

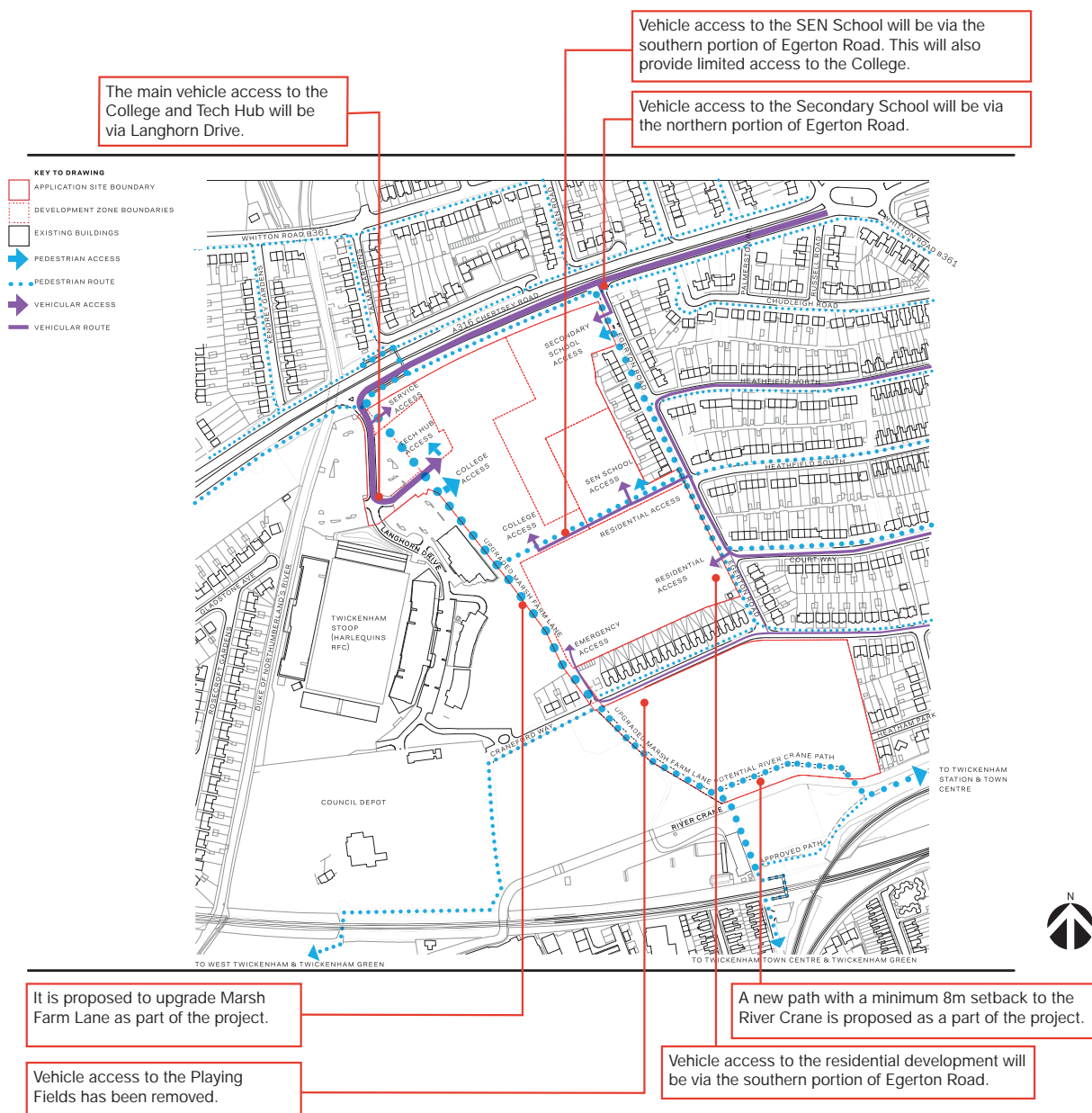
# Site Access Parameter Plan

The Site Access Parameter Plan identifies the primary access proposals to the Campus. Vehicular access for the College and the Tech Hub will be generally via Langhorn Drive, from the A316, although some College cars will still arrive via Egerton Road.

Vehicular access to the Secondary School will be via A316 / Egerton Road. The SEN School vehicular access is proposed to be via the Heatham Estate roads.

