

Richmond Education & Enterprise Campus

Outline Planning Application

STATEMENT OF COMMUNITY INVOLVEMENT

www.reec.org.uk



1.0 The Consultant team

The outline planning application has been produced on behalf of Richmond Upon Thames College by CGMS (Town planning advisors), Cascade (The Environmental Impact Assessment and Environmental Statement Authors), HoK (master planning architects) and the Transport Planning Practice (traffic and highways engineers).

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2.0 The current site

The site proposed for the REEC development is the current site of Richmond Upon Thames College at the junction of Egerton Road and Chertsey Road within Twickenham.

The existing site is as shown within figure 1

Figure 1 – current site



The Statement of Community Involvement has been prepared by the REEC partnership and aims to define both the process of engagement and consultation that has occurred in relation to the outline planning application as well as the valuable contributions that have been made to the scheme via the process of engagement together with a final summary on how the scheme has evolved following this feedback.

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4.0 Purpose of Community Involvement

This Statement of Community Involvement (SCI) describes the various activities that were undertaken to ensure that the local community was fully and closely involved in planning the future of the Richmond upon Thames College site on Egerton Road in Twickenham.

This document details the results of a pre-application community involvement programme that extended over an approximate two year period. It identifies the key themes which emerged and the responses of the project team.

From the outset, Richmond upon Thames College adopted an approach that ensured that residents, local interest groups, social infrastructure providers and businesses could input their views at an early stage in the planning process.

All partners in the Richmond Education and Enterprise Campus partnership aim to achieve exemplary practice in community involvement, responding both to the desires of the London Borough of Richmond Upon Thames (LBRUT) to involve and engage with local residents in matters that impact them (through the Village Planning process) and the principles of the national localism agenda, which seeks to devolve greater power in place making to local neighbourhoods.

The objectives set for the community involvement programme were to ensure that stakeholders could:

- Have access to information about the scheme;
- Put forward their own ideas
- Comment on proposals as they were refined in preparation for the submission of a planning application
- Gain feedback and be informed about progress and outcomes.

Before commencing the community involvement programme, we reviewed LBRUT's Council's Statement of Community Involvement (adopted June 2006). Section 8 of this document sets out the Council's expectations in relation to the local community in significant planning applications. "The approach will vary according to the developer and

landowner, but the Council encourages pre-application discussions and community involvement from the outset. Seeking community views on the acceptability of the proposals, especially before an application is finalised, strengthens people's ability to exert influence and provides an opportunity for problems to be ironed out, thus reducing the potential for later confrontation."

Therefore, the College, supported by all partners involved in the Richmond Education and Enterprise Campus, aimed to create a collaborative programme of consultation and engagement activity to inform and empower stakeholders, to create goodwill and build consensus towards a common vision for the future of the site.

5.0 Stakeholders

An extensive stakeholder database was established which included;

- REEC Local Community Forum – which represents local groups and organisations.
- Local residents in the area surrounding the College
- Residents who have signed up for more information on the reec.org.uk website
- Residents who would be interested in attending the College, or parents of prospective students
- The wider community i.e. residents who live beyond the surrounding area of the College site
- Parents of current and prospective pupils of Clarendon School
- Parents of prospective pupils of the secondary school
- Staff at Richmond Upon Thames College / Haymarket / Harlequins and the Council
- Councillors – particularly local ward councillors

6.0 Initial Visioning Consultation

Purpose of consultation:

At the end of 2012, Richmond upon Thames College and LBRUT announced plans for a feasibility study to consider options for the future of the College site – particularly the aim to rebuild the College, increase community resources, deliver a purpose built special school and new secondary school. A consultation took place to gather the views of stakeholders as part of this feasibility.

Methodology of consultation:

The consultation was held from the 28 January 2013 – 12 March 2013. Consultation material was available online and was distributed to households directly around the College site. Local councillors, residents groups, local businesses and community groups were also invited to attend drop in sessions on the 19 and 25 February to meet representatives of the project team.

Publicity for the consultation:

Included:

- A booklet outlining the high level vision for the proposals distributed to approx. 9,000 households.
- A flyer available in Twickenham Library and the Civic Centre.
- A media briefing with the local Richmond and Twickenham Times and subsequent press release.
- Articles in the local newspaper
- Information on Richmond College and Richmond Council's websites
- A consultation display in the Civic Centre.

Outcome:

The consultation results showed that 53% said they were in favour of the overall proposals with 71% agreeing that the College educational buildings would be positively affected.

Other issues highlighted included:

- Positive proposals regarding improvements for Special Needs Students in the borough
- Access to the River Crane could be improved.
- Choice and diversity of secondary schools in the borough would be positively affected.
- Quality of education at the College would be improved.

However, concerns from local residents were raised regarding the impact of possible additional transport and access routes to the site.

7.0 The first Pre-planning consultation

Purpose of consultation

This first formal consultation included all of the information from the initial consultation, plus the evolving proposed site plan. The consultation also included an addition to the original proposal, the involvement of Haymarket Media Group who were planning on siting their global HQ on the Egerton Road site.

Methodology of consultation

The consultation was held from 28 April – 30 May 2014. The consultation was available online and information was distributed to 12,000 households directly around the College site. Local councillors, residents groups, local businesses and community groups were also invited to attend drop in sessions on the 1 and 6 May to meet representatives of the project team.

Publicity for the consultation and drop in sessions

- A new website was launched: www.reec.org.uk to host all the information on the plans for the site. This included information regarding the planning process / opportunities to engage and a proposed timeline for activity.
- A new e-newsletter was launched. Interested stakeholders were invited to sign up via the new website to receive regular updates.
- A flyer was distributed to 12,000 households – publicising the drop in sessions and new website.
- Information available in Twickenham Library and the Civic Centre.
- Static display of proposals in the Council Civic Centre.
- A media briefing with the local Richmond and Twickenham Times and subsequent press releases.
- Article in the local newspaper.
- Information on Richmond College and Richmond Council's websites

Outcome:

The elements and benefits of the proposals that were identified as most important by respondents included:

- In relation to education, enterprise and employment - A Campus focusing on equipping young people with skills and providing employment opportunities (56% felt this was important)
- In relation to wider community benefits - Wider social and environmental impact of the design and development of the Campus (65% felt this was important)

Other specific issues highlighted included:

- Ensuring the site / facilities is accessible to residents
- Concerns about safety, drugs, litter and respect for the local environment and residents by students
- Concern about congestion (particularly smaller residential roads)
- Concern about the volumes of pedestrians / cyclists accessing the site

8.0 Second Pre-planning consultation

Purpose of consultation

This second formal consultation brought together the results of the previous consultations and how the College was responding to feedback. The biggest change at this point was that Haymarket would no longer be moving their global HQ, but would create a new 'Tech Hub' on the site.

Methodology of consultation

The consultation was held from 6 October – 7 November 2014. The consultation was available online and information was distributed to 12,000 households directly around the College site. Local councillors, residents groups, local businesses and community groups were also invited to attend drop in sessions on the 21 October and the 4 November 2014 to meet representatives of the project team.

Publicity for the consultation and drop in sessions

- Updates on the www.reec.org.uk
- E-newsletter to the 900 stakeholders that had signed up to receive information.
- Publicity via the new Local Community Forum
- A flyer was distributed to 12,000 households – publicising the drop in sessions and online consultation
- Information available in Twickenham Library and the Civic Centre
- Static display of proposals in the Council Civic Centre
- A press release to the Richmond and Twickenham Times
- Article in the local newspaper
- Information on Richmond College, Haymarket Media Group and Richmond Council's websites

Outcome:

Respondents were asked how appropriate they felt the proposed site layout plan was. Just under two thirds of respondents felt it was not appropriate while just over a fifth of respondents (22%) did feel it was appropriate and 14% felt it was neither appropriate nor not appropriate.

Respondents were also asked their views on a number of proposed measures to help address residents' concerns in relation to open space and Cranford Way (East and West). Over two thirds (67%) of respondents agreed that the measure that the field on Cranford Way West would be unaffected by the proposals and remain a public open space addressed residents' concerns in relation to open space.

While the same proportion (67%) agreed retaining and upgrading the public right of way between the Cranford Way fields to provide better links to the River Crane also addressed residents' concerns.

Respondents were next asked their views on principles and measures in relation to access routes. The vast majority of respondents (81%) felt all construction traffic routed via the A316 was appropriate, while a similar proportion (79%) felt maximising vehicular access via the A316 was appropriate. Around 70% of respondents felt reduced vehicular access for visitors to the education estate parking via the Heatham Estate was appropriate. While around two thirds (66%) felt upgrading the pedestrian / cycle links between the College site and Twickenham Town Centre was appropriate and 61% felt upgrading and extending the Marsh Farm Lane (public right of way) was appropriate.

9.0 Third Pre-planning consultation

Purpose of consultation

This consultation consulted on:

- The planning process
- How the design team has responded to issues raised in the last consultation
- The revised site layout plan of the Campus
- Various parameter plans in relation to the development, buildings, access and height

Methodology of consultation

The consultation was held from 6 to 30 January 2015. The consultation was available online and information was distributed to 12,000 households directly around the College site. Local councillors, residents groups, local businesses and community groups were also invited to attend drop in sessions on the 20 and 21 January to meet representatives of the project team.

Publicity for the consultation and drop in sessions

- Updates on the www.reec.org.uk
- E-newsletter to the 1,000 stakeholders that had signed up to receive information
- Publicity via the Local Community Forum
- A flyer was distributed to 12,000 households – publicising the drop in sessions and online consultation
- Posters were displayed on lamp posts around the Heatham Estate
- Information available in Twickenham Library and the Civic Centre
- A press release to the Richmond and Twickenham Times – resulting in two articles
- Information on Richmond College, Haymarket Media Group and Richmond Council's websites

Outcome:

Respondents were first asked if they agree or disagree with a number of statements about the consultation material provided. 57% of respondents agreed the consultation material sets out a clear timeline for the project. Around 55% agreed the consultation material clearly sets out how the planning process will work.

Particular points in the consultation evaluation include:

- In relation to the measure developed to address concerns around congestion and vehicle access, around 60% of respondents agreed that the additional traffic counts that have been commissioned to be undertaken in January 2015 in relation to Whitton Road will help address residents' concerns. A similar proportion (58%) agree that commissioning a specialist report to identify the best way of routing construction traffic and reducing impact on residents also helped address some of residents' concerns.
- However, only around a quarter (27% and 24% respectively) of respondents agreed that the specialist transport surveys helped to address local concerns about congestion and vehicle access.
- In addition around three quarters of respondents (79% and 72% respectively) agreed that the principal parking for the College being accessed via Langhorn Drive and exploring the option for residential development to be a sub zone of the local CPZ will help address residents' concerns in relation to parking.

10.0 Public Meeting

A public meeting regarding the proposals for the new Education and Enterprise Campus at the Richmond upon Thames College site was held on 21 April from 7-8.30pm in the Music Studio at Richmond upon Thames College.

The purpose was to hold a meeting in anticipation of the planning application being submitted in May, to enable local residents to hear about the latest plans and how their views have been incorporated. They could also ask key representatives of the organisations involved in developing the proposals for the Campus questions. On the Panel was:

- Robin Ghurbhurun from Richmond upon Thames College
- Nolan Smith from Richmond upon Thames College
- Mike Cronin from Haymarket Media Group
- Mark Addicott from Harlequins
- Mandy Skinner from the Richmond upon Thames College Free School Trust
- David Rose a Community Representative from the Local Community Forum
- Alistair Edwards a Community Representative from the Local Community Forum

Following a publicity campaign, which included an article in the local newspaper, leaflets to households, e-newsletter to 1,000 residents and stakeholders, publicity through local ward councillors – approx. 60 people attended.

Themes discussed included:

- Access to the site and the desire for a right hand turn onto the A316.
- Parking on the site.
- Intensity of building on the site
- Use of Craneford Way East.
- Student / pupil pedestrian travel from the Train Station to the Campus.

11.0 Local Community Forum

The Local Community Forum was established in June 2014. The purpose of the Forum is to provide groups with the opportunity to have an early preview of the developing proposals prior to going out to public consultation. The Forum provides groups with dedicated time to discuss the proposals and the project with senior members of the partnership.

Groups attending the Forum are asked to feed information back to their members and encourage them to take part in the various consultation and engagement opportunities. The Forum acts as key engagement channel for local groups but is not a decision making body.

The Community Representatives on the Forum are:

- Stephen Randall – Dene Estate Residents Association
- Gary Backler – Friends of the River Crane Environment
- Francis McInerny – Heatham Alliance
- David Rose – Court Way Residents Association
- Alistair Edwards – Heatham Residents Association
- Alison Jee – Heathfield South Neighbourhood Watch Coordinator
- Mary McHugh – Chudleigh Road Neighbourhood Watch Coordinator
- Kevin Jones – Court Way Resident Rep

In addition, local ward members are also invited to attend.

Meeting dates

The Local Community Forum has met on:

17 June 2014

15 July 2014

1 October 2014

28 October 2014

24 November 2014

12 January 2015

9 February 2015

2 March 2015

13 April 2015

Agenda topics

These have been set in agreement with the Forum. In addition to the general update meetings, specific 'themed' meetings have also been held where the Forum members have been able to hear from the consultants carrying out particular areas of work.

12.0 Issues and how we responded

The process of engagement has heavily influenced the design and scheme. The following table is a summary of the feedback received over the pre planning consultation and the amendments and clarifications that have resulted;

You Said	We Did
1. Changes to the proposals	
<p>Haymarket HQ to be replaced with a 'tech hub' (reducing the number of people, onsite parking and density of development)</p>	<p><i>The campus will incorporate the Haymarket Tech Hub and Digital Media Incubator and will not be the location of the Haymarket office headquarters building.</i></p>
2. Traffic / Transport and Access	
<p>Congestion</p> <ul style="list-style-type: none"> • Concern about increased traffic volumes, particularly on smaller residential roads (Egerton and surrounding roads) • Concern about the impact of school drop-off / pickup and traffic volumes during high volume times • High level of concern over the link of the residential site into the Heatham estate and not Langhorn Drive 	<p><i>We have commissioned specialist transport surveyors to complete a number of traffic surveys locally, including the following;</i></p> <ul style="list-style-type: none"> • <i>Single day count survey of the college student car park access off Egerton Road.</i> • <i>A one week traffic count on Whitton Road (repeated)</i> • <i>Single day count survey of the B361 Whitton Road/Court Way junction.</i> • <i>Single day turning count survey of the College access from Egerton Road/Heathfield South junction.</i> • <i>A one week traffic count on Court Way;</i> • <i>A one week traffic count on Langhorn Drive.</i> • <i>A one week count on Chertsey Road Westbound</i> • <i>A single day fully classified turning survey count of the A316 Chertsey Road/Langhorn Drive junction.</i> • <i>A single day turning count survey of the A316 Chertsey Road/Whitton Road roundabout</i> • <i>A single day turning count survey of the A316 Chertsey</i>

	<p><i>Road/B358 Hospital Bridge roundabout has been completed.</i></p> <ul style="list-style-type: none"> • <i>Feasibility study for junction improvement completed and sent to TfL.</i> • <i>Decision to incorporate a right turn out of Langhorn Drive to accommodate all residential traffic</i>
<p>Vehicle access</p> <ul style="list-style-type: none"> • Concern over parking and access via Egerton Road. • Persisting concerns about the impact of vehicle access via smaller residential roads (i.e. Egerton, Craneford, Heathfield North and South, Court Way, Whitton Road, Dean Estate) also includes concern about traffic and access for the proposed residential development • Requests for improvements to the access point at the A316 (right hand turn, roundabout etc) 	<p><i>The principle parking for the college will be accessed from the A316 via Langhorn Drive.</i></p> <p><i>Parking for the secondary school will be via Egerton Road (North of the Barrier). Access to the SEN school will be via Egerton Road opposite Court Way. The barrier is to be retained.</i></p> <p><i>Residential access will now be via a link road from the residential site to Langhorn Drive (see below).</i></p>
<p>Langhorn Drive Access for the residential site</p> <ul style="list-style-type: none"> • The most frequent response is that the residential site (new) should exist/egress via Langhorn Drive/A316 • Concern over ‘loss’ of pedestrian footbridge over the A316 is a right turn is incorporated. 	<p><i>The College has decided to request for planning consent for a right turn out option onto the A316 and has planned a link road from the new residential site onto the A316.</i></p> <p><i>The residential traffic will not be accessed or egressed off Heatham Estate roads and will only be accessed via the new Langhorn Drive link road to the A316.</i></p> <p><i>The right turn proposals include the retention of the pedestrian bridge.</i></p>
<p>Traffic management measures</p> <ul style="list-style-type: none"> • Concern raised by the local forum about the robustness of some of the traffic surveys (timing etc) 	

