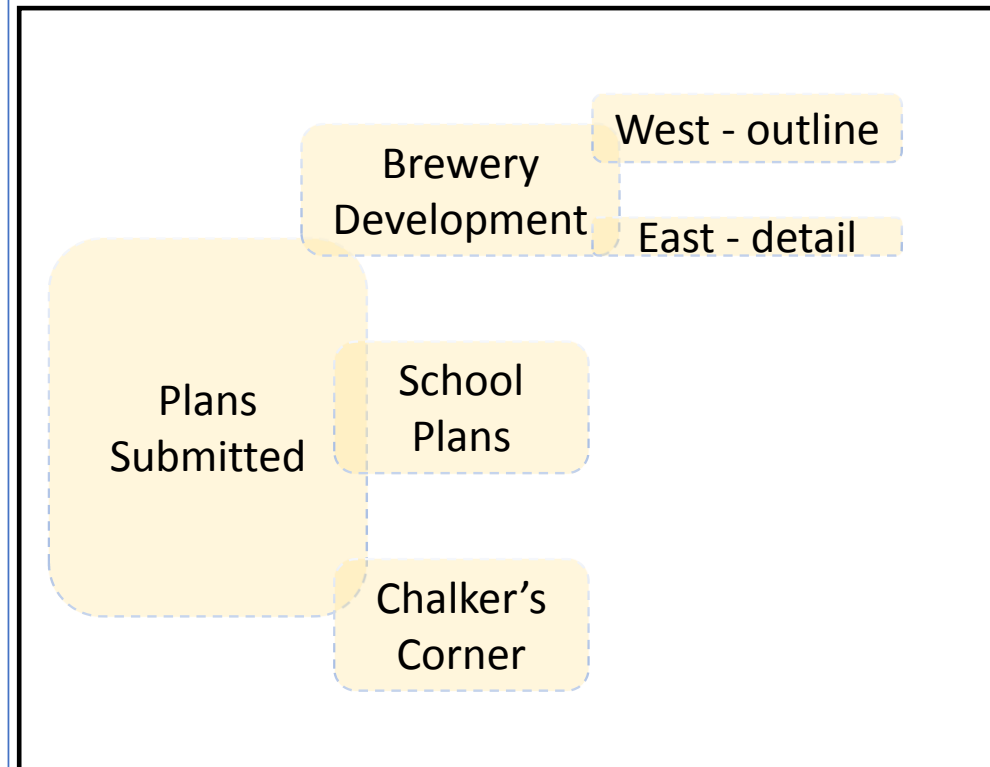
- Fourth riskiest crossing on Wessex route
- Creates delay, frustration and a serious accident risk
- The size and scale of development exacerbates risk
- The local infrastructure cannot readily support the increased demand

Overview of Development Plans – Transport Concerns



Overview of Development Plans – Timeline

- Developer to submit plans at end of year; possible delay due to viability assessment
- Three separate applications
- Application comprises:
 - Design and access statement
 - Traffic impact assessment
 - Environmental impact assessment
 - Health impact assessment
 - Retail impact assessment
- Up to three months before the plans are discussed at committee



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Your Involvement

**MISSING
TRAFFIC
PLAN**

The redevelopment of Mortlake Brewery is going to affect us all. Don't miss your chance to make a difference.

Find your voice at lovemortlake.org.uk
#LoveMortlake @LoveMortlake

**MISSING
TREES**

The redevelopment of Mortlake Brewery is going to affect us all. Don't miss your chance to make a difference.