Overall fewer vehicles will access the education site from the Heatham Estate. However, the primary residential site vehicular access is also planned to be from Egerton Road.

Pedestrian access for the College will be enhanced by upgrading Marsh Farm Lane through to Twickenham Station. The principal points of pedestrian access to the Secondary School and SEN School will be generally via the Heatham Estate.



## What Happens Next?

### Timeline for the project

#### October 2013

New secondary school survey launched



#### Spring 2014 to Winter 2014/2015

Further detailed design for the schools and College.

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



#### Summer 2015

Subject to progress of Outline Planning Application, Reserved Matters planning applications for education estate development to be submitted.



#### Winter 2015

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.

### Have your say

We want your views. Make sure you complete the questionnaire by the 30 January 2015. Go to: [www.reec.org.uk](http://www.reec.org.uk) or pick up a hard copy from the drop-in events at Richmond upon Thames College or the Council Civic Centre reception.

### Local Community Forum

The Local Community Forum provides 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. The Local Community Forum will continue to meet following submission of the Outline Planning Application early in 2015. For more information, go to: [www.reec.org.uk/local-community-forum](http://www.reec.org.uk/local-community-forum) or email: [richmond.college@richmond.gov.uk](mailto:richmond.college@richmond.gov.uk)

### Richmond upon Thames College Free School consultation

Now that the Richmond upon Thames College Free School Trust has received conditional approval to open a new secondary school on the College site it is required by the Academies Act 2010 to consult on whether the school should enter into a funding agreement with the Secretary of State for Education. A funding agreement is essentially a form of contract, which sets out the conditions under which the school will be funded by the Department for Education going forward.

This consultation is not related to any building or planning applications surrounding the new school, it is solely to consult on whether appropriate persons support the Free School Trust entering into a funding agreement with the Secretary of State for Education.

Residents can respond to this consultation online at: [www.reec.org.uk](http://www.reec.org.uk) or by picking up a hard copy questionnaire from Richmond upon Thames College or the Council Civic Centre reception. The deadline for feedback is the 30 January 2015.

### Keep up to date

Sign up online for regular updates regarding the Campus or email: [richmond.college@richmond.gov.uk](mailto:richmond.college@richmond.gov.uk) to indicate that you would like to be kept up to date.



# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held on Tuesday, 17 June 2014 at Richmond upon Thames College.

## **PRESENT:**

### **Richmond Education and Enterprise Campus Representatives**

Nicola Lupton (chairman)	Assistant Principal, Richmond upon Thames College
Paul Chadwick	Director Environment, Richmond Council
Joanna Debs	Stadium Manager, Harlequins
Jeremy Duckworth	Group Finance Director, Haymarket Media Group
Elinor Firth	Head of Communications, Richmond Council
Darren Jacob	Consultant, Richmond Council
Mandy Skinner	Assistant Director Commissioning Corporate Policy & Strategy, Richmond Council

### **Community Representatives**

Gary Backler	Friends of River Crane Environment (FORCE)
Alistair Edwards	Heatham Residents Association
Alison Jee	Heathfield South Neighbourhood Watch Coordinator
Kevin Jones	Court Way Residents Representative (informal)
Mary McHugh	Chudleigh Road Neighbourhood Watch Coordinator
Francis McInerney	Heatham Alliance
Stephen Randall	Dene Estate Residents Association
David Rose (part)	Court Way Residents Association

### **Ward Councillors**

Cllr Geoff Acton	St Margarets & North Twickenham
Cllr Alexander Ehmann	St Margarets & North Twickenham
Cllr Gareth Healy (part)	Whitton
Cllr Liz Jaeger	Whitton
Cllr Ben Khosa	St Margarets & North Twickenham

## **1. WELCOME AND INTRODUCTIONS**

- 1.1 NL welcomed the group to Richmond upon Thames College and the inaugural meeting of the Richmond Education and Enterprise Campus Local Community Forum.
- 1.2 NL noted David Ansell's (Principal, Richmond upon Thames College) apologies.
- 1.3 NL provided a general overview of the Richmond Education and Enterprise Campus.
- 1.4 NL invited each Richmond Education and Enterprise Campus representative to introduce themselves and give a brief introduction to their organisation and its contribution to the Campus.
- 1.5 NL asked each attendee to introduce themselves and say which area/road or group they represent.
- 1.6 AE noted his support for the educational aspirations of the Campus but

highlighted the need to minimise the impact of the development on the local environment and existing community.