<p>particularly in relation to Whitton Road</p> <ul style="list-style-type: none"> • Great concern over not having construction traffic access the site via the Heatham estate during construction 	<p><i>Another set of traffic counts in January on Whitton Road was completed and fed into the TIA.</i></p> <p><i>The consulted master plan in January 2015 was amended to ensure that all construction vehicles access the site via Langhorn Drive/A316.</i></p>
<p>Parking</p> <ul style="list-style-type: none"> • Requests for more information on parking provision as part of residential development (q8) • For adequate parking to be provided on site for the new residential development and campus staff, concern about parking spilling over onto neighbouring residential roads (q7) • Concern about parking requirements on the all weather 	<p><i>The illustrative master plan identifies a possible layout for the residential accommodation. We are working with the planning department and it is likely that the residential development will be a sub zone of the local controlled parking zone. There will be no vehicular access to the Heatham estate for vehicles.</i></p> <p><i>There is to be no parking on the College sports pitches.</i></p>
<p>Pedestrians and cyclists</p> <ul style="list-style-type: none"> • Request to upgrade cycle links to Twickenham Town Centre was appropriate. • Concern about the impact of increased volumes of students/pedestrians (safety, litter, behaviour) • A concern over whether any pathway would infringe on the quiet enjoyment of the Crane habitat by adjacent residents. 	<p><i>The College are committed to upgrading Marsh Farm Lane to provide a pedestrian and cycle link to Twickenham Station. This significant investment is included within our proposed plans. Marsh Farm Lane will in places be upgraded to 3 metres in width and link to the newly proposed (TfL funded and constructed) cycle way along the A316.</i></p> <p><i>A new bridge that was proposed as well as a new path would have been very close to adjacent housing. This proposal after feedback from the local community forum has now been deleted.</i></p>
<p>3. Site Layout Plan / Design</p>	

<p>Site layout</p> <ul style="list-style-type: none"> • Concern over whether the site layout was appropriate • Concern about height of buildings and the proposed heights not being in keeping with the rest of the local area. 	<p><i>The site layout has been developed in accordance with the site wide planning brief. The site layout has been designed in a way that ensures that the College can continue to deliver its main function of education throughout the build period. The achievement and performance of students cannot be compromised during the build. The highest buildings will be directly adjacent to the A316 and Harlequins boundary, with the school buildings adjacent to Egerton Road being reduced in height to respect the scale of the adjacent residential development. The same principles apply to the residential development adjacent to Egerton Way and Craneford Way.</i></p> <p><i>Extensive daylight and sunlight modelling and visual impact assessments have been completed that demonstrate that a 5 storey height has a low impact.</i></p>
<p>Concern over floodlighting the Craneford Way playing fields</p>	<p><i>No floodlighting is planned and is no planning application for floodlighting is planned.</i></p>
<p>Residential development</p> <ul style="list-style-type: none"> • Overall concern about the residential development proposals. Some felt that proposals for 200 residential units and for 4/5 storey heights towards the north and west boundaries was inappropriate. • Concern scale, height and density of residential development proposed, concern about the impact on local community and area (services, traffic, access, flooding, type of housing) 	<p><i>In order to enable the construction of a new educational estate, particularly the new college, the residential development will need to deliver circa 200 new units. The exact numbers will be defined by the affordability statement.</i></p> <p><i>Our parameter plans now detail the likely building heights across the development, with the principle of reducing storey heights directly adjacent to the existing houses on Egerton Way and Craneford Way. Storey heights have come down by up to 2 metres since our original consultations and have been the subject of extensive daylight and sunlight modelling.</i></p>

	<p><i>The other environmental, including transport implications are being assessed in a full Environmental Impact Assessment. The resulting Environmental Statement will be submitted as a part of the outline planning application and be available for public review.</i></p>
<p>Open Space and Cranford Way East</p> <ul style="list-style-type: none"> • Residents concerns in relation to open spaces: <ul style="list-style-type: none"> ○ to ensure that the field on Cranford Way West would be unaffected by the proposals and remain a public open space ○ The public right of way between Cranford Way fields is retained and upgraded • Concern not enough space for existing groups using the fields, concern about proposals to upgrade playing fields (fencing, keep grass rather than hard playing surfaces, not natural open space, loss of open space, less flexible space, loss of dog walking space) 	<p><i>The College development only affects the area of land on Cranford Way that is within the college's ownership. Our proposals for the playing fields have been amended to represent one all-weather pitch and one grass pitch.</i></p> <p><i>The College has omitted the tennis courts/small multi use games area.</i></p> <p><i>Although the pitches will be fenced, the reduction in size will enable a perimeter of open space to be used by the public for informal walking and recreational activities. In addition a new gate for access is planned off Cranford Way.</i></p> <p><i>There is an 8 metre set back from the river Crane to allow the development of ecological habitat areas.</i></p> <p><i>The public right of Way (Marsh Farm Lane) has been retained and is to be upgraded.</i></p> <p><i>The College has agreed to a community use agreement for community use for all its pitches and sporting facilities.</i></p>
<p>Environmental Impact</p> <ul style="list-style-type: none"> • Implications for flooding, impact on local wild life, need to ensure environmental benefits are secured • Concern over pollutants and impact on the river Crane • Concern over the perceived 'loss of the Cranford Way West fields'. 	<p><i>As part of the development proposals, we have consulted the Environment Agency and agreed a section 106 contribution to the EA for a series of planned improvements and upgrades to the river Crane. The principle of a contribution has been agreed by the Environment Agency.</i></p> <p><i>The Environmental statement defines a series of mitigation measures that are</i></p>

	<p><i>limiting the impact of air and noise pollution.</i></p> <p><i>CraneFord Way West fields are not part of this planning application and therefore will be untouched.</i></p>

13.0 Influence of Community Involvement

The process of engagement has heavily influenced the design and scheme. The master plan has been radically amended during the process as well as the integration of a proposed link road from the proposed residential development to Langhorn Drive and the A316.

Pathways, access points, use of the Craneford Way fields and landscaping have all been affected and influenced in a positive way by the involvement of the community. The REEC group have benefitted from the relationship with the community and via the Local Community Forum have now generated a positive approval and support for the project and is a positive case study in active engagement and the part that this can play in defining an acceptable planning submission. This has culminated in the receipt of the following email to Robin Ghurbhurun, Principal & Chief Executive of the College;

Dear Robin,

Further to our recent meeting we are writing to express our strong support for your revised access arrangements for traffic to and from the large new residential estate planned for the Richmond upon Thames College site.

Your plan to create a right turn out option onto the A316 from Langhorn Drive, and to make Langhorn Drive the only access point for traffic to and from the new residential estate has been welcomed by residents living on the roads between the College and the Whitton Road.

We are very grateful that you have recognised the concerns of the local community over the initial site access proposals, and amended the plans accordingly in order to protect residents from the additional traffic.

Feedback from residents at every stage of the consultation process consistently showed that the number one concern in the locality was the likely impact of the additional traffic on the narrow and congested roads of the Heatham estate.

We feel that the extensive consultation process we have participated in has proven worthwhile now that these significant elements are to be included in college's outline planning application due to be submitted next month.

Yours sincerely

Alistair Edwards, Heatham Residents' Association, 8 Heathfield South Twickenham TW2 7SS

Alison Jee, Co-ordinator, Heathfield South Neighbourhood Watch, 8 Heathfield South Twickenham TW2 7SS

David Rose, Court Way Residents' Association, 57 Court Way Twickenham TW2 7SA

Francis McInerny, Heatham Alliance, 2 Craneford Close Twickenham TW2 7SD

Richmond Education and Enterprise Campus

Overview of Campus

What is the Education and Enterprise Campus?

Richmond upon Thames College, Richmond Council, Clarendon School, Haymarket Media Group, Achieving for Children, Waldegrave School and Harlequins are working together to create an Education and Enterprise Campus on the college's site on Egerton Road in Twickenham.

The ambition is to create a Campus that will deliver:

- An innovative college of further and higher education working in partnership with Haymarket, Harlequins, their partners and other successful global companies and local employers
- Purpose built accommodation for Clarendon School's secondary pupils (who have complex learning difficulties) and for Newhouse Centre, which Clarendon manages
- A new, much needed 11-16, five form secondary school
- Haymarket's new 'tech hub' and digital media incubator.

Additionally as a site neighbour, Harlequins, a global brand and currently ranked among the best Premiership rugby clubs in this country, and Europe, is also committed to the proposal. Contributing its excellence in sport, fitness and community values to the Campus, in particular the curricula of the College and schools.

The benefits of a Campus approach

The organisations that have come together to develop this proposal are committed to delivering a new offer to young people and adults; the highest quality education with unparalleled opportunities for developing skills and pursuing employment.

The Campus will deliver a completely new 22 acre estate, including state-of-the-art, e-enabled education facilities, spaces for start-up businesses, silver service dining experiences, a spa with health and wellbeing centre, an art gallery and theatre, and sports hub all providing commercial services to the local community. By sharing estate the College and schools will operate from a coherent basis, providing seamless access to facilities and expertise. The Campus will provide:

- Opportunities for joint curriculum development between the schools and College, and improved transition planning between them
- Greater educational choice on a single site
- Access to shared facilities and staff expertise that would not be possible in most school settings
- Opportunities to share best practice in teaching and learning
- Economies of scale that strengthen the business model and provide a platform for further innovative developments
- Access to work experience opportunities, internships and Apprenticeships – with Haymarket, Harlequins and other local employers
- Co-location with a mainstream secondary school and the College will also improve the opportunities for inclusion for Clarendon's students.



How will the Campus be funded?

The scale of the proposals means that multiple funding sources will be needed. The principal funding streams are:

1. Government Grants
 - In June 2014 the Department for Education gave conditional approval to open a new secondary free school on the Egerton Road site.
 - In September 2014 the College submitted an Expression of Interest to the London Enterprise Panel's Further Education Capital Investment Fund.
2. Sale of some of Richmond upon Thames College's land to enable the development. Proposals for an 'enabling development' are part of the planning policy for the site. Specifically:
 - Haymarket to purchase part of the land and fund the build of its new 'tech hub' through its own resources
 - Sale of land as an enabling residential development.
3. Council funding for the secondary school and Clarendon School. A minimum of £10 million has been pledged to date. (The Education Funding Agency, sponsored by the Department for Education, will fund the build of the secondary free school subject to its Academy Trust meeting pre-opening criteria.)



Richmond Education and Enterprise Campus

Partner update

New Principal

This summer saw the retirement of David Ansell from Richmond upon Thames College. At the start of August, Robin Ghurbhurun took up the helm as Chief Executive and Principal. A local graduate of Kingston University, Robin started his career in the further education sector in 1994 as a lecturer in computing at Weald College (now Harrow College). Since then he has progressed his career in a number of colleges including East Surrey, Carshalton and Lewisham before joining City College Norwich as Director of Innovation and then moving to Newcastle College as Deputy Principal in 2011.



New 'tech hub' for the Campus

Haymarket has unveiled exciting new plans to build a 'tech hub' on the Campus rather than their global HQ.

The innovative workspace will aim to further collaboration across education and enterprise in the media sector, with around 20 of Haymarket's creative and digital experts based full-time on the Campus. The global media company will share its expertise with Campus students through careers forums, lectures and mentoring. Haymarket's Skills Academy will also provide students with a practical insight into the industry, and access to Haymarket's digital labs, studios, video editing suites and gallery space in the tech-hub. The 'tech hub' will also see a new media incubator that will provide equity investment and seed funding from Haymarket to bright young media entrepreneurs and start-ups, together with access to the 'tech hub's' state-of-the-art facilities and mentoring from the company's experts.

"The ambition is to create a College that delivers tomorrow's people, tomorrow's workforce, through a contemporary curriculum that is employer endorsed, with learners contributing to the future social and economic wellbeing of our society. A future where teachers and trainers work alongside leaders of business; and where students can learn and develop skills in the same environment be it their first steps or seeking career transition opportunities and, in an increasingly digital world, where business can also learn from students as developers, not just consumers of the digital future." Robin Ghurbhurun

Free School gets green light

The Parliamentary under Secretary of State for Schools has given conditional approval for the new secondary free school on the Richmond upon Thames College site. Earlier this year, the 'Richmond upon Thames College Free School Trust', submitted an application to the Department for Education for permission to open a new secondary school at Egerton Road.

As part of the Trust's application, over 1,300 local parents registered their support for the school, agreeing that it would be a credible option for their children in the future. The school will be a five form entry (150 pupils per year), nonselective, co-educational, non-faith secondary school. Sixth form provision will be provided via the redeveloped Richmond upon Thames College.

The Trust is made up of Richmond upon Thames College, Harlequins, Haymarket, Waldegrave School for Girls, Achieving for Children and the London Borough of Richmond upon Thames. This group is committed to delivering a school in which diversity is celebrated, aspiration knows no bounds, from which outcomes are outstanding and whose reputation is unparalleled.



Richmond Education and Enterprise Campus

Current status

What is the Planning process for this project?

The Richmond Education and Enterprise Campus (Richmond upon Thames College as Applicant) intend to submit an Outline Planning Application for the College Site in early 2015. This is common practice when an applicant wishes to establish the fundamental principles of any redevelopment but has yet to commission detailed work on building specification and design and the precise layout of individual buildings on the site is not yet fixed.

The REEC application is expected to include an illustrative master plan demonstrating how the various elements of the proposed development can be accommodated on the site. It will also be accompanied by any array of detailed technical assessments, together with a full Environmental Statement, that will be agreed with the Council beforehand which, collectively, will assess whether any impacts arising as a result of the proposed development are acceptable and, if there are any effects, that these can be properly mitigated.

If approved, the outline planning permission will essentially establish the principle of redevelopment, the overall disposition of uses, the general scale and massing of proposed buildings (but not their precise location), and the overall quantum of new floor space and residential development allowed on the existing College site.

The various development partners, including the developer of the residential element of the scheme, would then be required to submit detailed applications for 'Reserved Matters' for each constituent element. These would provide details of proposed site layouts of the individual development components, the architectural treatment of each and every building proposed as well as the landscape and open spaces proposed. These applications would need to be consistent with the outline consent and development could only commence when these 'Reserved Matters' applications were approved.

A Campus with a community focus

Our ambition is to create a local College for a Global City providing access to learning and skills which will lead to sustainable employment opportunities across a number of growth sectors.

In addition real working environments will be accessible to the local community with a health and well-being centre including:

- A Spa
- Gymnasium
- Theatre
- Art gallery providing an opportunity for local artists and photographers to exhibit
- A silver service training restaurant
- Small business start-up advice centre
- Small business incubation spaces.

The College will also specialise in low carbon construction renewable technologies and automotive programmes with services and workshops for the public.

A recruitment and employment service will also provide a job search and transition service for those seeking new career opportunities.

A small conferencing facility will provide a public lecture series on key local and pan-London issues working in partnership with sector skills agencies, third sector and business forums.

The College's sporting facilities will also continue to be open for community use. Currently 25 local clubs and groups use the facilities every month for e.g. toddler's soccer coaching, yoga classes and rugby coaching. Access to the new facilities on the Craneford Way East playing field, will enhance this local offer.



Residential housing

In order to fund part of the new college development, Richmond upon Thames College propose to sell some of its land for residential development.

This will require a change of planning use and agreement on primary development parameters. The proposal is to achieve this via the outline planning application (for the entire development scope) to be submitted to the Local Planning Authority early next year.

Much of the recent work on the development has centred around understanding the needs of the education campus and ensuring that these uses have sufficient space to operate effectively. This early work has established that approximately 2 hectares of the site (indicated on the consultation board titled 'The Future Campus') may be proposed for residential development. What this means in terms of number of units is currently being determined and the principles will be discussed with both the Local Planning Authority and Greater London Authority prior to the submission of the planning application.

To help give an indication for the purposes of this consultation, the current assumption is that development will be of a scale of 2-3 storeys on the southern (Craneford Way) and eastern (Egerton Road) boundaries of the site, with development of 4-5 storeys moving toward the north and west. Guidance suggests that this may result in up to 200 units. We will ensure that more details regarding the residential site will be available in a further consultation in January (prior to the planning application) and this will include parking arrangements, an impact assessment on local transport infrastructure and descriptions of the extent of open space that will be required within the residential area..



Richmond Education and Enterprise Campus

The current site

Facts about the current site

Location: Egerton Road, Twickenham, TW2 7SJ is bordered by the A316, Egerton Road, Craneford Way and Langhorn Drive/Harlequins Rugby Ground.

Size of main site: 6 hectares.

Size of footprint of current buildings on the site: Size of ground floor footprint of current buildings on the site: 20,000m² (2 hectares). Total gross area over all floors is around: 32,000m².

Playing fields: The College's playing fields to the south of Craneford Way extend to 2.7 hectares.

Current main access points: The site currently has a number of vehicular and pedestrian access points which link the College with the transport network and existing Public Rights of Way (Egerton Road, off Chertsey Road, Langhorn and Craneford Way).

Parking: The College currently accommodates approximately 300 cars parked on the main site.

Current daytime total capacity for students and staff on the site: 4,500 plus c. 725 staff. Approximately 300 learners access the site outside of core hours each week and 25 local groups and teams utilise the on site facilities.



Existing policy for the site

Planning Brief for College site (2008)

Following public consultation in December 2008, a Planning Brief was agreed for the Richmond College site, following discussions between the Council, Richmond upon Thames College and their consultants.

