

SPEECH BY CLLR. TONY PATERSON (A CLLR. FOR MORTLAKE AND BARNES COMMON WARD, WHERE THE STAGE BREWERY SITE aka THE MORTLAKE BREWERY SITE, IS LOCATED) TO PLANNING COMMITTEE FOR THEIR SPECIAL MEETING ON WEDNESDAY 31 JANUARY 2024

I'm so sorry that I cannot speak tonight in person. I've been in Hospital with a serious medical condition since December.

My four points concern:

- 1. CONDITIONS AND INFORMATIVES (I'll mention what these are)**
- 2. CAMPAIGNERS' INPUT TO THE DEBATE**
- 3. TRANSPORT**
- 4. FLOOD RISK**

POINT 1 : CONDITIONS AND 'INFORMATIVES'

Warm thanks to Cllrs on the Planning Committee who partially granted in July my request for 'informatives' .

However, please may the one made – which is non-enforceable guidance to the developer - be re-drafted from:

'The applicants are encouraged to lease a flexible use unit to the Police and for a Post Office.'

Please clarify that this refers to TWO units – one for each, if that's what's meant? Our Ward lacks both.

POINT 2 : CAMPAIGNERS' INPUT TO THE DEBATE

I have many friends in the MBCG and local amenity associations. I see some in St Mary the Church on Sundays. I respect them, including their justified fear that Mortlake will become overpopulated.

However, everything has almost crystallised now, so better to consider small improvements which skilled campaigners – architects, town planners, transport experts etc. -can realistically achieve, rather than still attack the whole scheme.

Surely no one would disagree with the new requirement for blocks over 18 metres high to have two staircases.

The development was the right size when the Lib Dem Planning Committee approved 830 units in 2020. Now, thanks to well-meaning local Labour Party activists involving the Mayor

of London, Mortlake's overpopulation will be greater and the percentage of affordable housing far lower. Please don't cause MORE delay by re-approaching the Mayor.

POINT 3 : TRANSPORT PROPOSALS

Generous Community Infrastructure Levy (CIL) and other money will come to the Council. Spend a disproportionate amount of this 'planning gain' money in our Ward, especially on Transport improvements, as our residents will suffer most, particularly during construction. There's a current lack of practical Transport proposals. Here are two:

PROPOSAL 1

Impose a condition requiring the developer to provide a foot-and-cycle bridge across the Thames.

Failing that, I request an informative asking the developer to commission consultants to advise on putting in a bridge for pedestrians and cyclists roughly halfway between Chiswick Bridge and Barnes Bridge. (Both have footways). This would be fairly near the site.

Even building one end on the South side, would help. When, in future, a Government or London Mayor has more money, the South end will then be ready.

PROPOSAL 2

At present, many people living West of Mortlake Station, have little access to it as the entrance to it (and the Ticket Office) are at the South platform's East end.

A short extension could link it to the first footbridge to the West. Use ticket barriers sheltered by a roof from the rain. No new building or Ticket Office.

POINT 4

FLOOD RISK

The Public Document Pack contains a vast number of scattered references to flooding risk. While reassuring that so much attention is paid to this, it is, at the same time, alarming that it's considered necessary to refer to this so often.

I note from page 44 that, on 4.12.23, the 'Lead Flood Authority' advised that a '1 in 100 Years' flooding event will ('with a Climate Change consideration') flood the development and 'that 'on-site flow' will be suitably managed via the levels of the site directing flows away from buildings towards on-site roads and soft landscaping areas.'

Good – but please recall that, in the torrential Summer of 2021, there were two '1 in 100 Years' flooding events in two weeks, one in Barnes and one in Hammersmith. (One, I vividly recall, was on 12 July).

I also note that bedrooms in Basements are to be forbidden. (paragraph 93 on page 170).

There was serious flooding in Ship Lane only about two months ago, which I promptly visited. Pub occupants were cut off from the outside world. A bartender told me later that, though he had lived in the area for most of his life, he had never seen such serious flooding locally before.

I fully share `MESS''s concern (see pages 41-42) that:

`Enhancement to flood defence. Contend that this is not a public benefit because it would make the existing flood defences between the site and Barnes Bridge more vulnerable. the event of failure of the Thames Barrier, the storm surge of flooding would be funnelled into the High Street and Sheen Lane area'.

I have observed flooding already at Barnes Bridge, even without rain. This seems worse since recent work on the culverts, including the big one just West of it.

CONCLUSION

Though I support the development, flood risk remains a serious concern.

OVERALL CONCLUSION

The meagre 3 minutes allocated to Councillors to comment on their residents' behalf on a multi-million pound development in their Ward, likely to increase Mortlake's population by 80% or more, is woefully inadequate. It makes us like a rubber-stamp, which some residents may not realize. It is a travesty of democracy.

We have much more that we would like to say while commenting on an excellent, doorstep-size report by Officers - but realistically we can't in 3 minutes, though I've tried my best.