- 1.7 FMCI also expressed support for a new school to meet the need for secondary places for pupils in Twickenham and for modernising the facilities for students and staff at Richmond upon Thames College, but with strong reservations about the current proposals and their impact on the community.
- 1.8 SR noted that the residents of Dene Estate and Langhorn Drive are particularly interested in the development's impact on traffic, alterations to the junctions on to the A316 including a right hand turn and the possible provision of a surface crossing and improvements to public transport in the area.
- 1.9 GB noted that FORCE are particularly interested in the proposed development's environmental benefits and mitigating the impacts of the development; the pressure on open space, impacts on Craneford Way East Field, access paths and Duke of Northumberland's River.

## **2. PURPOSE OF THE LOCAL COMMUNITY FORUM**

- 2.1 JDuckworth highlighted that this Forum formed part of a larger communications and engagement effort. This Forum's views/feedback and those of other residents and local stakeholders will play a vitally important role as the design of the Campus is progressed.
- 2.2 JDuckworth asked Forum members to feed information back to their members and encourage them to take part in wider consultation and engagement opportunities. The intention is that the Forum will act as a key engagement channel for local groups, however it will not be a decision making body.
- 2.3 JDuckworth invited the group's views on the membership and frequency of meetings.
- 2.4 AJ queried the meaning of the signs erected on the Craneford Way East playing fields.  
**ACTION:** NL to investigate and ensure AJ/AE receive a response from David Ansell (Principal, Richmond upon Thames College).
- 2.5 The group highlighted several issues that required discussion/clarification:
  - Interface with Harlequins site
  - Proposals for Craneford Way East Field (levels of utilisation etc.)
  - Transport and site access
- 2.6 MS confirmed that all of the issues raised would fall within the scope of the Forum's discussions but that it was necessary to identify the best process for addressing these.
- 2.7 Following discussion the Forum resolved that membership should be flexible to ensure that 'experts'/interested residents were able to attend meetings when relevant. Cllr Ehmann requested that the Richmond Education and Enterprise Campus provide the group with a timeline of expected milestones in the progress of the development. He noted that it was critical that residents were aware of when they would be able to receive fuller details about elements of the project – in the absence of that information at present.

**ACTION:** Richmond Education and Enterprise Campus to draft revised outline programme timeline to share with the Forum ahead of the next meeting indicating when further detailed information on specific issues would be available to inform the timetabling of agenda items.

- 2.8 Following discussion the Forum resolved to meet monthly through to the submission of a planning application (expected at the end of the year) with a break in August. In addition the Forum may look to establish special interest events or meetings to investigate specific issues and/or extend meetings to ensure 'experts'/interested residents can be involved.
- 2.9 FMcl suggested that Heatham Alliance have two representatives on the Forum. The group supported this suggestion.
- 2.10 FMcl suggested that Forum meetings be open to observers. It was agreed that the Forum should not be opened up to observers as there would be other opportunities for residents and local stakeholders to get involved through wider consultation and engagement activity. AJ suggested holding a public Q&A session.
- 2.11 KJ asked that papers be disseminated (electronically) ahead of meetings. Following discussion the Forum resolved that papers would be distributed at least 48 hours before meetings. Whenever possible papers will be distributed a week in advance.

### **3. RESULTS OF CONSULTATION AND NEXT STEPS**

- 3.1 A hard copy of the summary findings of the four week consultation conducted through April and May was distributed to the Forum. MS noted that there had been a large volume of free text comments and that these were still being analysed. The full report, including data tables, would follow shortly.  
**ACTION:** EF to send summary document via email.
- 3.2 MS suggested that the key themes identified and listed under paragraph 3.12 of the summary report: traffic (both pedestrian and vehicular), access, site, sport fields, community offer, environmental offer, housing, education and future engagement should form the key list of issues for this group.
- 3.3 FMcl highlighted inaccuracies in the consultation material, with specific reference to building heights. PC acknowledged that a mistake had been made and that Challenge Court was four storeys high and the Harlequins stands are not six storeys and apologised for this.
- 3.4 FMcl referred to the College site's planning brief saying that the Council was in conflict with its own planning guidelines which he said referred to a general maximum height of buildings being four storeys with a maximum of five storeys in the North West corner next to the Langhorn Drive entrance. He asked why therefore the Council and its partners were proposing up to six storeys across most of the site. PC advised that the consultation material should not have indicated proposals for six storeys at the College site, that this was a mistake<sup>1</sup>; it was not a deliberate attempt to mislead residents.