The purpose of this brief was to establish a development framework for any proposed comprehensive redevelopment of the College and set out the broad principles to guide development at the site. The brief includes a number of key objectives:

Any development should:

- Deliver a high quality college campus, offering improved learning and sporting facilities
- Be achieved in a comprehensive manner, making best use of the site, with development at an appropriate density
- Respond to the area's existing urban grain, building heights and landscape character and be of the highest architectural quality
- Ensure appropriate pedestrian, cycle and vehicular access points, which reflect existing links and reduce traffic impacts in neighbouring residential streets
- Promote sustainable forms of transport and reduce car parking, through the implementation of a Green Travel Plan
- Maximise the sustainability of all new buildings, in accordance with relevant national, regional and local sustainability targets
- Deliver benefits for the wider area, including improving linkages between the main development sites in the Crane Valley and environmental improvements
- Continue to play an important role in the community and maximise the opportunity for community use of facilities
- Deliver an appropriate level of enabling residential development, including affordable housing.

To see the Planning Brief, go to: www.richmond.gov.uk/richmond_college_maps_2014_lr.pdf

Preparing the designs

As part of the overall design process it is important to consider existing Council and local policies relating to the specific site and beyond. All of these have been subject to extensive local consultation and engagement.

Crane Valley Planning Guidance (2005)

The College site falls under the Crane Valley Planning Guidance (2005) which recognises the likely development of the College site, but outlines principles to ensure that development is carried out to a high environmental standard, based around an improved riverside, a riverside walkway and improved open spaces meeting the housing, recreational and educational needs of the area.

To see the Guidance, go to www.richmond.gov.uk/crane_valley_spg-2.pdf

Richmond upon Thames UDP First Review (2005)

The Council's Unitary Development Plan First Review was adopted in March 2005 and Proposal T29 provides for the redevelopment of the College site to provide a new college and enabling residential development. The Planning Brief for the College site and the Crane Valley Guidance provides more detailed planning guidelines.

For more information, go to: www.richmond.gov.uk/unitary_development_plan

Twickenham Area Action Plan (2013)

Whilst this Action Plan largely focuses on Twickenham Town Centre, parts of the plan adjoin the College site. In relation to this site, the primary aspect of the Plan that is seen as affecting the redevelopment is the policy goal to "enhance the Crane corridor for environmental and community benefits as well as creating a new route and providing public access to open areas alongside the River Crane, which will link the town to a much larger east/west linear park."

To see the Plan, go to: www.richmond.gov.uk/twickenham_area_action_plan

Site Allocations Plan (currently draft – to be adopted 2015)

The Site Allocations Plan includes site specific proposals for key sites across the whole Borough and extensive consultation on the draft was completed during 2013. The document reflects the needs of the borough, existing national, regional and local policies, site specific constraints and opportunities. The Plan includes a specific proposal for the College site (which, when adopted, will supersede the proposal contained in the Unitary Development Plan) for a new College, a new headquarters building / offices and open space.

To see the Draft Plan, go to: www.richmond.gov.uk/site_allocations_plan

Environmental Impact Assessment

The entire development will be subject to an Environmental Impact Assessment (EIA) and this will include consideration of impact on the playing fields. The work on the EIA is being done ahead of the main planning applications and the statement itself will be a key part of the submission. The preparation of the EIA has begun and the Campus partners have recruited a consultant to assist with this work.



Richmond Education and Enterprise Campus

What you said

Throughout the design process for the new Education and Enterprise Campus, there will be a number of opportunities to find out more and have your say. In April and May a consultation was carried out on the top level proposals, to provide residents, prospective students and parents of pupils with the opportunity to shape the plans as they evolve.

Two public drop-in sessions were held on 1 and 6 of May, as well as an online consultation. A total of 105 people completed the consultation survey.

Residents were asked to comment on the overall proposals for the site, the current thinking for the height of buildings and access points. They were also invited to highlight particular areas of concern.

Key themes were highlighted in the consultation, these included:

- Overall proposals
- Traffic / transport and access
- Site plan and general design
- Open space and Craneford Way East
- Environmental benefits
- Population density and local services
- Residential development
- Demolition and construction

Below is a summary of some of the key results, and what the Campus design team is doing to address them.



You Said	Our Response
Overall proposals	
<p>The element of the proposals identified as most important (in relation to education, enterprise and employment) was:</p> <ul style="list-style-type: none"> • A campus focusing on equipping young people with skills and providing employment opportunities (56% felt it was important) 	<p>Richmond upon Thames College, Haymarket Media Group, Harlequins, Clarendon School, Richmond Council, Achieving for Children and Richmond upon Thames College Free School Trust will work in partnership to create an outstanding campus for education, skills and enterprise through the provision of high quality vocational and academic programmes for young people, adults and the wider business community.</p> <p>REEC will provide unparalleled opportunities for developing skills and pursuing employment and will deliver tomorrow's people, tomorrow's workforce, through a contemporary curriculum that is employer endorsed with learners contributing to the future social and economic wellbeing of our society.</p>
Traffic / Transport and Access	
<p>Residents raised concerns about the:</p> <ul style="list-style-type: none"> • Increase in traffic volumes • School drop-off and pick ups • Amount of parking on the site • Vehicle access via Egerton Road and smaller residential roads • Cycling provision • Impact of increased volumes of students / pedestrians (safety, litter, behaviour) • Disturbance / nuisance for local residents <p>Respondents also requested:</p> <ul style="list-style-type: none"> • Robust traffic and pedestrian surveys • Traffic management and Green Travel Plans • All traffic (including residential) to / from the site to be routed via Langhorn Drive • A purpose built access point at the A316 	<p>A full Transport Assessment has been commissioned to robustly assess the transport impacts of the proposed development. The extent of this assessment and associated surveys will be agreed with the Local Planning Authority and Greater London Authority (GLA) in advance of the planning application.</p> <p>The intention of the design is to maximise vehicular access to the Education and Enterprise site via the A316. Some vehicular access for staff parking for the schools will be maintained via the Heatham Estate however, this is expected to be significantly less than current practices.</p> <p>Travel Plans for all parts of the Education and Enterprise site will be prepared and submitted as a part of the overall planning application.</p> <p>Parking for all parts of the development will be provided in line with the policies adopted by the Local Planning Authority. Since the last consultation, the amount of parking proposed on the site has been reduced due to the Haymarket Head Quarters no longer being included in the development scope.</p> <p>The proposal is to improve pedestrian / cycle links between the College site and Twickenham town centre by upgrading and extending Marsh Farm Lane (public right of way). With some management, we expect this to significantly reduce the number of students accessing the site / town centre via the Heatham Estate during peak hours.</p>



Richmond Education and Enterprise Campus

What you said



You Said	Our Response
Site Plan / Design	
<ul style="list-style-type: none"> • Requests for more detail on the site plan and layout (including building lines, massing / density, infrastructure, boundaries, road network, parking spaces and loading areas) • Measures are needed to minimise impacts on the local community • Concern about the residential and commercial elements and over development • Building heights – maximum number of storeys suggested (3-4 storeys, within existing heights) • Ensure there is a good design and retain the existing architecture (1930s) • There should be shared facilities onsite 	<p>The proposed site plan / proposed heights and access are all part of this public consultation. Images have been produced to demonstrate current intent.</p> <p>The proposals for the site have changed significantly since the last public consultation in that Haymarket no longer propose to locate their headquarters for 1,200 staff on the site, however they will retain a 'tech hub' with up to 20 staff as this element fits best with the Education and Enterprise ambitions for the Campus. This omission has resulted in substantial reductions in the blocking and massing of the development proposals.</p> <p>The master plan for the outline planning application will consider building locations, height, massing and access. The detailed design of the final buildings, including elevations and materials, will not form a part of this application. These details will form part of a separate application to be considered by a planning committee after the outline permission has been determined.</p> <p>One of the major benefits of locating three education institutions and business / enterprise opportunities in close proximity will be the ability to share resources and facilities. The potential for this level of co-ordination will have benefits for staff, students and the community.</p>
Open Space and Craneford Way East	
<ul style="list-style-type: none"> • Requests for more detail on the layout of playgrounds and other open spaces • Enhance existing open spaces and playgrounds • Provide more open spaces to meet increased residential demand for open space • Ensure public access and access for existing groups and clubs • Craneford Way East – retain space and community access, some concern around fencing, floodlights, more intensive use and noise 	<p>The College playing fields on Craneford Way East will be retained and enhanced. The College playing fields will be upgraded to include two all-weather playing fields and multi-use games areas. The new sporting facilities will be used by the College and the schools, as well as provide an enhanced community offer during evenings, weekends and daytime during academic holidays.</p> <p>The public right of way between the Craneford Way fields (East and West) will be retained and upgraded to provide better pedestrian links to the River Crane.</p> <p>The field on Craneford Way West will not be affected by these proposals and this area will continue to enjoy its designation as public open space.</p> <p>The main College site will enjoy more open spaces than the existing site for social and play purposes. The current proposals are to provide: a large multi-use games area; informal play spaces; informal social spaces; and soft landscaping.</p>
Community Offer	
<ul style="list-style-type: none"> • Ensure site and facilities remain accessible to the community (specifically retain access to open spaces) • The most important element of the proposals in terms of wider social benefits was identified as the wider social and environmental impact of the design of the Campus, including ecological impact 	<p>The Campus will service the needs of the community by providing fine dining experiences, a spa with a health and wellbeing centre, an art gallery, theatre and a state of the art sports hub.</p> <p>The 22 acre estate will be sympathetically designed to incorporate both soft and hard landscaping. An allotment will be incorporated within the Campus for students to learn about nutrition and wellbeing. All buildings will meet best practice energy efficiency guidelines and reduced onsite car parking will contribute to lower CO₂ emissions in the borough. A single energy centre will service the campus and provide all heating and lighting requirements. REEC aims to be a carbon neutral site.</p>
Environmental Benefits	
<p>Requests that the proposals:</p> <ul style="list-style-type: none"> • Encourage biodiversity • Improve the appearance and value of open spaces • Protect / enhance MOL and the West London Green Chain <p>In addition, respondents highlighted the River Crane and Duke of Northumberland's River as key areas that need to be considered</p>	<p>A full Environmental Impact Assessment (EIA) has been commissioned. This assessment will consider the potential environmental implications of the proposed development. The outputs of this assessment will be used to identify where the development is likely to have an impact on its immediate / wider surroundings and recommend mitigating actions. Proposed mitigations will be detailed in a further public consultation early next year. The final proposals will be included in the Environmental Statement which will support the outline planning application.</p>
Demolition and Construction	
<ul style="list-style-type: none"> • Site and construction access should be via the A316 • No building works or deliveries outside normal working hours • Minimise impact and disruption and keep local residents informed 	<p>The current proposals are that all construction traffic will be routed via the A316. An outline Construction Management Plan will be submitted with the outline planning application. Further details of construction impacts will be available at a future public consultation early in the new year.</p>



Richmond Education and Enterprise Campus

The future Campus

Proposed new layout of Campus

The diagram below shows the proposed layout for each element on the Campus. It includes:

- Education (to include the College, Secondary School and Clarendon school)
- Enterprise (Haymarket Tech Hub)
- Enabling residential development (please see Board Three for further information)



- A Haymarket Tech Hub (2 storeys)
 - B Richmond-upon-Thames College (5 storeys)
 - C New Secondary School (3 storeys)
 - D Clarendon School (3 storeys)
 - E Facilities Management / Energy Centre (1-2 storeys)
-
- 1 Alteration to access via Langhorn Drive
 - 2 College Entrance
 - 3 College outdoor space
 - 4 Shared outdoor space
 - 5 Secondary School outdoor space
 - 6 Clarendon School outdoor spaces
 - 7 Large multi-use games area for sport
 - 8 Clarendon School entrance / approach
 - 9 Secondary School entrance / approach
 - 10 Car parking
 - 11 Landscape edge to A316 & service access
 - 12 Service access
 - 13 Upgraded Marsh Farm Lane
 - 14 Proposed River Crane foot / cycle path
 - 15 Approved River Crane foot / cycle path
 - 16 Shared access road
 - 17 College / Schools' playing fields upgraded to include artificial surfaces



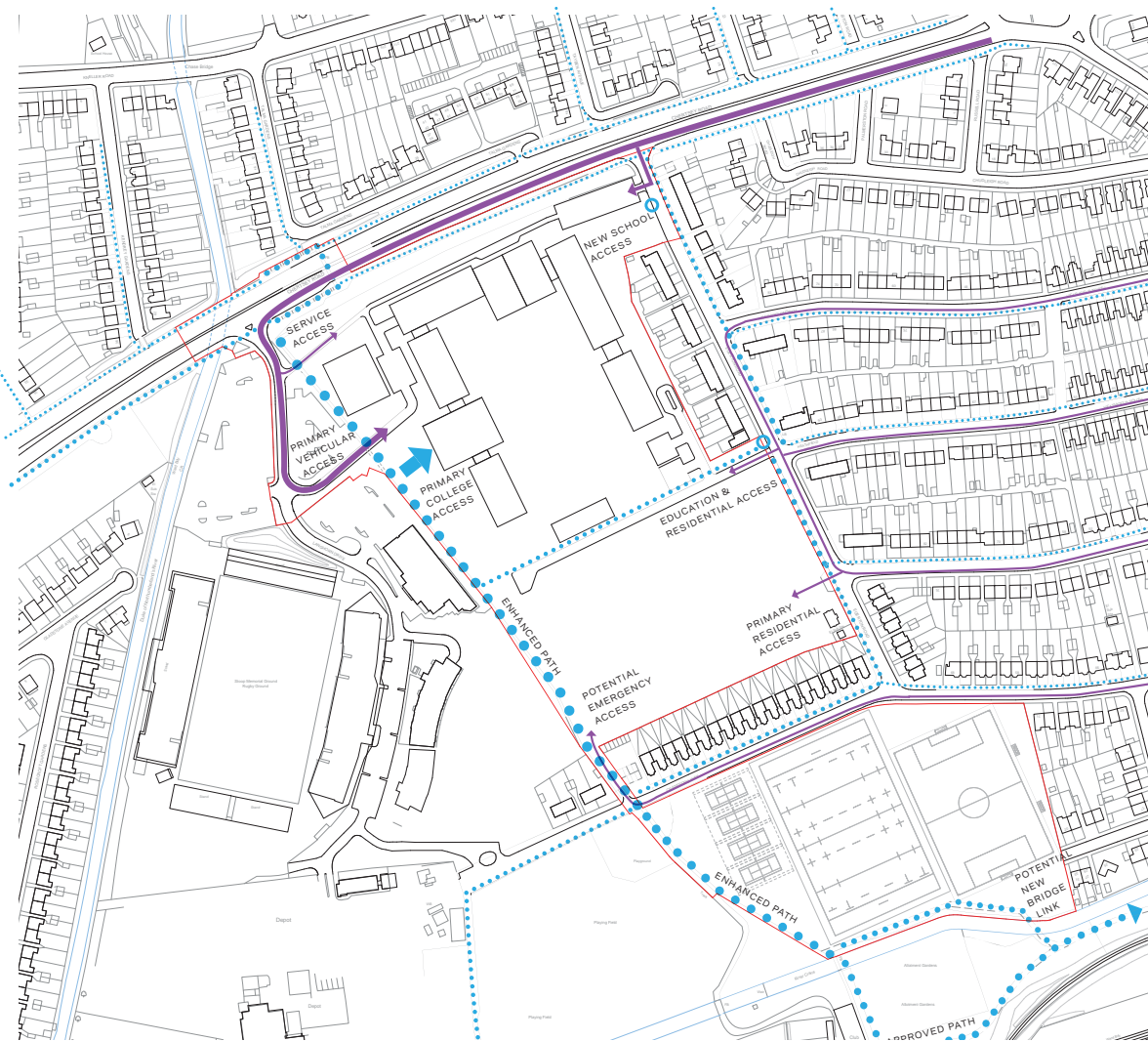
Richmond Education and Enterprise Campus

Accessing the Campus

Proposed access routes to the site

Each element of the site will have its own dedicated access point – with primary vehicle access for the education estate being via the A316. This will reduce the impact of the education vehicular movements on existing residential roads.

In addition, existing pedestrian routes will be improved and new pedestrian pathways proposed along the northern bank of the River Crane, improving links from Twickenham Station to the Campus. This should create a benefit by reducing impact on existing residential roads.