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**MISSING
SPORTS
FIELD**

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**MISSING
YOUR
VIEWS**

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#LoveMortlake @LoveMortlake

Your Involvement

Write to your Councillors, Council and local MP

zac@zacgoldsmith.com

Cllr.PHodgins@richmond.gov.uk

Follow us on Twitter @LoveMortlake and Sign up at www.lovemortlake.org

Put up a poster

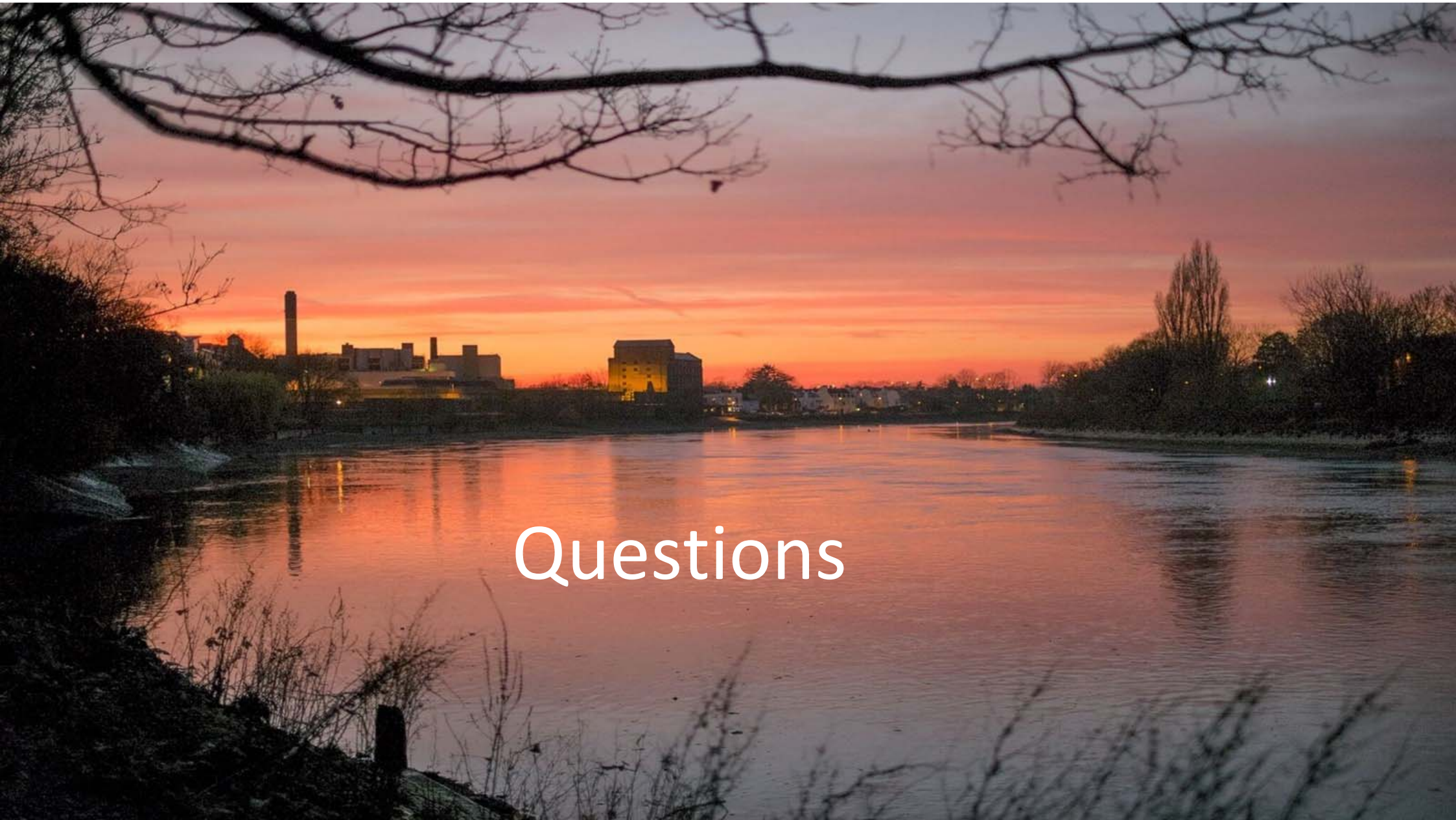
Buy a Love Mortlake T-Shirt OR donate direct to MBCG

Spread the word

Watch out for formal planning application – and have your say!

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Questions