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<sup>1</sup> Six storeys height was not actually being considered in the preparatory work that was being undertaken.



- 3.5 AE noted that the Green Path will be closed during the hours of darkness, so during the winter months the increased levels of pedestrian traffic would have to use the existing footpaths, which in his view will result in considerable congestion problems.
- 3.6 MS highlighted the intention to give the Forum an early preview of consultation material prior to going out to the public to ensure the detail is accurate and that the approach is appropriate.
- 3.7 Following discussion PC reiterated that the Council had no intention of selling Craneford Way West field to Harlequins, nor of allowing the site to be managed by them. In answer to a question from FMcl JDebs confirmed that Harlequins have no intention to purchase, manage or run the Council-owned Craneford Way West field next to the Central Depot.

#### **4. GENERAL PROGRAMME UPDATE**

- 4.1 PC noted that the programme for the Campus development has slipped and the aim now is to submit a planning application in mid-December. The ambition is to submit an outline planning application for the whole site and, in tandem, submit detailed planning applications for elements of the site, such as Haymarket's headquarters. Following a mid-December submission we would hope to have a decision from planning authorities in April/May 2015 to facilitate the start of first phase construction later that year.
- 4.2 Prior to submission there will be at least two further pre-planning consultation exercises in September and November (dates TBC) and the Richmond Education and Enterprise Campus has already committed to ongoing engagement through the summer. This would be followed by statutory planning consultation.
- 4.3 PC and MS provided an overview of the scheme's funding streams including the Free School application process and changes to the funding regime for Further Education colleges. A decision regarding the Free School application is expected imminently<sup>2</sup> and the London Enterprise Panel (the organisation now responsible for funding training and skills) is expected to announce its new funding process mid-July. In addition to these Government funding streams Haymarket will make a capital payment for the land that the new offices will sit on and the Council will make a capital payment for the land that the schools will sit on. The Forum discussed impacts on the enabling residential development.
- 4.4 SR and FMcl noted the impacts of the Campus on transport, particularly the implications for junctions on to the A316 and the need for a right hand turn. DJ noted that it is necessary to establish the size and scale of the different elements of the scheme before engaging with Transport for London and initiating a detailed transport assessment. The consultants that will conduct an Environmental Impact Assessment (EIA), including a transport assessment, have been appointed. AJ noted that the transport assessment must take place during term time.

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<sup>2</sup> On 19 June 2014 the Department for Education approved the Richmond upon Thames College Free School application. The new secondary school for 11- to 16-year olds, on the College site, is due to open in September 2017.

- 4.5 Following further discussion regarding the availability of information (the findings of environmental surveys etc.) the Forum resolved to include transport and EIA on the agenda for its next meeting.

**ACTION:** EF to add transport and EIA to July agenda.

- 4.6 Cllr Ehmann enquired about the likely impact of building work coinciding with the Rugby World Cup 2015. PC confirmed that this was an important consideration and the potential loss of parking and hospitality space was already being factored into the discussions with the officers at RWC2015.

- 4.7 Cllr Khosa asked what the community benefits of the scheme would be. The Forum agreed to discuss community benefits at a future session.

**ACTION:** EF to add community facilities/benefits to future agenda.

- 4.8 Cllr Jaeger suggested staggering start times for the various institutions on the site to relieve the pressure on residential roads generated by vehicle and pedestrian traffic. MS confirmed that the operational arrangements of the Secondary School (Free School) would be worked through between now and September 2017.

## **5. FEEDBACK FROM COMMUNITY REPRESENTATIVES**

- 5.1 The Forum was asked how they would like to be kept informed. AJ suggested a public discussion forum online.

**ACTION:** EF to add a Local Community Forum page to the existing Richmond Education and Enterprise Campus website (<http://www.reec.org.uk/>) and to investigate the addition of a discussion forum/comments page.

- 5.2 EF highlighted that an e-newsletter would be launching shortly and in addition to this 'news flashes' would be sent to those registered for the newsletter. To promote the e-newsletter and encourage residents to sign up a letter drop will take place in the next few weeks. In addition Cllr Khosa asked for regular letter drops to local residents including the Rosebine area. EF confirmed that letter drops to local residents will be done as and when required.