KEY TO DRAWING

- PRIMARY PEDESTRIAN & CYCLE ACCESS
- SECONDARY PEDESTRIAN & CYCLE ACCESS
- PEDESTRIAN / CYCLE ROUTE
SMALLER DOTS INDICATE LESS ANTICIPATED PEDESTRIAN TRAFFIC
- PRIMARY VEHICULAR ACCESS VIA A316/LANGHORN DRIVE
- SECONDARY VEHICULAR ACCESS

NOTE: BUILDING FOOTPRINTS ON REEC SITE ARE INDICATIVE OF PROPOSED BUILDINGS

BUILDING FOOTPRINTS OUTSIDE OF REEC SITE REFLECT EXISTING BUILDINGS

TO TWICKENHAM STATION & TOWN CENTRE

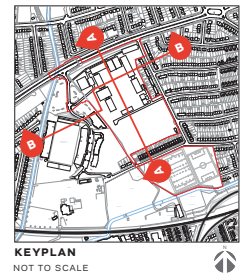
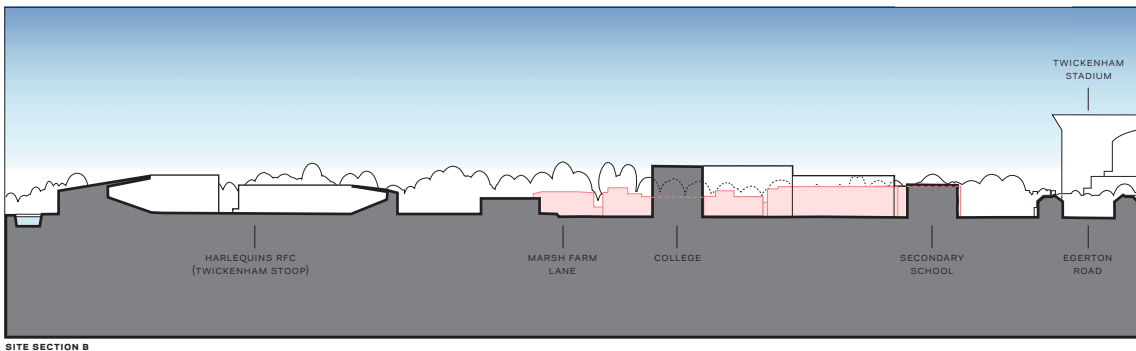
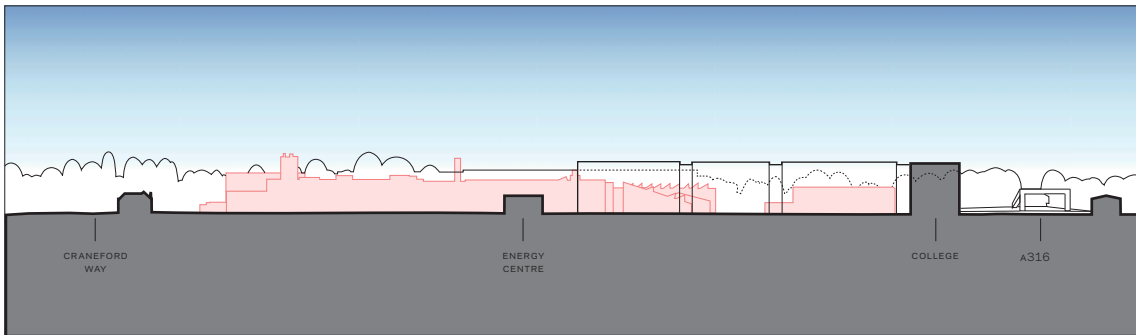


Richmond Education and Enterprise Campus

The height of buildings on the Campus

Proposed height of buildings

The site is located within an area of varying urban grain, in terms of scale and density. Building heights and massing in the locality generally increase from east to west. The proposed design of the redeveloped estate seeks to reflect this pattern, increasing in height from the residential scale of Egerton Road to the height of Harlequins Stadium.



This drawing incorporates Ordnance Survey Information
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Survey 100019441

- DRAWING KEY**
- PROPOSED BUILDINGS & GROUND CUT IN SECTION
 - EXISTING COLLEGE BUILDINGS TO BE DEMOLISHED
 - EXISTING BUILDING TO BE DEMOLISHED (WHERE OBSCURED BY SECTION CUT)
 - OUTLINE OF PROPOSED NEW BUILDING
 - OUTLINE OF BUILDINGS / LANDSCAPE IN DISTANCE
 - OUTLINE OF BUILDINGS / LANDSCAPE IN DISTANCE (WHERE OBSCURED BY PROPOSED NEW BUILDINGS)
 - ▬ RIVER (DEPTH INDICATIVE)



Richmond Education and Enterprise Campus

FAQS

Below is a selection of FAQs regarding the development. To see the full list go to: www.reec.org.uk/faqs

Are there plans to introduce a new right hand turn out of Langhorn Drive onto the A316?

We don't know yet. An Environmental Impact Assessment of the site is being carried out to inform planning applications; that assessment will include consultations with relevant parties, including Transport for London, and an appraisal of the likely impact of traffic on the local area. The omission of Haymarket's headquarters building from the site proposals will significantly reduce the vehicular traffic visiting the site on a daily basis. The Transport Assessment will consider traffic impacts of the development, including implications for the local road network and offer mitigations where required.

Will there be fencing between the College, Tech Hub and Schools?

While the schools will need to be able to provide effective secure boundaries around their sites to allow them to meet their safeguarding obligations, our intention is to avoid harsh fencing and control options where possible. We believe it will be possible to keep this to a minimum, achieving most of our aims in this regard through intelligent landscaping and planting. This will provide the necessary levels of security while creating a more pleasant environment for all to enjoy.

Are there any other proposed developments in the local area?

To the south east of the site lies the former Post Office Sorting Office site, which is being developed by St James to provide 110 homes and a community performance space. Also to the south east of the site is Twickenham Rail Station (immediately opposite the Sorting Office site), which is also likely to be redeveloped in the near future.

Harlequins, situated to the west of the site, recently revealed plans to renovate their North Stand of the stadium in order to increase capacity to a maximum of 20,000. The Club has committed to ensuring that any evolution of the ground is done in conjunction with the local community and has a positive impact on the surrounding area, with everyone, including its partners on the campus all benefiting from the developments.

How many people will be on the Campus once the redevelopment is complete?

- 3,000 day time, full-time, Richmond upon Thames College students and around 425 staff. The College will continue with evening and weekend courses.
- 750 Secondary School students and around 90 staff (when the school reaches capacity in September 2021)
- 115 Clarendon School students and around 60 staff
- 20 Haymarket Media Group staff
- Currently approximately 300 learners access the site in the evenings over two nights with a smaller number on a Saturday. The proposal for the new Campus is that it will be accessible On Tuesday, Wednesday and Thursday evenings until 10pm and on Saturdays from 10am until 5pm. This proposal increases the access by one evening in comparison to current operations.

Are there plans to build on the Council depot?

No. The Campus proposals do not include changes to the depot.

Are you proposing to develop on the College field on Craneford Way?

The College currently use this field for its sport curriculum as well as some community events. This land has a planning designation of Metropolitan Open Land (MOL) and as such has a policy presumption against inappropriate development.

The College and schools propose to improve sports facilities for both education purposes and the community. This will include the provision of some, all-weather sports pitches and other multi-use games spaces to be located on the Colleges Craneford Way pitches. This will involve fencing the perimeter of the pitches to contain team games and protect the all-weather surfaces. The provision of new sports surfaces will render the field as unsuitable for car parking which is currently used for occasional events. All proposals are expected to align with the MOL policy and do not include the development of buildings on this land.

The public will still have access to the right of way at the perimeter of the field and there are proposals to improve access to the River Crane. The field to the west of the College field, with a designation of public open space, will remain in council ownership and does not form part of this application.

How will the building work impact on the local community?

The partnership will seek to minimise the impact of construction work on the local community as much as reasonably possible. It is likely that the majority of construction traffic will be able to enter and leave the site from the A316, subject to agreements with Transport for London. The partnership recognises that construction works will run for a considerable period of time and involve multiple contractors. To this end, we will establish a strategic Construction Method Statement (CMS) which will guide the actions and behaviours of all contractors during the construction phase. The CMS is a requirement for grant of planning permission.



Richmond Education and Enterprise Campus

What happens next?

Timeline for the project

October 2013

New secondary school survey launched

Spring 2014 to Winter 2014/2015

Consultation and engagement with the community on the high level proposals for the Campus culminating in pre-application consultation events in October 2014 and January 2015.

Winter 2015

Further detailed design for the schools and College. An Outline Planning Application will be submitted for the entire development early in 2015.

Winter 2016

Construction on the education development due to commence.

Autumn 2017

Construction due to complete on Phase One of the College redevelopment, the secondary school building, Clarendon School building and the Haymarket 'tech hub' mid- to late 2017.

New secondary school and Clarendon School to open September 2017.

2018

Construction due to complete on Phase Two of the College redevelopment.

Residential timelines are less certain at this stage, but the residential development is likely to commence in 2018.



Local Community Forum now in place

The Education and Enterprise Campus partnership has established a new Local Community Forum to provide local groups and community representatives with the opportunity to learn more about the proposals for the Campus as they are developed and to have an early preview of consultation material prior to going out to the public. Membership of the group includes: Heatham Alliance, Dene Estate Residents Association, Friends of the River Crane Environment, Courtway Residents Association and the Neighbourhood Watch co-ordinators from Heathfield South and Chudleigh Road. For more information, go to: www.reec.org.uk/local-community-forum or email: Richmond.College@richmond.gov.uk

Have your say

The programme to redevelop the Richmond upon Thames College site is still in the very early stages. However, we want your views on the work being carried out so far.

Make sure you complete the questionnaire by the 7 November 2014. Go to: www.reec.org.uk or pick up a hard copy from the London Borough of Richmond upon Thames Civic Centre reception. Over the next few months there will be further opportunities for you to have your say on the more detailed design elements of the Campus.

We will be feeding back the results of this consultation and asking you to have your say on a more detailed design for the site in January 2015.

In the meantime, sign up online for regular updates regarding the Campus or email richmond.college@richmond.gov.uk to indicate that you would like to be involved in consultation and engagement opportunities in the future.



Richmond Community Enterprise Campus Survey Topline Report October 2014

Note:

Please note percentages may not add up to 100% due to rounding and multiple choice questions.

A total of 73 respondents completed the survey the vast majority 99% (72 respondents) completed it online while 1% (1 respondent completed a paper copy of the survey).

Section A: Changes to the proposals for the Campus

1. How appropriate do you feel the following changes to the proposals for the Campus are?
(tick one box in each row)

	Very appropriate / Appropriate	Neither appropriate / not appropriate	Not appropriate / Not appropriate at all	Base
Haymarket's headquarters (with 1,200 staff) will be replaced by a 'tech hub' (with 20 staff) significantly reducing the number of people, on-site parking and density of the development proposals	73%	12%	15%	73
The ambition is to create a College that delivers tomorrow's people, tomorrow's workforce, through a contemporary curriculum. Where teachers, trainers, pupils and business leaders work and learn alongside each other.	52%	26%	23%	66

2. Please state any comments you have on the above changes to the proposals for the Campus?

A total of 46 respondents commended on this question, key themes included:

Increase in traffic / traffic congestion / road access / parking issues	26%
Positive about proposals / satisfactory / improvement.	22%
Reduction in personnel is welcome	15%
Will affect residents and impact local services	15%
Increase in students / people	15%
Poor reputation of Haymarket/ Relief that Haymarket HQ will not be located on site/ Have no association with	15%
Should not happen / No benefits	13%
Require more detailed plans / costings	11%
Just a PR exercise / done deal	11%
Concern behaviour of students/ Antisocial behaviour	11%
Environmental impact / affect green spaces / pitches	9%
Design / size / location of building	9%
Learning should be priority / Not academic enough	9%
No more housing developments	7%
Other	7%

Section B: Site design and layout

3. How appropriate do you feel the proposed education and enterprise site layout plan is (see 'The Future Campus' consultation board)? (tick one box)

Very appropriate / Appropriate	Neither appropriate / not appropriate	Not appropriate / Not appropriate at all	Base
22%	14%	64%	72

4. Do you agree or disagree that the following measures will help address residents' concerns in relation to the open space and Cranford Way (East and West)? (tick one box in each row)

	Strongly agree / Agree	Neither agree nor disagree	Disagree / Strongly disagree	Base
The College playing fields on Cranford Way East will be retained and enhanced (two all-weather playing fields and multi-use games areas)	38%	7%	56%	72
The new sporting facilities will be used by the College and the schools, and will be open to the community during evenings, weekends and daytime during academic holidays	42%	14%	44%	72
The public right of way between the Cranford Way fields (East and West) will be retained and upgraded to provide better pedestrian links to the River Crane	67%	10%	23%	73
The field on Cranford Way West will not be affected by these proposals and this area will continue to enjoy its designation as public open space	67%	14%	19%	73
Overall REEC proposes to increase the amount of open space on the site including outdoor space for the College, Secondary School, Clarendon School and a multi-use games area for sports compared with existing college campus	36%	23%	41%	73

5. How appropriate do you feel the following principles and measures are in relation to the proposed access routes? (tick one box in each row)

	Very appropriate / Appropriate	Neither appropriate / not appropriate	Not appropriate / Not appropriate at all	Base
Maximising vehicular access via the A316	79%	8%	13%	72
There will be reduced vehicular access for visitors to the education estate parking via the Heatham Estate	71%	14%	15%	72
All construction traffic to be routed via the A316	81%	11%	8%	72
Upgrading pedestrian / cycle links between the College site and Twickenham Town Centre	66%	20%	14%	71
Upgrading and extending Marsh Farm Lane (public right of way)	61%	23%	17%	71

6. How appropriate do you think the following are in relation to the proposed residential development on the Campus site?

	Very appropriate / Appropriate	Neither appropriate / not appropriate	Not appropriate / Not appropriate at all	Base
Richmond upon Thames College propose to sell approximately 2 hectares of land for residential development*	13%	17%	70%	71
Initial estimates indicate approximately 200 residential units could be built on the site	10%	11%	79%	71
Buildings will be 2-3 storeys high on the southern (Craneford Way) and eastern boundaries of the residential site	41%	15%	44%	73
Buildings will be 4-5 storeys high towards the northern and western boundaries of the residential site	6%	17%	78%	72

* An error was identified in the text for this question, stating that the college propose to sell approximately 2 acres of land for residential development. The figure should have been 2 hectares (approximately 6 acres). A total of 57 responses had been collated at this point, 36 of these respondents provided contact details. Each of these respondents were contacted and asked if they would like to amend their response to this question. Three responded replied. The text on the online survey was also amended to include the correct figure.

7. Please state any comments you have on the proposed site layout plan, open spaces, access routes and pathways, the proposed heights of the Campus buildings or the residential development proposals.

A total of 66 respondents commented on this question, the key themes included:

Traffic issues / Parking issues / Road access / Construction traffic	65%
Height of buildings / Do not want 4/5 storey / Height exceeds planning guide	24%
New proposals do not allow enough space for outdoor pitches / open land should be increased / Should not be done at expense of green areas / Do not want playing fields upgraded	24%
Do not need more housing/ Residential area is overdeveloped	20%
Comments re. specific changes to plans/ Design issues/ Suggestions	20%
Incomplete information given/ Vague proposals	18%
Playing fields should be left for public use/ should not be fenced off	14%
Survey does not address residents' concerns re. use of site/ This is a residential area	12%
Why all-weather pitches and not grass?	12%
Environmental impact, flooding, etc./ Impact on bat population	11%
Will impact on local resources, e.g. schools, health	11%
Needs to be a designated drop off area via A316/ Safety of children crossing	9%
Other	9%
Already disruption from college students/ More people on campus	6%
Proposals for pedestrian/cycle links not clear	6%
Need affordable housing for key workers/ Residential development needs to be more affordable/ Need good quality house	5%
Concerns re. having secondary school so near to college	5%
Negative impact re. antisocial behaviour	3%
Worried about noise pollution	3%
Positive comments/ Happy about plans	3%
Do not want floodlighting during winter months/ No floodlighting	3%
Comment re. dispute over ownership of college	3%

8. Please tell us any other comments or suggestions you have about the proposals for the redevelopment of the site.

A total of 46 respondents commented on this question, the key themes included:

Traffic issues / Better road access / Parking spaces / Construction traffic	54%
Will affect local residents/dog walkers	30%
Environmental impact, e.g. trees, green spaces	22%
Design issues / suggestions	22%
Incomplete information been given/ Vague proposals	20%
No proper consultation given / A scam / PR exercise / Biased	17%
Security should be a priority / Antisocial behaviour	13%
Increase in the number of people / visitors	11%
Better public transport / Shuttle bus service / Nearer to public transport	7%
Leave it alone / Move to another site / Inappropriate	7%
Affect from Harlequins' stadium	7%
Be more academic / No benefit to students	4%
Support it	4%
There is a need for more housing	4%
Do not build more houses	4%
Waste of taxpayers' money	2%

Section C: About You

9. In what capacity are you responding to this consultation? (Tick all that apply)

Local resident	90%
Parent of a child at a pre-school in the borough	11%
Parent of a child at a primary school in the borough	33%
Parent of a child at a secondary school in the borough	16%
Parent of a child at Clarendon School	0%
Pupil or student at school / college in the borough	0%
School or college staff	0%
Haymarket or Harlequins staff	0%
Representative of a local group, organisation or business	7%
Other	3%
Base	73

10. What was your age at your last birthday? (tick one box only)

Under 18	0%
18-24	0%
25-34	7%
35-44	28%
45-54	42%
55-64	13%
65-74	7%
75+	3%
Base	69

11. Are you? (tick one box only)

Male	51%
Female	49%
Base	68

12. Do you consider yourself to have a disability?

Yes	7%
No	93%
Base	67

13. How would you describe your ethnic group? (tick one box only)

White or White British	95%
Asian or Asian British	2%
Mixed or Mixed British	2%
Black or Black British	0%
Any other ethnic background	2%
Base	65

14. What is your postcode?

TW1	11%
TW2	89%
Base	65

Section D: Opportunities to stay informed and get involved

15. Please indicate how you would like to be kept informed and get involved in shaping the proposals (tick all that apply)

By receiving an e-newsletter	81%
By receiving leaflets/ information/ letters through your door	54%
By social media	11%
By attending public events or drop-in sessions	44%
By attending regular meetings	17%
By completing online surveys	56%
By completing paper surveys	6%
By commenting on planning applications and documents	41%
Don't want to be kept informed or get involved	0%
Other	2%
Base	63

16. If you are interested in any of the above opportunities please provide your contact details below:

A total of 46 respondents provided their contact details.

