

Note of Albert Wharf Meeting between Cllrs Cowan and Vincent with relevant officers and Ptarmigan – 4th February 2015

Attendees:

Councillors: Cowan and Vincent

Council Officers: Kim Dero, Juliemma McLoughlin and Matt Butler

Ptarmigan: Hugo Kirby and Charles Wheatman

Dp9: Hugh Morgan

Agenda:

The meeting was arranged to update and discuss the current planning application for the redevelopment of Albert, Swedish and Comley's Wharves.

Meeting Record:

- Members outlined their Manifesto commitments and key objectives for regeneration in the Borough.
- Ptarmigan acknowledged these objectives as important and described the nature of their current planning application, in particular the aim to retain the Cemex works currently on Comley's Wharf. They advised that they had worked hard over the last 4 to 5-years with Cemex; council officers; the Greater London Authority; and the Port of London Authority. They felt confident that they had produced a high quality scheme that enabled a wharf use on the safeguarded wharves (Comley's and Swedish Wharves) while still allowing for residential redevelopment and therefore further housing delivery and environmental enhancement to the South Fulham Riverside area including a continuous riverside walkway.
- Members advised that local residents were enduring a great deal of change and potential disruption in the South Fulham area particularly with the approval of the Thames Tunnel project.
- Ptarmigan advised they were sympathetic to this and had carried out a detailed community consultation exercise during the scheme development stages. They were confident that they had a high level of support from the local community particularly as they would be fully enclosing the current Cemex works. Ptarmigan also referred to the increasing use of the river for the Cemex deliveries which should reduce the number of lorry journeys to and from the site and disruption on the local road network.
- Members acknowledged the potential challenges a safeguarded wharf and residential dual use may present but they were also mindful of the acute housing needs in the Borough and across London and questioned what a scheme of this nature could do to meaningfully assist meeting housing need as required by planning policy.
- Ptarmigan advised the meeting of the high costs associated with the scheme's technical brief and therefore the viability challenges particularly if the scale and massing was to be kept to an appropriate range.

- Officers advised the meeting of the growth of sales values in the Borough and the impact this was having on schemes' viability particularly in the South Fulham Riverside area.
- Members were keen that all developers worked collaboratively with the council to achieve the maximum reasonable level of affordable housing.
- Ptarmigan advised that they would continue to work with council officers to achieve the maximum reasonable level of affordable housing whether on site or as a commuted payment.

End of meeting.