**ACTION:** EF to send a distribution map for the letter drop to Forum members for comment.

**ACTION:** EF to share drafts of hard copy documents (e.g. leaflet) via email.

**ACTION:** Richmond Education and Enterprise Campus representatives to draft revised outline programme timeline (on one to two pages) and to share with the Forum ahead of the next meeting. (See action point under agenda item 2 – duplicate.)

- 5.3 Following discussion the Forum resolved to alternate the days of meetings.

**ACTION:** EF to identify date for future meetings of the Forum via email (next meeting in July).

## **6. ANY OTHER BUSINESS**

- 6.1 FMCI asked when the site plan would be available. PC noted that he hoped to have this for July but stressed that he could not guarantee this being the case.

- 6.2 FMCI highlighted that the Richmond Education and Enterprise Campus website (<http://www.reec.org.uk/>) states there will be 3,000 Richmond upon Thames College students, however David Ansell has indicated that there will be 3,355 College students. NL confirmed that there will be 3,000 daytime Richmond upon Thames College students – the maximum number of students on the site at any one time.

**ACTION:** EF to ensure the website is clear in this respect.

- 6.3 Minutes of the meeting will be distributed via email and attendees will be asked to confirm that they are an accurate record by return.

**ACTION:** EF to distribute draft minutes via email and publish agreed minutes on the Richmond Education and Enterprise Campus website.

## **7. CLOSE**

- 7.1 NL thanked everyone for their contributions and closed the meeting.



# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held on Tuesday, 15 July 2014 at Richmond upon Thames College.

## **PRESENT:**

### **Richmond Education and Enterprise Campus Representatives**

Nicola Lupton (chairman)	Assistant Principal, Richmond upon Thames College
Paul Chadwick	Director Environment, Richmond Council
Jeremy Duckworth	Group Finance Director, Haymarket Media Group
Elinor Firth	Head of Communications, Richmond Council
Darren Jacob	Consultant, Richmond Council
Mandy Skinner	Assistant Director Commissioning Corporate Policy & Strategy, Richmond Council

### **Consultants**

Robert Allaway	GKA (on behalf of Haymarket Media Group)
Gemma Niven-Reed	Cascade Consulting
Huw Williams	CGMS

### **Community Representatives**

Gary Backler	Friends of River Crane Environment (FORCE)
Frances Bennett	Friends of River Crane Environment (FORCE)
Nicholas Jackman	Heathfield South Neighbourhood Watch Coordinator
Kevin Jones	Court Way Residents Representative (informal)
Francis McInerny	Heatham Alliance
David Rose	Court Way Residents Association / Heatham Residents Association
Gill Thompson	Chudleigh Road Neighbourhood Watch Coordinator
Janet Walker	Dene Estate Residents Association

### **Ward Councillors**

Cllr Alexander Ehmann	St Margarets & North Twickenham
Cllr Grant Healy	Whitton
Cllr Ben Khosa (part)	St Margarets & North Twickenham

## **1. WELCOME AND INTRODUCTIONS**

- 1.1 The chairman welcomed the group to Richmond upon Thames College and the second meeting of the Richmond Education and Enterprise Campus Local Community Forum.
- 1.2 Each attendee introduced themselves.

## **2. MINUTES OF LAST MEETING**

- 2.1 The minutes of the last meeting were distributed electronically ahead of the meeting and attendees asked to confirm accuracy / request changes. The group noted that actions under points 2.4, 3.1, 5.2, 5.3 and 6.2 had been completed (see separate action log for additional comments).
- 2.2 The response sent by David Ansell (former Principal, RuTC) and subsequent response by Shereen Sameresinghe (Deputy Principal, RuTC) re. signs

erected on the Craneford Way East playing fields were read to the group<sup>1</sup> (point 2.4).

**ACTION:** PC to ask George Chesman (Richmond Council, Legal Services) to write an explanatory note re. signs erected on the Craneford Way East playing fields.