Richmond Education and Enterprise Campus

Shaping the future

What will the Campus offer?

The Campus will provide: a strong, wide ranging, academic and vocational curriculum and a growing programme of community use. It will enable the development of skills and qualifications that will open doors to employment, higher education, personal fulfilment and community learning.

Pooling requirements and facilities will enable enhanced educational opportunities by providing:

- Opportunities for joint curriculum development between the schools and College, and improved transition planning between the two
- Greater educational choice at a single site
- Access to shared facilities and staff expertise that would not be possible in most school settings
- Opportunity to share best practice in teaching and learning
- Economies of scale that strengthen the business model and provide a platform for further innovative education opportunities
- Access to opportunities for work experience and apprenticeships – with Haymarket, Harlequins, and other local employers
- For Clarendon School, the borough's day community special school for pupils with moderate learning difficulties and additional complex needs, there will be a purpose built school for its secondary aged pupils with improved transition arrangements to post-16 courses at the College as well as a more accessible location in the borough.

What is the Education and Enterprise Campus?

Richmond upon Thames College, Richmond Council, Clarendon School, Haymarket Media Group and Harlequins are working together to create an Education and Enterprise Campus on the College site on Egerton Road in Twickenham.

The site would include:

- New College buildings
- Purpose-built accommodation for Clarendon Special Needs School
- New Secondary School
- Global headquarters for Haymarket

The Campus would not only benefit the education of local young people but would also benefit the wider community.

Over the next four to six months, work will be undertaken on the design and layout of the Campus, in preparation for a planning application being submitted later in the Autumn.



How will the Campus be funded?

The scale of the proposals mean that multiple funding sources will be needed. The principal funding streams identified are:

1. **Government Grants.** The partnership is currently liaising with the Skills Funding Agency, Local Enterprise Partnership and the Department for Education.
2. **Sale of some of Richmond upon Thames College's land** to enable the development. Proposals for an 'enabling development' are part of the planning policy for this site. Specifically:
 - Haymarket Media Group to purchase part of the land and fund the build of its new global headquarters through its own resources
 - Sale of land as an enabling housing development.
3. **Council funding** for the proposed Secondary School. A minimum of £10 million has been pledged to date.

Benefits of the Campus to the wider community

The co-location and sharing of the estate/facilities will not only create education, enterprise and employment opportunities, but there will also be a number of benefits to the wider community.

These include:

- An improved community learning offer for adults through full and part time courses
- Access to the new state-of-the-art sports facilities and fitness suite in the evenings and weekends
- The wider social and environmental impact of the new design and development of the Campus
- Use of School and/or College spaces on a hire basis
- The opportunity to dine at lunchtime and some evenings at the College's 'Merits' restaurant which will be housed in new and purpose-built accommodation



Richmond Education and Enterprise Campus

Help to shape the plans

Evolving the plans

Over the next four to six months, work is being undertaken by all the partner organisations to design the layout and buildings on the Campus. This is in anticipation of a planning application being submitted in the Autumn.

As part of this design work, you are invited to have your say on the top level proposals that are being considered for the Campus – helping to shape the plans as they evolve.

This is the first in a series of consultation and engagement activities over the next few months.



Future programme for the scheme



Planned future consultation on the proposals

Leading up to and including the submission of the Planning Application in Autumn 2014, there will be a number of informal and formal feedback opportunities. This includes the pre-planning and statutory consultations.

The below table shows 'what happens next' in terms of consultation and engagement. All feedback from consultations will feed into the overall design process.

High level consultation regarding the general 'zone' outlines for the site	April/May 2014
First pre-planning consultation	June/July 2014
Second pre-planning consultation	September 2014
Statutory consultation, following the submission of the Planning Application	November/December 2014

In addition to the above there is also:

- The Education and Enterprise Campus website: www.reec.org.uk with up to date information
- The launch of a new e-newsletter with regular information on the project, organisations involved and opportunities to have your say
- Regular leaflet drops in the Twickenham area and through schools
- The launch of a new Community Reference Group for key stakeholders to meet and have their say

For information on the above, please go to www.reec.org.uk and sign up to be kept informed.

Please look at the next few boards for further information about the development and complete a questionnaire available from one of the drop-in events on the 1 or 6 May or online at: www.reec.org.uk

Deadline for feedback is the 23 May.



Richmond Education and Enterprise Campus

The current site

Facts about the current site

Location: Egerton Road, Twickenham, TW2 7SJ is bordered by the A316, Egerton Road, Craneford Way and Langhorn Drive/Harlequins Rugby Ground.

Size of main site: 6 hectares.

Size of footprint of current buildings on the site: Size of ground floor footprint of current buildings on the site: 20,000m² (2 hectares). Total gross area over all floors is around: 32,000m².

Playing fields: The College's playing fields to the south of Craneford Way extend to 2.7 hectares.

Current main access points: The site currently has a number of vehicular and pedestrian access points which link the College with the transport network and existing Public Rights of Way (Egerton Road, off Chertsey Road, Langhorn and Craneford Way).

Parking: The College currently accommodates approximately 300 cars parked on the main site. In addition, the College has access to additional parking at the adjacent Harlequins site.

Current total capacity for students and staff on the site: 4,500 plus c.725 staff.



Richmond Education and Enterprise Campus

Existing policy for the site

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Planning Brief for College site (2008)

Following public consultation in December 2008, a Planning Brief was agreed for the Richmond College site, following discussions between the Council, Richmond upon Thames College and their consultants.

The purpose of this Brief was to establish a development framework for any proposed comprehensive redevelopment of the College and set out the broad principles to guide development at the site. The Brief includes a number of key objectives:

Any development should:

- Deliver a high quality college campus, offering improved learning and sporting facilities
- Be achieved in a comprehensive manner, making best use of the site, with development at an appropriate density
- Respond to the area's existing urban grain, building heights and landscape character and is of the highest architectural quality
- Ensure appropriate pedestrian, cycle and vehicular access points, which reflect existing links and reduce traffic impacts in neighbouring residential streets
- Promote sustainable forms of transport and reduce car parking, through the implementation of a Green Travel Plan
- Maximise the sustainability of all new buildings, in accordance with relevant national, regional and local sustainability targets
- Deliver benefits for the wider area, including improving linkages between the main development sites in the Crane Valley and environmental improvements;
- Continue to play an important role in the community and maximise the opportunity for community use of facilities
- Deliver an appropriate level of enabling residential development, including affordable housing, if required to contribute to the funding for the redevelopment.

To see the Planning Brief, go to: www.richmond.gov.uk/richmond_college_maps_2014_lr.pdf

Preparing the designs

As part of the overall design process it is important to consider existing Council and local policies relating to the specific site and beyond. All of these have been subject to extensive local consultation and engagement.

Crane Valley Planning Guidance (2005)

The College site falls under the Crane Valley Planning Guidance (2005) which recognises the likely development of the College site, but outlines principles to ensure that development is carried out to a high environmental standard, based around an improved riverside, a riverside walkway and improved open spaces meeting the housing, recreational and educational needs of the area.

To see the Guidance, go to www.richmond.gov.uk/crane_valley_spg-2.pdf

Richmond upon Thames UDP First Review (2005)

The Council's Unitary Development Plan First Review was adopted in March 2005 and Proposal T29 provides for the redevelopment of the College site to provide a new college and enabling residential development. The Planning Brief for the College site and the Crane Valley Guidance provides more detailed planning guidelines.

For more information, go to: www.richmond.gov.uk/unitary_development_plan

Twickenham Area Action Plan (2013)

Whilst this Action Plan largely focuses on Twickenham Town Centre, parts of the plan adjoin the College site. In relation to this site, the primary aspect of the Plan that is seen as affecting the redevelopment is the policy goal to "enhance the Crane corridor for environmental and community benefits as well as creating a new route and providing public access to open areas alongside the River Crane, which will link the town to a much larger east/west linear park."

To see the Plan, go to: www.richmond.gov.uk/twickenham_area_action_plan

Site Allocations Plan (currently draft – to be adopted 2015)

The Site Allocations Plan includes site specific proposals for key sites across the whole Borough and extensive consultation on the draft was completed during 2013. The document reflects the needs of the borough, existing national, regional and local policies, site specific constraints and opportunities. The Plan includes a specific proposal for the College site (which, when adopted, will supersede the proposal contained in the Unitary Development Plan) for a new College, a new headquarters building / offices and open space.

To see the Draft Plan, go to: www.richmond.gov.uk/site_allocations_plan

Environmental Impact Assessment

The entire development will be subject to an Environmental Impact Assessment (EIA) and this will include consideration of impact on the playing fields. The work on the EIA is being done ahead of the main planning applications and the statement itself will be a key part of the submission. The preparation of the EIA has just begun and the Campus partners has recruited a consultant to assist with this work.



Richmond Education and Enterprise Campus

The future Campus

Proposed new layout of Campus

The diagram below shows the likely 'zones' for each element of the Campus. As we are in the early stages of the design process we cannot yet specify where each building will be or what it will look like. The Campus will include three elements:

- Education (to include the College/Secondary School and Clarendon)
- Enterprise (to include Haymarket Media Group offices)
- Enabling residential development

Your feedback on this plan will be incorporated into the design and feasibility work being carried out by the Partnership. The next stage of consultation will be to present a more detailed outline of the Campus.



Richmond Education and Enterprise Campus

The height of buildings on the Campus

Proposed height of buildings on the site

The diagram below show the proposed 'height zones' on the Campus. As we are in the early stages of design we cannot yet specify the exact height of each building, however there is guidance within existing planning policy that needs to be considered.



Richmond Education and Enterprise Campus

Accessing the Campus

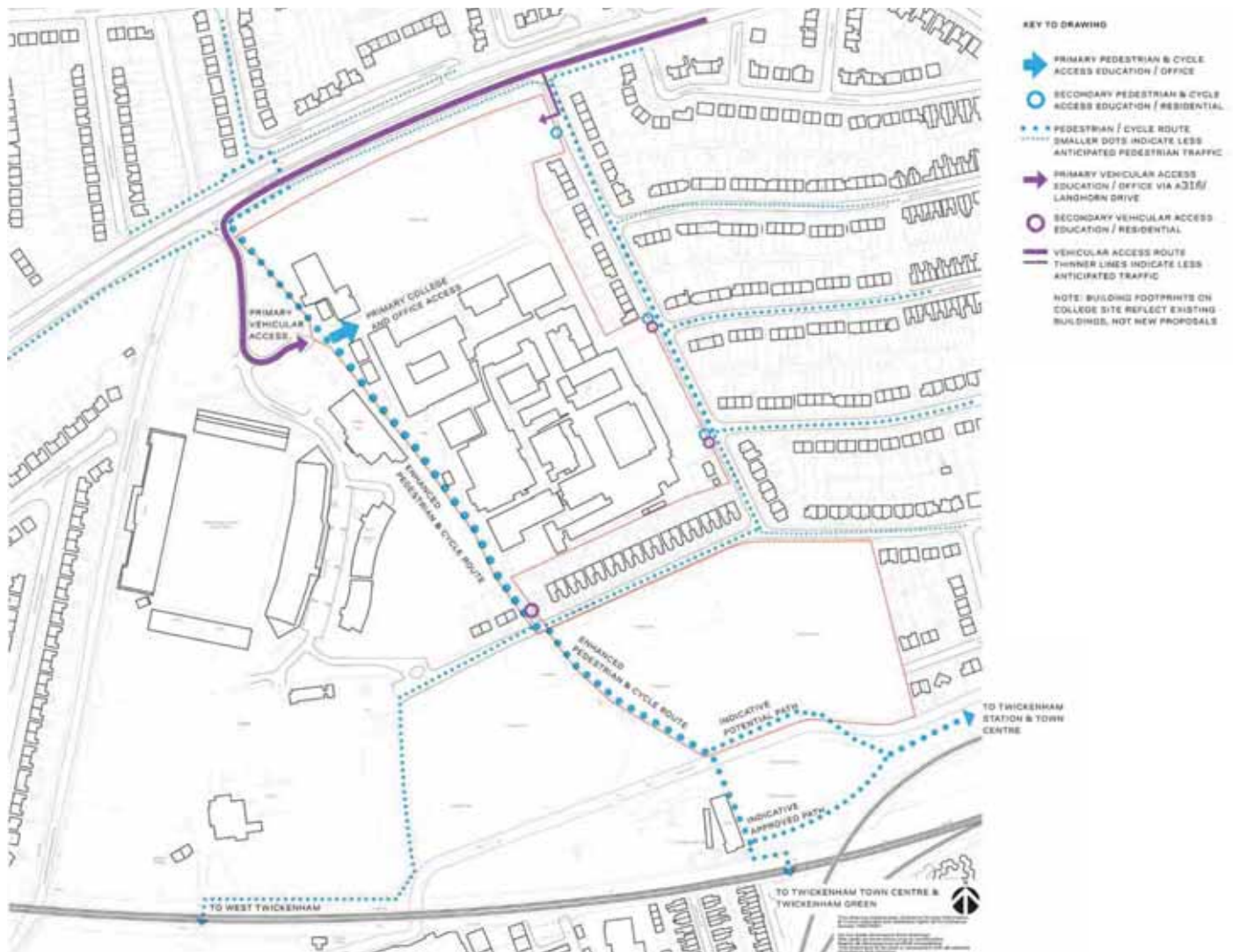
Proposed access routes to the site

Each element of the site will have its own dedicated access point – with primary vehicle access being via the A316. This will reduce the impact on existing residential roads.

In addition, existing routes will be improved and new pedestrian pathways will be created, including a new 'green pathway' along the River Crane, linking Twickenham Station to the Campus. This will reduce impact on existing residential roads.

The below diagram shows the proposed access points to the site.

As part of the consultation, you can give feedback on your thoughts on access.



Richmond Education and Enterprise Campus

Richmond College

What will redevelopment mean for the College?

There has been education provision on the Egerton Road site in Twickenham since 1937. The College in its current form has existed since 1977.

The existing estate has numerous dilapidation and maintenance issues; much of it is towards the end of a serviceable design life.

The chance to build new premises means it is possible to plan the future College curriculum using state-of-the-art, purpose-built buildings that will enable wider learning, not just inside the classroom.

The future College will offer a wide range of courses and subjects, including:

- A-Levels
- An extensive choice of vocational qualifications from entry level through to Level 3 qualifications (e.g. BTECs, NVQs and apprenticeships)
- A number of higher education courses as well as courses for adults, a GCSE pathway and a supported learning offer.



Other benefits of redevelopment

The redevelopment will enable the College to tailor its educational offer to enable:

- A post-16 programme that will offer on-site opportunities for students graduating from the new Secondary School to select from a wide range of options
- Progression routes for students from Clarendon School
- Young people whose qualifications and skills will make them strong contenders for available employment opportunities with Haymarket, Harlequins, local employers as well as other major employers operating in the specialist fields.

Working with Partners

In collaboration with Haymarket, Harlequins and other employers, the College is developing its curriculum to ensure that the programmes of study and qualifications available reflect the requirements of employers both locally and in the wider region. Specialisms will include:

- Creative arts and media
- Digital technology
- Engineering and construction
- Sport

Furthermore, the curriculum will be enhanced through Haymarket and Harlequins who will be able to provide opportunities such as:

- Visiting lecturers
- Careers talks
- Workshops
- Work placements
- Access to state-of-the-art facilities

For more information about Richmond upon Thames College, go to: www.rutc.ac.uk



The numbers

At full capacity the College has around 4,500 students and c.725 staff.

The newly redeveloped College will have capacity for 3,000 day time students and c.475 staff.



Richmond Education and Enterprise Campus

haymarket®

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Haymarket Media Group

What is Haymarket Media Group?

Haymarket Media Group creates award-winning specialist content for international audiences. The company has 72 market-leading brands in 20 offices across six countries, connecting people and communities across digital, mobile, print and live media. Haymarket's brands include Stuff, FourFourTwo, What Car?, Pistonheads, Campaign, PRWeek, MyCME and Finance Asia.

Why are Haymarket involved?