- 2.3 It was noted that the outline programme timeline requested by the group last time (point 2.7 and duplicated under point 5.2) would be discussed under the next agenda item as a 'live' issue. Similarly the timing of a discussion re. transport and community facilities/benefits would be addressed later on the agenda.
- 2.4 A community member of the forum reported inaccuracies in the draft minutes and that the draft version had been published on the internet without being agreed. Therefore the member requested that, other than attendance details, the member's identity and the relevant community group should not be disclosed in the minutes of this and future meetings published on the internet. EF said she apologised for publishing the minutes on the Richmond Education and Enterprise Campus website (<http://www.reec.org.uk/>) before they had been agreed by the group noting that they had been removed. The Campus partners agreed the community member's non-disclosure request and noted that the member will contact the council's data protection officer.
- 2.5 It was agreed that going forward notes of meetings would be anonymous (bar action points) unless a community member specifically requested a point be recorded under their name/group and provided the form of words.

### 3. LATEST PROGRAMME UPDATE

- 3.1 The group noted that since the last meeting there had been a change to the proposal for the Campus. The original plans proposed that Haymarket would construct a purpose built global HQ on the site. It is now proposed to place the technical aspects of Haymarket's business – a 'tech hub' – on the Campus, with the majority of its office space being based elsewhere in the borough.
- 3.2 JD provided an overview of the 'Haymarket tech hub': JD noted that at 15,000-20,000 square feet the 'Haymarket tech hub' would include digital labs for the company's new technology and product development, state-of-the-art photographic studios, a photographic archive, digital editing suite, listening rooms for its consumer electronics brands and a gallery space. Around 20 staff would be based at the 'Haymarket tech hub' full-time.
- 3.3 JD highlighted that Haymarket's commitment to the Campus has not changed. The Haymarket Skills Academy will continue to work with the College (and

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<sup>1</sup> "The notice you refer to was erected by the London Borough of Richmond upon Thames as a result of the deposition of a landowner's statement pursuant to section 15A of the Commons Act 2006. If you require further information about this notice and its effect I recommend you contact George Chesman (the Council's solicitor) who arranged for the notice to be erected.

*The College deposited the statement for the same reason it erected the signs in 2013 i.e. to reiterate that the College owns the relevant land and it is not used without the College's permission."* (Extract from email sent by Shereen Sameresinghe, Acting Principal, RuTC dated 11<sup>th</sup> July 2014)

- schools) to provide work experience, internships and Apprenticeships to students and College graduates. In addition Haymarket also hope to become a member of the Richmond upon Thames College Free School Trust.
- 3.4 JD noted that the 'Haymarket tech hub' would also include a new digital media incubator which would provide space and seed funding to young media entrepreneurs and tech start-ups (approximately a half dozen). College students and staff will be able to access 'Haymarket tech hub' facilities through the Haymarket Skills Academy and it is hoped that the 'Haymarket tech hub' proposal will deliver even greater integration between education and enterprise.
- 3.5 Following questions JD confirmed that the 'Haymarket tech hub' will take up approximately a third of an acre and staff on site and visitors will require in the region of half a dozen car parking spaces (Haymarket would have sought up to 200 car parking spaces for its global HQ – subject to planning)<sup>2</sup>.
- 3.6 PC noted that this change to the overarching proposal means several elements of the programme need to be re-visited and adjusted.
- 3.7 The group discussed the following points:
- The alternative sites that Haymarket are looking at in the borough
  - What this change means for the consultation that has taken place to date
  - The number of Haymarket staff on the site
  - Funding – whether the proposal assumed public funding; the funding gap and how this would be addressed<sup>3</sup>
  - The impact on land uses – whether a smaller Haymarket site will result in more land being made available for the enabling residential development
  - The impact on amenities / public services of a larger enabling residential development
  - Access to the site and transport issues
  - Parking provision on the site
  - The impact on the provision of secondary school places in Twickenham and target opening date for the secondary school of September 2017
  - Harlequins' contribution to the Campus.
- 3.8 PC, on behalf of representatives of the Richmond Education and Enterprise Campus, committed to addressing the gap in information created by this change ASAP.
- 3.9 PC noted that the aim now is to submit a planning application by the end of January 2015.
- 3.10 Following questions MS noted that the Campus proposal does not fit the current funding model. The impact on construction of the new secondary school of a delay to London Enterprise Panel funding needs to be worked

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<sup>2</sup> The impact on car parking provision needs further consideration; more land may be made available for residential development which could involve additional car parking spaces

<sup>3</sup> Further information to be provided at London Enterprise Panel Further Education Capital Fund briefing, Wednesday 16 July

through as part of the programme review. The group noted that, in mid-June, the Department for Education gave conditional approval to open the Richmond upon Thames College Free School.