Haymarket has a proud 35-year history in the London Borough of Richmond upon Thames. The number one employer in the borough, over 20% of Haymarket's 1,200 UK staff live in the surrounding area. The company also has a strong track record of working with schools, colleges and universities locally and nationally and has recently launched the "Haymarket Skills Academy", an initiative which aims to tackle the current skills shortage and develop the next generation of media talent. The campus presents Haymarket with the ideal opportunity to build on this commitment to the local community and young people, whilst creating a new purpose-built headquarters which reflects the dynamic multi-platform media and information company it is today.

haymarket skills academy



What will Haymarket bring to the Campus?

- Curriculum support to ensure vocational courses equip students with the relevant skills they need to succeed in the media industry
- A series of skills-based workshops and guest lectures from leading experts in creative, arts, media and digital technology and guest lectures from Haymarket's clients and partners
- Careers presentations and employability talks
- Work experience placements for College and Year 11 students
- A select number of apprenticeships for college leavers
- Students will benefit from proximity to Haymarket's state-of-the-art facilities

What's in it for Haymarket?

- The opportunity to have input into curriculum development to ensure the College's vocational courses are up-to-date and relevant
- Insight from young people and exposure to developing trends that will help inform research and development
- A high calibre of trainees for work placements and apprenticeships
- Well-educated, trained and qualified young people who will contribute well as future employees
- Enduring corporate and social responsibility by working with the schools and College

The numbers

1,200 staff will be based in their new global Headquarters on the Education and Enterprise Campus.



Richmond Education and Enterprise Campus

New Secondary School

Why do we need a new secondary school?

Eighty five per cent of pupils are achieving five or more A* - C grades at GCSE level and English Baccalaureate results are the second highest in the country. As a result of these high standards, and the rise in the number of primary school places, the Council knows that in 2017 additional secondary school places will be needed in the borough.

Admissions Criteria

The school will use the oversubscription criteria used for admission to Richmond upon Thames current, non-faith, secondary schools.

Where there are more applications for admission than places available, the criteria used to allocate places are: current and previously looked-after children; siblings; exceptional family, social or medical need and proximity of the child's home to the school. This admissions policy will ensure that this is a school that will primarily serve its immediate community in Twickenham.

The numbers

In year one of the school opening: 150 students and 8 FTE (18 roles) staff up to 750 students and 76 staff in five years.

Registering your support for the School

The borough has to apply to the Department for Education for funding.

As part of this application, parents are invited to register their support for the school, indicating that if open it would be a credible choice for their children's secondary education. All parents in the borough, particularly those who currently have children in Years Two and Three are invited to register their support online. By completing this short survey, you are not under any obligation to send your child or children to the School.

For more information about the School or to register your support, go to: www.reec.org.uk

What is the new School?

The proposal is to establish a new school for 11 to 16 year-olds on the site of Richmond upon Thames College, opening in September 2017. The School will be co-educational, non-selective and non-faith based and would admit five forms of entry (150 children) per year.

The School will link directly to the College for its Sixth Form and the curriculum offer in the two institutions will be closely aligned. This will allow for the close planning of transition from School to College and for joint curriculum development and associated training. The Campus will also provide students with seamless access to facilities and expertise.

An Academy Trust (Richmond upon Thames College Free School Trust) has been legally established to propose the school. Membership of the Trust consists of the College, Harlequins and Richmond Council.

Why will being part of the Education and Enterprise Campus benefit the School?

Each of the key partners will bring something different to the school:

Richmond College

- A wide range of educational and vocational pathways not usually accessible to schools or Sixth Forms
- Access to a large professional teaching and support staff team
- Access to high quality Sixth Form provision and easy transition arrangements
- Access to state-of-the-art specialist facilities

Harlequins Rugby Club

- Curriculum support to create a best in class sporting programme for all age groups and levels across a range of sports to encourage activity and healthy living
- Provision of practical experience through a number of avenues including work experience for Year 11 students and opportunities for student groups to work on projects which Harlequins are undertaking
- Access to expertise from industries including health and nutrition, strength and conditioning, leadership and management
- Student mentors
- Access to Harlequins facilities
- Visiting guest speakers

Haymarket Media Group

- Curriculum support to ensure courses equip students with the relevant skills they need to succeed in the industry
- Careers presentations and employability talks
- A series of skills-based workshops from leading experts in creative arts, media and digital technology
- A select number of work experience placements for Year 11 students

Clarendon School

- Opportunities for inclusion for pupils in both schools. These will include: part-time placements, access to specialist academic and vocational courses, extra curricular activities and planned social interactions for pupils in both settings
- Opportunities to access specialist teaching facilities for pupils with complex needs





Clarendon School

Richmond Education and Enterprise Campus

How will being on the Campus benefit Clarendon?

- A brand new, purpose built building will provide facilities and teaching spaces specifically designed for the particular needs of the school's cohort, including those with autism
- Being co-located on the Campus with a mainstream secondary school and the College will provide opportunities for inclusion for students to and from each setting, and improved transition arrangements post-16
- Co-location will also allow access to shared facilities and improved opportunities for sharing staff expertise between settings
- A Twickenham location will allow far better access to transport links
- The new location will provide the school with the opportunity for much improved community links, with the Campus partners and nearby town centre
- Access to the wider Campus' purpose built facilities will also help build on Clarendon School's existing strengths including sport and the performing arts



What is Clarendon School?

Clarendon is the Richmond upon Thames Local Authority day special school for pupils with moderate learning difficulties and additional complex needs, including autism. The school is currently located in Hampton and has 100 pupils.



What will Clarendon bring to the rest of the Campus?

- Specialist trained staff in a range of special educational needs (including autism, learning difficulties, social, emotional and behavioural difficulties and physical disabilities) which will provide help, support and advice and facilitate shared training as appropriate to the benefit of the pupils in the Secondary School with a variety of special needs
- Opportunities for inclusion for pupils in both schools. These will include: part-time placements, access to specialist academic and vocational courses, extra curricular activities and planned social interactions for pupils in both settings
- Opportunities to access a range of specialist therapeutic and academic interventions
- Opportunities to access specialist teaching facilities for pupils with complex needs from the Secondary School.

For more information about Clarendon School, go to:
www.clarendon.richmond.sch.uk



The numbers

The new school will have 90 Key Stage 3 and 4 pupils (ages 11-16) and approximately 40 staff will be on site each day



Richmond Education and Enterprise Campus

Exciting vision for the future

It is hoped that this new Campus of Education and Enterprise will become a campus of excellence throughout London and beyond. Providing:

- 1) High-quality, inspirational education for young people. This will be through:
 - A new secondary school
 - Clarendon Special School
 - Post-16 college

Together they will not only provide high quality education but young people will be given unique access to opportunities e.g. work experience, apprenticeships and career guidance – with Haymarket, Harlequins and other local employers.

- 2) Provide a Campus which focuses on equipping young people with skills to operate confidently and efficiently in a connected world.
- 3) Provide state-of-the-art facilities for those based on the Campus that are also open to the wider community.



Have your say

The project to redevelop the Richmond upon Thames College site is still in the very early stages. However, we want your views on the work being carried out so far. Make sure you complete the questionnaire by the 23rd May 2014. Go to: www.reec.org.uk or pick up a hard copy from the Richmond Council's Civic Centre reception.

Over the next few months there will be further opportunities for you to have your say on the more detailed design elements of the Campus.

We will be feeding back the results of this consultation and asking your say on a more detailed design for the site in June/July 2014.

In the meantime, sign up online for regular updates regarding the Campus or email richmond.college@richmond.gov.uk to indicate that you would like to be involved in consultation and engagement opportunities in the future.



Richmond Education and Enterprise Campus

Survey Results Report

1. Introduction

- 1.1. Richmond upon Thames College, Richmond Council, Clarendon School, Haymarket Media Group and Harlequins are working together to create an Education and Enterprise Campus on the College site on Egerton Road in Twickenham.
- 1.2. The current proposal is that over the next six months (between June and November 2014), work will be undertaken on the design and layout of the site, in anticipation of a Planning Application being submitted in December 2014. To inform this work, a series of consultation activities (drop-in sessions and an online survey during May 2014) were undertaken to provide residents and prospective parents of the schools with the opportunity to have their say on the top level proposals for the Campus – helping to shape the plans as they evolve.
- 1.3. Feedback from this consultation and ongoing engagement activity will help inform the organisations involved of residents' concerns and priorities prior to finalising options for the Campus. This report sets out the findings from the consultation activities carried out during May 2014.

2. Methodology

- 2.1. Two public drop-in sessions were held on 1 and 6 of May to provide residents and prospective parents of the school with the opportunity to: see the top level proposals for the Campus; to discuss the proposals with senior members of Richmond upon Thames College; Richmond Council, Clarendon School, Haymarket Media Group and Harlequins; and to give their views in order to help shape the plans as they evolve. Approximately 75 people attended the two sessions.
- 2.2. An online survey along with the consultation material that was available at the drop-in sessions was published on the Richmond Education and Enterprise Campus website from the 28 April to 30 May 2014. Paper copies of the survey were also made available at the drop-in session and on request.
- 2.3. A total of 105 people completed the survey with the vast majority (87%) completing it online and 13% returning paper copies. One duplicate response was identified and was not included in the final analysis. Percentages may not add up to 100 due to rounding or multiple responses. In addition one comprehensive written response to the Campus proposals was provided by Friends of River Crane.

3. Summary of findings

3.1. Online Survey

3.2. **Profile of respondents:** The vast majority (93%) of respondents were local residents and 19% were a parent of a child at a primary school in the borough. Just under 80% of respondents live in postcode TW2, while 15% live in TW1, TW10, TW11 or TW12.

3.3. All of the respondents were aged over 25 years old. With 13% aged 25-34, 75.2% aged 35-64 and 11.4% aged 65 or over. There was a fairly even split in terms respondents gender (47% male, 48% female and 6% no response). Also the vast majority of respondents (87%) did not have a disability while 83% were of White / White British ethnicity.

3.4. **Overall Proposals:** The elements and benefits of the proposals that were identified as most important by respondents included:

- In relation to education, enterprise and employment - A Campus focusing on equipping young people with skills and providing employment opportunities (56% felt this was important)
- In relation to wider community benefits - Wider social and environmental impact of the design and development of the Campus (65% felt this was important)

3.5. A total of 66 respondents highlighted additional community benefits they felt the Campus should deliver, the most frequently mentioned included:

- Ensuring the site / facilities is accessible to residents
- Concerns about safety, drugs, litter and respect for the local environment and residents by students
- Concern about congestion (particularly smaller residential roads)
- Concern about the volumes of pedestrians / cyclists accessing the site

3.6. **Site Design:** In terms of the appropriateness of the location of different zones on the new site layout plan, 44% of respondents felt the location of the Education zone was appropriate, followed by 38% who felt the location of the Enterprise zone was appropriate. Around 44% of respondents felt the location of the Residential zone was not appropriate and 43% felt the same about the location of the overall site proposal.

3.7. A total of 80 respondents commented on the new site layout plan, the most frequently mentioned included:

- Concern about the impact of traffic, access and pollution on the local community
- Information provided was too vague, lacked clarity or detail
- Concerns about over development
- Negative comments about the residential element of the proposal

3.8. **Height of buildings:** A total of 78 respondents commented on the proposed height zones. The majority of comments raised concerns about the proposed heights; there were also suggestions that new buildings should not exceed 3-4 storeys or the height of existing buildings. Concern

about the accuracy of the existing heights stated on the proposals was also frequently mentioned.

3.9. **Access points:** In terms of **vehicle** access points 69% of respondents felt access off the A316 via Langhorn Drive was appropriate. This was followed by 43% of respondents who felt access off the A316 via Egerton Road was appropriate, although 42% also felt it was not appropriate.

3.10. Around three quarters of respondents felt all three of the secondary access points were not appropriate.

3.11. In terms of **pedestrian and cycle** access points and pathways 69% of respondents felt access off the A316 via Langhorn Drive was appropriate and 58% felt secondary access via the A316 on the North East side was appropriate. Half of respondents (50%) felt the Green Pathway was appropriate and 28% felt it was not appropriate. Opinion was much more split on the remaining access points – 45% felt access via Egerton Road and Court Way was not appropriate, as did 42% about access via Egerton Road and Heathfield South.

3.12. A total of 85 respondents commented on access points and pathways, the most frequently mentioned included:

- Concern about impact of traffic on residential roads (particularly smaller roads)
- Concern about impact of increased volumes of students and pedestrians (litter, safety, behaviour)

3.13. **Minimising disruption and impact** – a total of 80 respondents commented on how they felt disruption and impact during the construction phase could be minimised, the most frequently mentioned included:

- construction access should be via A316 (49 comments) Site and
- or deliveries should be made outside normal working hours - 8am or 9am to 5pm weekdays (21 comments) No building works

3.14. A total of 81 respondents made final suggestions on how they felt the proposals could be improved. The most frequently mentioned included:

- and requests to scale it back (18 comments) Over development
- green space and public access to it (15 comments) Retain open /

3.15. **Drop-in sessions**

3.16. Key themes that emerged from the feedback provided by attendees at the drop-in sessions included:

- **Traffic** – congestion and parking (potential need for CPZs); more detail was wanted on traffic management measures and traffic assessments. Pedestrian movement (Court Way / Craneford Way) and there was a suggestion for cycling routes to the station.
- **Access** – impact of school drop-offs, how will the schools, Richmond upon Thames College and Haymarket Media Group ensure pedestrian access routes are used? Vehicle traffic along Court Way and Craneford Way. Feeling there would need to be a

right hand turn on to the A316. Several mentions about strengthening the barrier to Craneford Way.

- **Site** – density of the proposed buildings and proximity to the boundary. A few comments regarding height of the proposal's taller buildings towards the A316.
- **Sports fields** – more information was wanted on what will be built on the fields. Retaining public access; ideally remove the fencing, potential impact of its use (floodlights, noise). How will this impact be mitigated against?
- **Community offer** – how can residents add to and get involved?
- **Environmental offer** – questions asked about whether the environmental improvements are being double counted; improvements needed to footpaths / fencing by the Depot (rear); requests for playground improvements and name of the Environmental Impact Assessment Consultant. Concern about intensifying usage of flood plain land.
- **Housing** – how big will the residential element be? Flats or houses, how much will be affordable housing?
- **Education** – several agreed the need for Richmond upon Thames College to be rebuilt and that the schools were needed. Further information wanted about boundary of Clarendon School and the rest of the site. Excitement about co-location of Secondary School and Clarendon School. Some concern about impact on primary school places of the new residential development.
- **Future engagement** – desire for on-going engagement, support for a local group or forum, also wanted to see further drop-in sessions, email, newsletter etc. Some support for forming a parental advisory group for the Secondary School.
- **Others** – enquiries regarding funding, local bus service issues, potential of sharing space between RFU and Richmond upon Thames College.

Overview of Campus

What is the Education and Enterprise Campus?

Richmond upon Thames College, Clarendon School, Haymarket Media Group, Harlequins, Waldegrave School, Richmond Council and Achieving for Children are working together to create an Education and Enterprise Campus on the College's existing site on Egerton Road in Twickenham.

The ambition is to create a Campus that will deliver:

- An innovative college of further and higher education working in partnership with Haymarket, Harlequins, their partners and other successful global companies and local employers
- A new, much needed, 11-16, five form secondary school
- Purpose built accommodation for Clarendon School's secondary pupils (who have complex learning difficulties) and for Newhouse Centre, which Clarendon manages
- Haymarket's new Tech Hub and digital media incubator



The benefits of a Campus approach

The organisations that have come together to develop this proposal are committed to delivering the highest quality education with unparalleled opportunities for developing skills and pursuing employment through work experience, apprenticeships and, ultimately jobs.

The Campus will deliver a completely new 22 acre estate, including state-of-the-art, e-enabled education facilities, spaces for start-up businesses, silver service dining experiences, a spa with health and wellbeing centre, an art gallery, theatre and sports hub all providing commercial services to the local community. By sharing an estate the College and schools will operate from a coherent basis, providing seamless access to facilities and expertise. The Campus will provide:

- Opportunities for joint curriculum development between the schools and College, and improved transition planning between them
- Greater educational choice on a single site
- Access to shared facilities, staff expertise and opportunities to share best practice in teaching and learning
- Economies of scale that strengthen the business model and provide a platform for further innovative developments
- Access to work experience and apprenticeships – with Haymarket, Harlequins and other local employers
- Co-location with a mainstream secondary school and the College will increase inclusion opportunities for Clarendon's students and improve transition arrangements
- The new Haymarket Tech Hub will provide access to state-of-the-art facilities, industry standard technology and the opportunity to work with established professionals.

How will the Campus be funded?

The principal funding streams are:

Government Grants

- In June 2014 the Department for Education gave conditional approval to open the proposed new secondary school. The Richmond upon Thames College Free School Trust is now consulting on whether or not the school should enter into a funding agreement with the Secretary of State for Education.
- In September 2014 the College submitted an Expression of Interest to the London Enterprise Panel's (LEP) Further Education Capital Investment Fund and has been invited to submit a detailed application at the end of January 2015. In addition, following positive feedback from the LEP, the College is submitting another Expression of Interest to the LEP's second round of funding.

Sale of some of Richmond upon Thames College's land to enable the development. Proposals for an 'enabling development' are part of the planning policy for the site.

- Haymarket to purchase part of the land and fund the build of its new Tech Hub through its own resources
- Sale of land for enabling residential development

Council funding for the new secondary school and Clarendon School.

- In November 2014 the Council agreed to purchase land from the College for the two schools (The Education Funding Agency, sponsored by the Department for Education, will fund the build of the new secondary school subject to its Free School Trust meeting pre-opening criteria.)



Process and Planning

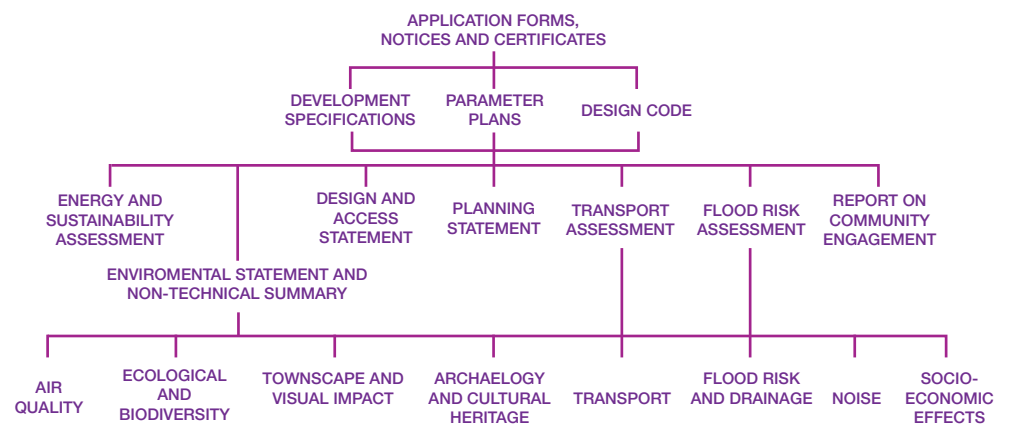


How will the planning process work?

The College intends to submit an Outline Planning Application for the development of the Campus. The Outline Planning Application process is a way of ensuring that the principles of any development can be established, whilst maintaining a degree of flexibility regarding the precise layout and appearance of individual buildings on the site.

The Application will be supported by a number of key documents and reports to enable the Local Planning Authority and other Statutory Consultees to assess whether the proposals comply with relevant planning policies and will not have an unacceptable impact on local amenity, ecology, traffic, or lead to disturbance etc.

The full suite of documents to support the Application is likely to include:



At the heart of the Outline Planning Application will be three key documents:

1. A Development Specification that defines what the College is applying for.
2. A series of plans, known as Parameter Plans that divide the site into six distinct Development Zones. Within each Development Zone, there will also be a plan that shows the building development zone (or sports field). One of the Parameter Plans will include a plan that shows the proposed storey heights, in addition to an illustrative master plan demonstrating how the various elements of the proposed development could be accommodated on the site in a way that is consistent with the Parameter Plans.
3. A Design Code which defines what the proposed buildings and site landscape may look like.

These three documents will then be accompanied by any array of detailed technical assessments, together with a full Environmental Statement, that will, collectively assess whether any impacts arising as a result of the proposed development are acceptable and, if there are any significant environmental effects, that these can be properly mitigated.

If the College is successful in achieving outline Planning approval, all matters of detail concerning layout, appearance, scale, landscape and means of access for each element of the College development will be the subject of further applications (known as applications for 'Reserved Matters'). Each of these applications need to be consistent with the Development Specification, Parameter Plans and Design Code, and development could only commence when these Reserved Matters applications are approved by the Local Planning Authority. The residential scheme will also be subject to a Reserved Matters application however, this is expected to be much later.



The Current Site

Facts about the current site

Location: Egerton Road, Twickenham, TW2 7SJ is bordered by the A316, Egerton Road, Craneford Way and Langhorn Drive/Harlequins Rugby Ground.

Size of main site: 6 hectares.

Size of footprint of current buildings on the site:

Size of ground floor footprint of current buildings on the site: 20,000m² (2 hectares). Total gross area over all floors is around: 32,000m².

Playing fields: The College's playing fields to the south of Craneford Way extend to 2.7 hectares.

Current main access points: The site currently has a number of vehicular and pedestrian access points which link the College with the transport network and existing Public Rights of Way (Egerton Road, off A316 Chertsey Road, Langhorn Drive and Craneford Way).

Parking: The College currently accommodates approximately 300 cars parked on the main site.

Current total capacity for students and staff on the site: 4,500 plus c.725 staff.



Existing Policy for the Site

Planning Brief for College site (2008)

Following public consultation in December 2008, a Planning Brief was agreed for the Richmond upon Thames College site.

The purpose of this Brief was to establish a development framework for any proposed comprehensive redevelopment of the College and set out the broad principles to guide development at the site. The Brief includes a number of key objectives:

Any development should:

- Deliver a high quality college campus, offering improved learning and sporting facilities
- Be achieved in a comprehensive manner, making best use of the site, with development at an appropriate density
- Respond to the area's existing urban grain, building heights and landscape character and is of the highest architectural quality
- Ensure appropriate pedestrian, cycle and vehicular access points, which reflect existing links and reduce traffic impacts in neighbouring residential streets
- Promote sustainable forms of transport and reduce car parking, through the implementation of a Green Travel Plan
- Maximise the sustainability of all new buildings, in accordance with relevant national, regional and local sustainability targets
- Deliver benefits for the wider area, including improving linkages between the main development sites in the Crane Valley and environmental improvements
- Continue to play an important role in the community and maximise the opportunity for community use of facilities
- Deliver an appropriate level of enabling residential development, including affordable housing. If required to contribute to the funding for the redevelopment.

To see the Planning Brief, go to: www.richmond.gov.uk/richmond_college_maps_2014_lr.pdf

Preparing the designs

As part of the overall design process it is important to consider existing Council and local policies relating to the specific site and beyond. All of these have been subject to extensive local consultation and engagement.

Crane Valley Planning Guidance (2005)

The College site falls under the Crane Valley Planning Guidance (2005) which recognises the likely development of the College site, but outlines principles to ensure that development is carried out to a high environmental standard, based around an improved riverside, a riverside walkway and improved open spaces, meeting the housing, recreational and educational needs of the area.

To see the Guidance, go to www.richmond.gov.uk/crane_valley_spg-2.pdf

Richmond upon Thames UDP First Review (2005)

The Council's Unitary Development Plan First Review was adopted in March 2005 and Proposal T29 provides for the redevelopment of the College site to provide a new college and enabling residential development. The Planning Brief for the College site and the Crane Valley Guidance provides more detailed planning guidelines.

For more information, go to: www.richmond.gov.uk/unitary_development_plan

Twickenham Area Action Plan (2013)

Whilst this Action Plan largely focuses on Twickenham Town Centre, parts of the plan adjoin the College site. In relation to this site, the primary aspect of the Plan that is seen as effecting the redevelopment is the policy goal to "enhance the Crane corridor for environmental and community benefits as well as creating a new route and providing public access to open areas alongside the River Crane, which will link the town to a much larger east/west linear park."

To see the Plan, go to: www.richmond.gov.uk/twickenham_area_action_plan

Site Allocations Plan (currently draft – to be adopted 2015)

The Site Allocations Plan includes site specific proposals for key sites across the whole borough and extensive consultation on the draft was completed during 2013. The document reflects the needs of the borough, existing national, regional and local policies, site specific constraints and opportunities. The Plan includes a specific proposal for the College site (which, when adopted, will supersede the proposal contained in the Unitary Development Plan) for a new College, a new headquarters building / offices and open space.

To see the Draft Plan, go to: www.richmond.gov.uk/site_allocations_plan

Environmental Impact Assessment

The entire development will be subject to an Environmental Impact Assessment (EIA) and this will include consideration of impact on the playing fields. The work on the EIA is being done ahead of the main Outline Planning Application and the statement itself will be a key part of the submission. The preparation of the EIA is underway and the Campus partners have recruited a consultant to assist with this work.



What You Said

Throughout the design process for the new Education and Enterprise Campus there will be a number of opportunities to find out more and have your say.

Two public drop-in sessions were held on the 21 October and 4 November 2014, and there was an online consultation. A total of 73 people completed the survey.

Below is a summary of some of the key results and what the Campus design team is doing to address issues raised.



You said

Our response

Changes to the Proposals

Haymarket HQ to be replaced with a Tech Hub (reducing the number of people, onsite parking and density of development)

- 73% of survey respondents felt this was appropriate
- Several positive comments about this change to the overall proposals, seen as an improvement and has taken on board residents' views
- Also relief that the HQ was not going to be onsite and that numbers of people, parking and traffic would be reduced as a result

The Campus will incorporate the Haymarket Tech Hub and digital media incubator and will not be the location of the Haymarket HQ. The Tech Hub will have only 6-8 parking spaces on site and a maximum of 20 Haymarket staff.

Traffic / Transport and Access

Congestion

- Concern about increased traffic volumes, particularly on smaller residential roads (Egerton Road and surrounding roads)
- Concern raised by the Local Community Forum about the robustness of some of the traffic surveys (timing etc.) particularly in relation to Whitton Road
- Concern about the impact of school drop-off/pick-up and traffic volumes during peak times

We have commissioned specialist transport surveyors to complete a number of traffic surveys locally, including:

- Single day count survey of the College student car park access off Egerton Road
- A one week traffic count on Whitton Road
- Single day count survey of the B361 Whitton Road/Court Way junction
- Single day turning count survey of the College access from Egerton Road/Heathfield South junction
- A one week traffic count on Court Way
- A one week traffic count on Langhorn Drive
- A one week count on A316 Chertsey Road Westbound
- A single day fully classified turning survey count of the A316 Chertsey Road/Langhorn Drive junction
- A single day turning count survey of the A316 Chertsey Road/Whitton Road roundabout
- A single day turning count survey of the A316 Chertsey Road/B358 Hospital Bridge roundabout

The results of these surveys have been subjected to a preliminary Traffic Assessment which indicates that the net increase in traffic as a consequence of the proposed development is unlikely to have a detrimental impact on the local primary and residential road network.

At the request of local residents we are proposing to repeat a survey of Whitton Road in January 2015. The final transport and traffic assessment will be completed in February 2015 and will form part of the Outline Planning Application submission.



What You Said

You said

Our response

Traffic / Transport and Access

Vehicle access

- Around 80% of survey respondents felt construction traffic routed via A316 and maximising vehicular access via A316 was appropriate
- Around 70% of survey respondents felt reduced vehicular access for visitors to the education estate parking via the Heatham Estate was appropriate
- Persisting concerns about the impact of vehicle access via smaller residential roads (i.e. Egerton Road, Craneford Way, Heathfield North and South, Court Way, Whitton Road and Dean Estate) including concerns about traffic and access for the proposed residential development
- Requests for improvements to the access point at the A316/Langhorn Drive (right hand turn, roundabout etc.)

The strength of opinion on the routing of construction traffic has been noted. We have commissioned a specialist consultant to identify the best way of routing construction traffic to minimise the impact on the community. We are committed to reducing the impact of construction traffic on residents and students during the development phase.

The principle parking for the College will be generally accessed from the A316 via Langhorn Drive. The College currently has access to over 100 car parking spaces from the Heatham Estate, and this will be reduced to 70 spaces for education traffic for the proposed development (both Clarendon School and some College staff will have car parking off Egerton Road).

The new secondary school staff parking will be accessed from the A316 via the top end of Egerton Road. It is recognised that the secondary school will also generate some drop-off / pickup traffic from parents. We have reviewed the travel patterns of a number of local secondary schools which indicates around 5% of students generally travel to school by car. In our modelling we have assessed double that figure (10%) as a likely worst case. The new secondary school is expected to serve local children and will open with only one year group in 2017 and will not be full until 2021/22 providing an opportunity for student travel patterns to be controlled.

The trip data gained from the transport surveys indicate that the additional trips using Egerton Road, Court Way, Heathfield South and North would be approximately an additional 76 trips in the morning peak hour and 71 in the evening peak hour. The survey identifies an additional 51 trips onto the A316 from Egerton Road and an additional 18 trips using the Langhorn Drive/A316 junction in the morning peak hour.

The Transport Assessment demonstrates that overall there is an increase in the number of trips generated on the local road network however, the impact is considered to be low, consequently not requiring significant intervention or improvement to site access.

Parking

- Requests for more information on parking provision as part of residential development
- For adequate parking to be provided on site for the new residential development and Campus staff, concern about parking spilling over onto neighbouring residential roads
- Concern about parking requirements for the all-weather pitches

The illustrative master plan identifies a possible layout for the residential development. We are working with the Local Planning Authority and it is likely that the residential development will be a sub zone of the local controlled parking zone. The residents of the new residential development will not be permitted to park on the Heatham Estate.

Pedestrians and cyclists

- Two thirds of survey respondents (66%) felt upgrading the pedestrian / cycle links between the College site and Twickenham Town Centre was appropriate. While 61% felt upgrading and extending the Marsh Farm Lane Public Right of Way was appropriate.
- Concern about the impact of increased volumes of students / pedestrians (safety, litter, behaviour)

The College are committed to upgrading Marsh Farm Lane to provide a pedestrian and cycle link to Twickenham Station. This new pathway will provide a viable alternative for students accessing the College site from Twickenham Town Centre and the train station in peak arrival and departure hours, as well as break / lunchtimes.



What You Said

You said	Our response
Site Layout Plan / Design	
<p>Site layout</p> <ul style="list-style-type: none"> • Just under two thirds (66%) of the survey respondents felt the proposed site layout plan was not appropriate, while around a fifth (22%) felt it was appropriate • Concern about height of buildings including heights exceeding planning guidance, opposition to 4/5 storey heights and the proposed heights not being in keeping with the rest of the local area • Requests for more detail on the Site Plan and layout (including density, residential development, parking, road networks, access, pedestrian and cycle links, services and infrastructure) 	<p>The site layout has been developed in accordance with the site wide Planning Brief. The site layout has been designed in a way that ensures that the College can continue to deliver its main function of education throughout the build period. The achievement and performance of students cannot be compromised during the build. The highest buildings will be directly adjacent to the A316 and Harlequins boundary, with the school buildings adjacent to Egerton Road being reduced in height to respect the scale of the adjacent residential development. The same principles apply to the residential development adjacent to Egerton Road and Craneford Way.</p> <p>Later boards show the illustrative site plan, setting out the various parameters to be assessed in planning, as well as the proposed access arrangements and likely internal road networks and parking. The final education and enterprise site arrangements will come forward as part of the Reserved Matters applications in the second half of 2015.</p>
<p>Residential development</p> <ul style="list-style-type: none"> • Overall concern about the residential development proposals. Around 80% of survey respondents felt proposals for 200 residential units and for 4/5 storey heights towards the north and west boundaries were inappropriate • Around 70% of survey respondents felt the College selling around 2 hectares of land for residential development was inappropriate • Views were more mixed in relation to 2/3 story buildings on the southern/eastern boundary of the residential site (41% felt this was appropriate while 44% did not) • Concern about the scale, height and density of residential development proposed, concern about the impact on the local community and area (services, traffic, access, flooding, type of housing) 	<p>In order to enable the construction of a new education estate, particularly the new College, the residential development will need to deliver up to 200 units. We are working with the Local Planning Authority and GLA to agree the proposals which are expected to be largely planning policy compliant. Our Parameter Plans now detail the likely building heights across the development, with the principle of reducing storey heights directly adjacent to the existing houses on Egerton Road and Craneford Way.</p> <p>The other environmental, including transport, implications are being assessed in a full Environmental Impact Assessment. The resulting Environmental Statement will be submitted as a part of the Outline Planning Application and be available for public review.</p>
<p>Open Space and Cranford Way East</p> <ul style="list-style-type: none"> • Over two thirds (67%) of the survey respondents agreed that the following two measures addressed residents' concerns in relation to open space: <ul style="list-style-type: none"> – To ensure that the field on Craneford Way West would be unaffected by the proposals and remain a public open space – The Public Right of Way between Craneford Way fields is retained and upgraded • Over half (56%) of survey respondents disagreed that the following measure addressed residents' concerns in relation to open space: <ul style="list-style-type: none"> – The College playing field on Craneford Way East will be retained and enhanced (2 all-weather pitches and a Multi Use Games Area) • Concern that there is not enough space for existing groups using the fields, concern about proposals to upgrade playing fields (fencing, keep grass rather than hard playing surfaces, not natural open space, loss of open space, less flexible space, loss of dog walking space) • Retain genuine public open access to fields 	<p>The College development only affects the area of land on Craneford Way that is within the College's ownership. Our proposals for the playing fields have been amended to two all-weather pitches, the tennis courts / small Multi Use Games Area has been removed from the proposals. Although the pitches will be fenced, the removal of the tennis courts / small Multi Use Games Area will enable a perimeter of space to be used by the public for dog walking and informal recreational activities. The precise perimeter is yet to be defined.</p> <p>Marsh Farm Lane is to be upgraded and the positioning of the all-weather pitches has been amended to accommodate an 8m set-back to allow the Environment Agency to complete a scheme of works to the River Crane, into which this scheme is proposing to contribute via a section 106 contribution.</p>
<p>Environmental Impact</p> <ul style="list-style-type: none"> • Implications for flooding, impact on local wild life, need to ensure environmental benefits are secured 	<p>As part of the development proposals, we have consulted both the Environment Agency and FORCE and have agreed to the principle of a contribution to the creation of habitat areas along the River Crane in the direct vicinity of the College playing fields. The principle of a contribution has been agreed by the Environment Agency.</p> <p>We have commissioned specialist reports to consider the impact on air quality and noise issues.</p>



The Future Campus

Proposed new layout of Campus

This illustrative master plan, is not the final design for the scheme, but is a supporting document that will be issued for information as part of the Outline Planning Application.

There have been some amendments to the parking spaces on the proposed road parallel with the A316 and an indicative layout for the residential development has now been depicted.

It is proposed that there would be up to 200 residential units on the Campus.

The existing Craneford Way pitches have been re-orientated to improve their use for sport and the Multi Use Games Area / tennis courts have been removed to enable the provision of some space for dog walking and informal recreational activity.

The existing route across the site will be realigned nearer to the A316 to allow for a coherent campus to be developed. Car parking for the College will be incorporated along this route.
The route will be designed with traffic calming measures and controls.



- A Haymarket Tech Hub (2 storeys)
- B Richmond-upon-Thames College (5 storeys)
- C New Secondary School (3 storeys)
- D Special Education Needs (SEN) School (3 storeys)
- E Facilities Management / Energy Centre (1-2 storeys)

- 1 Alteration to access via Langhorn Drive
- 2 College entrance
- 3 College outdoor space
- 4 Shared outdoor space
- 5 Secondary School outdoor space
- 6 SEN School outdoor spaces
- 7 Large Multi Use Games Area for sport
- 8 SEN School entrance / approach
- 9 Secondary School entrance / approach
- 10 Car parking
- 11 Landscape edge to A316
- 12 Service access
- 13 Upgraded Marsh Farm Lane
- 14 Proposed River Crane foot / cycle path
- 15 Approved River Crane foot / cycle path
- 16 Shared access road
- 17 College / Schools' playing fields upgraded to include all-weather surfaces

The illustrative site plan shows what a maximum of 200 units might look like as a mix of houses and flats. Buildings towards the edge of the site would need to reflect the scale of the existing neighbours.

The revised layout allows potential to provide open space to walk around the playing fields.

A new path with a minimum 8m setback to the River Crane is proposed as a part of the project.

The illustrative layout of the playing fields incorporates a rugby and a football sized pitch.

It is proposed to upgrade Marsh Farm Lane as part of the project.

There is potential to introduce an area for dog walking and informal recreational activity, precise zone to be defined.



Development Zone Parameter Plan

For the purpose of the Outline Planning Application, it will be necessary to establish a series of 'Development Zones' for each of the various education and enterprise sites, along with the Residential Development Zone.

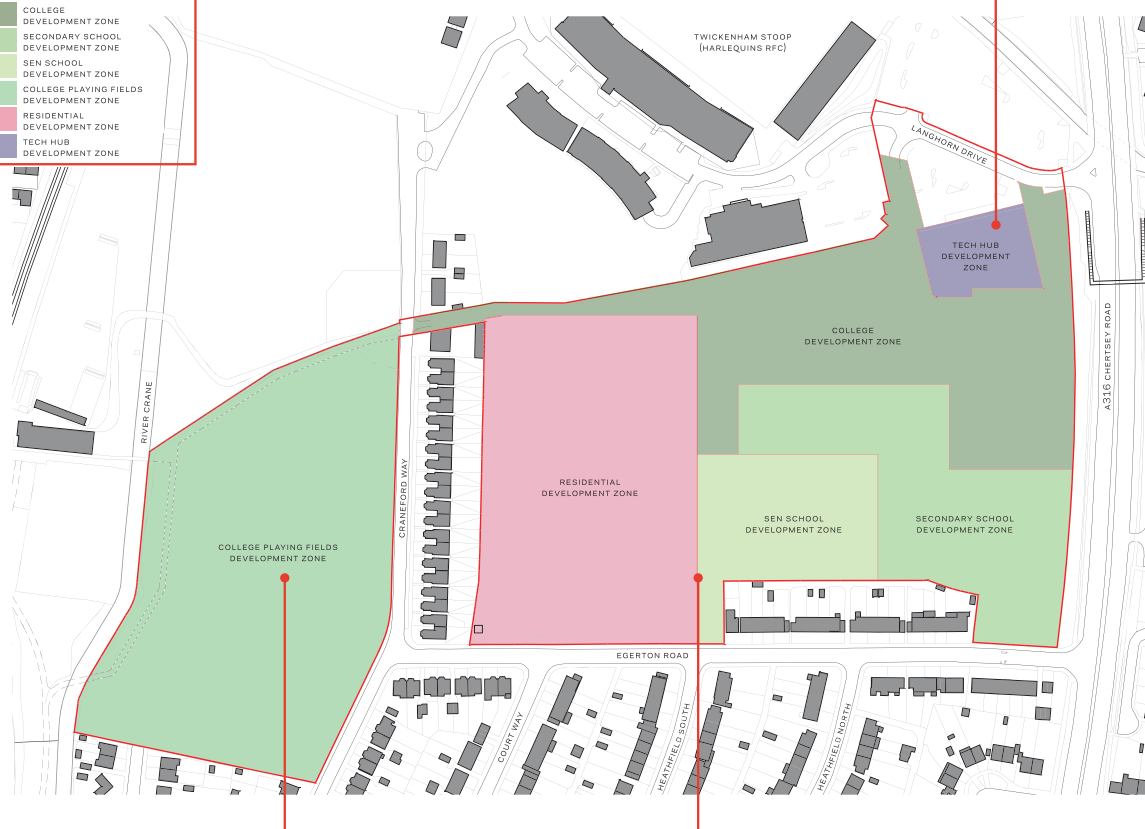
The Tech Hub, College, Secondary School and SEN School Development Zones are grouped around the current College playing field area adjacent to the A316 due to the need for the College to remain in operation throughout the proposed build process.

The College Playing Fields Development Zone will be a separate Development Zone in its own right, due to the need to upgrade the College sports fields as one of the first phases in the development.

The key shows important details about how to read the drawing, for example what the different colours are used to represent. For example, in this drawing, colour is used to help identify different Development Zones.

The Development Zone for Haymarket's Tech Hub is shown in purple to distinguish it from the Education Zones shown in shades of green.

KEY TO DRAWING	
	APPLICATION SITE BOUNDARY
	DEVELOPMENT ZONE BOUNDARIES
	EXISTING BUILDINGS
	COLLEGE DEVELOPMENT ZONE
	SECONDARY SCHOOL DEVELOPMENT ZONE
	SEN SCHOOL DEVELOPMENT ZONE
	COLLEGE PLAYING FIELDS DEVELOPMENT ZONE
	RESIDENTIAL DEVELOPMENT ZONE
	TECH HUB DEVELOPMENT ZONE



The College Playing Fields will be a separate Development Zone, due to the need to upgrade the College sports fields as one of the first phases in the development.

Boundary lines reflect the proposed extents of each Development Zone. The Residential Development Zone is shown in pink to distinguish it from the Education Zones shown in shades of green.



Building Zones Parameter Plan

The Building Zones Parameter Plan defines the locations (shown in grey) within which buildings could be constructed. It is important to note that the Building Zones are larger than the eventual footprints of the likely buildings, but have been represented as a 'zone' to ensure that each part of the development has flexibility in the design and planning of its buildings to provide future flexibility for the still emerging detailed designs.

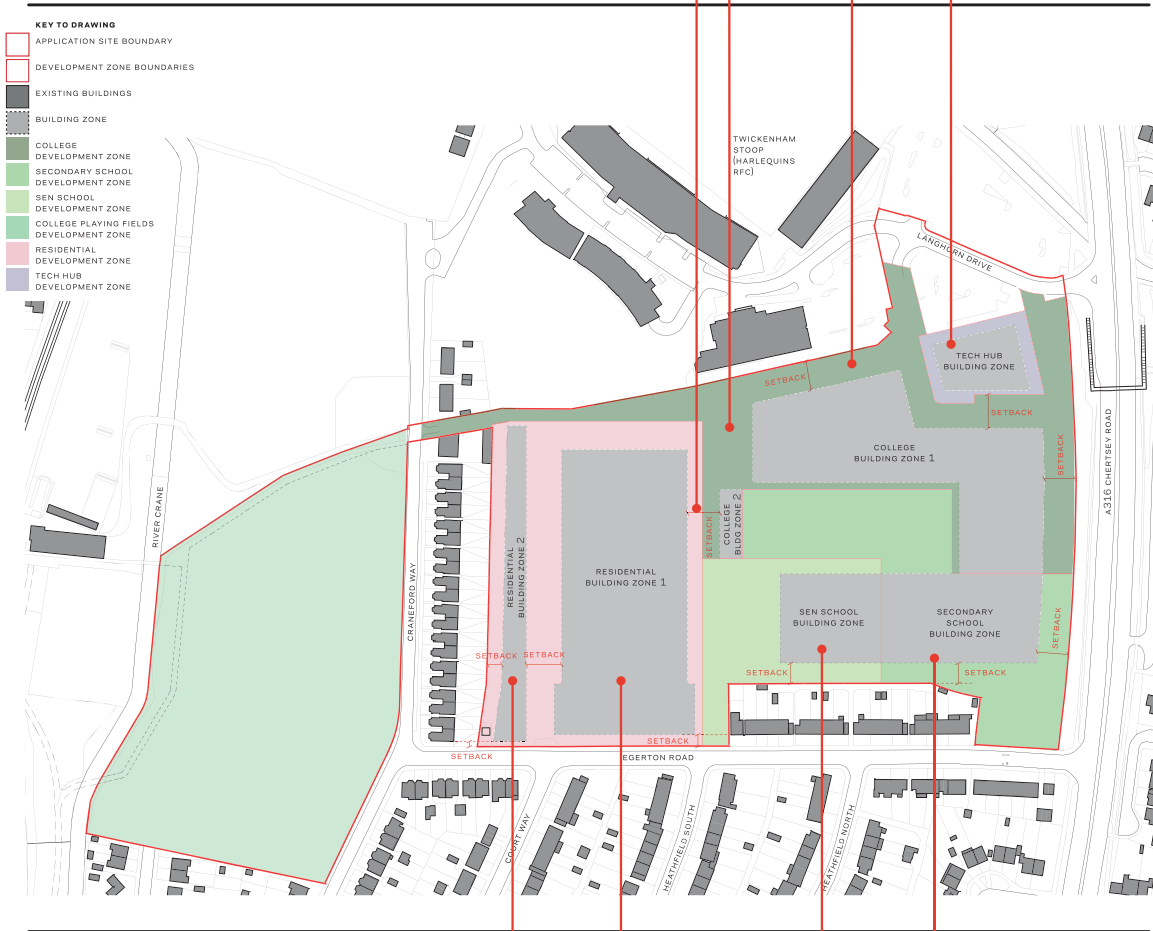
The final designs will be the subject of further Reserved Matters applications which will provide final proposed details.

This plan also shows some of the critical 'setback' dimensions from the site boundaries where no development will be permitted.

The College's building(s) will need to be built within the boundaries of the Building Zones shown in grey. Outside of this area no buildings will be proposed.

The Parameter Plans will define a number of minimum distances or setbacks for example as illustrated on this drawing.

Haymarket's Tech Hub will be built within the Tech Hub Building Zone.



The footprints of possible residential buildings will fall within Residential Building Zones 1 and 2. These zones will also include areas of private and communal outdoor amenity spaces, including play space for children and young people. These Building Zones will be no closer to Egerton Road than the neighbouring properties.

The Secondary School and SEN School buildings will be built within their respective Building Zones. These Zones will be setback from the site boundary at least as far as the existing College buildings.



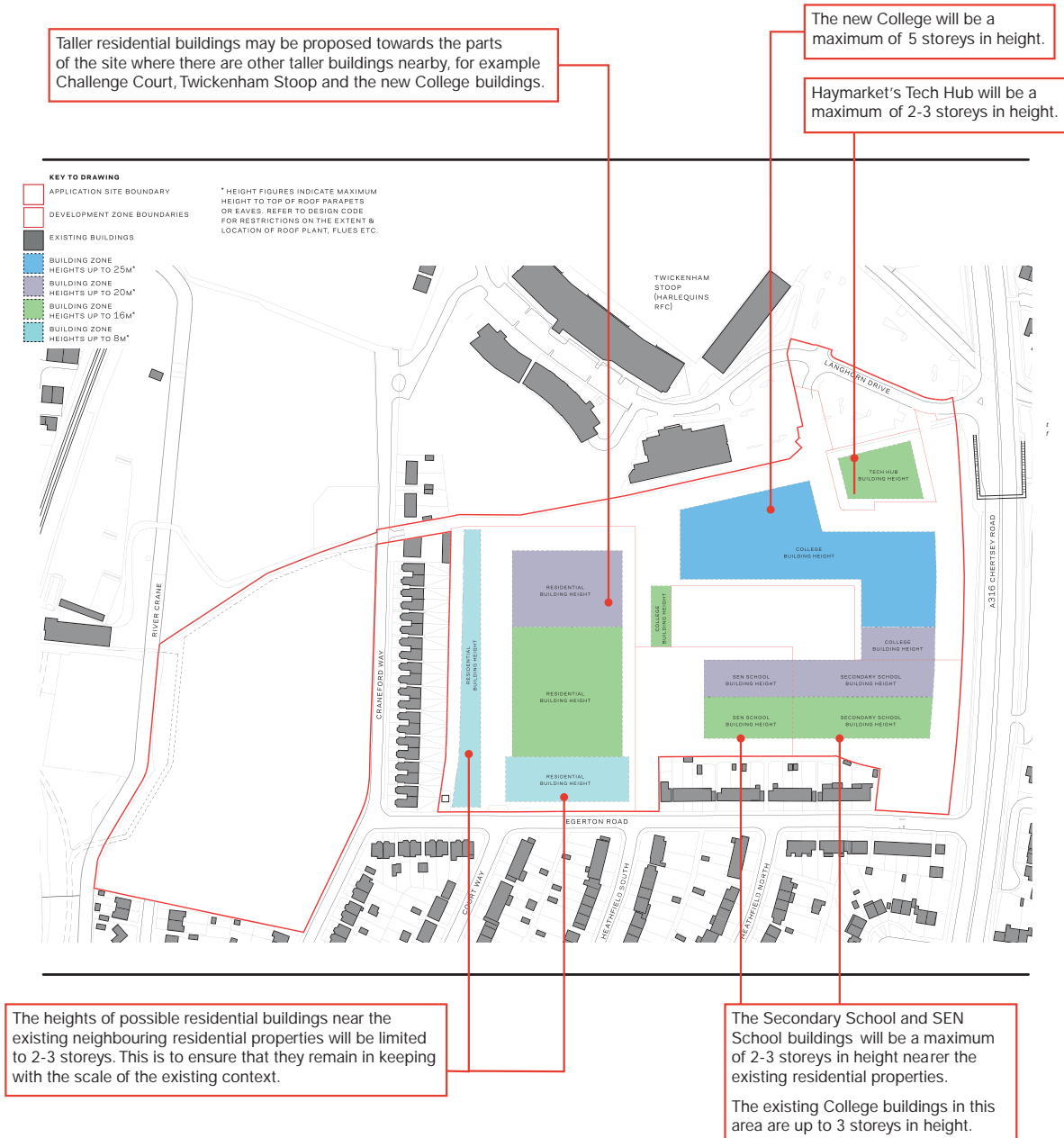
Building Zones Height Parameter Plan

The Building Zones Height Parameter Plan identifies the maximum height of potential buildings. The College structure may be a maximum of 5 storeys in height, stepping down in height towards the east.

The Secondary School and SEN School may be a maximum of 3-4 storeys stepping down to 2-3 where directly adjacent to the residences along Egerton Road. The Haymarket Tech Hub will be a maximum of 2-3 storeys.

The residential development will be a maximum of 2-3 storeys along Egerton Road and near the residential properties on Craneford Way, rising to 4-5 storeys towards the Challenge Court side of the Campus.

The intention will be that these storey heights are the maximum heights up to the parapet of each building, and that detailed requirements of specific features will be provided by the Design Code.



College Playing Fields Development Zone Parameter Plan

The College Playing Fields Development Zone Parameter Plan identifies a possible location for two all-weather pitches that will be fenced. Following consultation with the Environment Agency and a desire to contribute to the naturalisation of the River Crane in the area specifically adjacent to the development, the plan also identifies an 8 metre set back adjacent to the River Crane. In addition, the tennis court / Multi Use Games Area, previously identified has been removed with the intention to provide some amenity space for local residents. The final extent of this amenity space is still to be determined. This drawing illustrates proposed setbacks that will need to be finalised and included in the Outline Planning Application. Similar plans will be provided as part of the Outline Planning Application for each Development Zone identifying the setbacks of each Building Zone.