- 3.11 The group discussed how this change to the proposal would be communicated to the wider public. There will be a press release tomorrow (Wednesday 16 July), newsflash sent to those that have signed up for regular e-updates, a hard-copy update sent to local residents in the near future and information added to the Richmond Education and Enterprise Campus website (<http://www.reec.org.uk/>).

#### **4. AN INTRODUCTION TO THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS AND TOPIC ASSESSMENTS**

- 4.1 Gemma Niven-Reed from Cascade Consulting was introduced to the group as one of the consultants responsible for conducting the Environmental Impact Assessment (EIA) and producing the Environmental Statement that will accompany the planning application. GNR stated that Cascade Consulting had been appointed 10 weeks previously. GNR provided the group with an overview of the EIA process and the topic assessments<sup>4</sup> that will be included noting that the Scoping Opinion report, submitted to the local planning authority will be shared with this group.
- 4.2 The group discussed the following points:
- The design process and how this would feed into the consultation process
  - Sensitive receptors – the Whitton Rd and Duke of Northumberland's River
  - Affordable housing
  - The scope of the EIA – one member of the community expressed the view that it should include a masterplan approach to the development and management of all of the open spaces in the lower Crane valley, of which the open spaces associated with the Richmond Education and Enterprise Campus are merely a subset – The West London Green Chain etc.; the Duke of Northumberland's River should receive equivalent treatment to the River Crane; and indices of deprivation and residents' access to open space
  - The Council owned depot site
  - Light and noise nuisance with particular reference to sport facilities on the Craneford Way East playing fields
  - Asbestos
  - Opportunities to deliver wider environmental improvements.
- 4.3 GNR advised that Transport for London would be asked for their views on parking and pedestrian surveys and traffic counts and that these would also have to be agreed with the Local Planning Authority.
- 4.4 In response to a question, DJ advised that the base proposals requirements to be used in the EIA work (locations, heights and massing of buildings, floodlighting etc.) should be known within a month or so for Cascade to progress the analysis of potential impacts.

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<sup>4</sup> Presentation slides distributed on Thursday 17 July

- 4.5 DJ reported that preliminary discussions had taken place with the Local Planning Authority.
- 4.6 Following discussion the group agreed that it would be necessary to convene a sub-group to consider, in more detail, the EIA and points listed above. This group should include as a minimum FORCE and Heatham Alliance.
- 4.7 DJ confirmed that the LCF will receive a copy of the Scoping Report shortly after it has been submitted to the Local Planning Authority. This document will cover the extent / scope of consideration of the above points proposed as a part of the EIA.

## **5. ANY OTHER BUSINESS**

- 5.1 A hard copy issues list (items for discussion) was distributed to the group. MS noted that the intention is that this list be worked up into a more detailed 'issues log', a live, working document that issues can be added to / removed from (some issues will need to be considered more than once) throughout the life of the group. All were invited to feedback their comments / additions by the end of the week.

**ACTION:** EF to send electronic copy of issues list to the group.

**ACTION:** ALL to feedback their comments / additions to the list by the end of the week (Tuesday 22 July).

- 5.2 The group discussed Transport for London's plans for the A316, its footbridges and work already underway.

**ACTION:** PC to investigate early engagement with TfL in light of discussion.

- 5.3 DJ explained that proposals concerning traffic, the A316 and other transport matters are not yet prepared, so the proposed traffic meeting next month will be confined to process, i.e. the consultants' methodologies in relation to traffic surveys. Following discussion the group agreed to convene a meeting in August.

**ACTION:** EF to coordinate meeting in August to consider transport.

**ACTION:** MS to ensure data tables from four week consultation conducted in April and May are sent to the group.

## **6. CLOSE**

- 6.1 NL thanked everyone for their contributions and closed the meeting.



## RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM: ACTION LOG

Ref.	Action	Owner	Due Date	Status	Comments/Notes
2.	Draft and distribute revised outline programme timeline to include expected milestones in the progress of the development so that residents are aware when fuller details will be available (see pnt. 2.7 of 17/06/2014 minutes)	REEC partnership	15/07/2014	Live	Overdue as a result of changes announced at 15/07/2014 meeting
4.	Add transport and EIA to July agenda	EF	15/07/2014	Live	Meeting to be arranged in August to look at transport [see 16.]
5.	Add community facilities/benefits to future agenda	EF	TBC	Live	
6.	Add LCF to REEC website and explore addition of discussion forum/comments page	EF	ASAP	Live	LCF page now 'live'. Exploring addition of discussion forum/comments page
8.	Share drafts of hard copy documents e.g. proposed leaflet	EF	TBC	Live	No hard copy documents have been prepared to date
11.	Distribute June's draft minutes via email and publish agreed minutes on the REEC website	EF	22/07/2014	Live	
12.	George Chesman (Richmond Council, Legal Service) to write an explanatory note re. signs erected on the Craneford Way East playing fields.	PC	TBC	Live	
14.	Feedback comments / additions to issues list distributed at 15 July meeting.	ALL	22/07/2014	Live	
15.	Investigate early engagement with TfL re. their proposals for the A316 (including temporary footbridges).	PC	TBC	Live	
16.	Coordinate meeting in August to consider transport assessment process.	EF	ASAP	Live	
17.	Distribute full results report and data tables from four week consultation conducted in April and May.	MS	ASAP	Live	
1.	Response from David Ansell (former Principal, RuTC) to AJ/AE re. signs erected on Craneford Way East playing fields	NL	15/07/2014	Closed	Ref. in response to advice received from Richmond Council's Legal Service to be investigated [see 12]
3.	Distribute consultation summary findings via email	EF	15/07/2014	Closed	
7.	Send distribution map for letter drop to Forum members	EF	15/07/2014	Closed	
9.	Agree date for July meeting	EF	ASAP	Closed	
10.	Update REEC website to accurately reflect number of College students	EF	15/07/2014	Closed	
13.	Send electronic copy of issues list to the group.	EF	16/07/2014	Closed	

# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held on Wednesday, 1 October 2014 at Richmond upon Thames College.

## **PRESENT:**

### **Richmond Education and Enterprise Campus Representatives**

Nicola Lupton (chairman)	Assistant Principal, Richmond upon Thames College
Robin Ghurbhurun	Principal, Richmond upon Thames College
Paul Chadwick	Director Environment, Richmond Council
Mandy Skinner	Assistant Director Commissioning Corporate Policy & Strategy, Richmond Council
Rob Allaway	Planning Communications, GKA for Haymarket Media Group
Joanna Debs	Stadium Manager, Harlequins
Darren Jacob	Consultant, Richmond Council
Elinor Firth	Head of Communications, Richmond Council

### **Community Representatives**

Frances Bennett	Friends of River Crane Environment (FORCE)
Alistair Edwards	Heatham Residents Association
Nicholas Jackman	Heathfield South Neighbourhood Watch Coordinator
Francis McInerny	Heatham Alliance
Stephen Randall	Dene Estate Residents Association
David Rose	Court Way Residents Association

### **Ward Councillors**

Cllr Geoff Acton	St Margarets & North Twickenham
Cllr Alexander Ehmann	St Margarets & North Twickenham
Cllr Ben Khosa	St Margarets & North Twickenham

## **1. WELCOME AND INTRODUCTIONS**

- 1.1 The chairman welcomed the group to Richmond upon Thames College and the third meeting of the Richmond Education and Enterprise Campus Local Community Forum.
- 1.2 Each attendee introduced themselves.

## **2. MINUTES OF LAST MEETING**

- 2.1 The minutes of the last meeting were distributed electronically ahead of the meeting and attendees asked to confirm accuracy / request changes. The group noted that action points 4, 11, 14, 16 and 17 had been completed (see separate action log for additional comments) and that a revised outline programme timeline including expected milestones would be discussed later on the agenda.
- 2.2 PC distributed an explanatory note re. signs erected on the Craneford Way East playing fields to the group.  
**ACTION:** EF to distribute note electronically.
- 2.3 PC noted that since the transport meeting on 27 August nothing further had

- been received from Transport for London (TfL) and that a regular engagement meeting was scheduled in a few weeks' time.
- 2.4 The group agreed to publish the minutes of 15 July on the Richmond Education and Enterprise Campus website (<http://www.reec.org.uk/>).
- 3. INTRODUCTION TO NEW PRINCIPAL OF RICHMOND UPON THAMES COLLEGE**
- 3.1 RG introduced himself to the group providing a brief overview of his career in further education noting that he has held an executive role for the past 8 years, most recently Deputy Principal at Newcastle College.
- 4. COLLEGE REDEVELOPMENT – NEW VISION FOR THE COLLEGE**
- 4.1 RG explained the need for investment in the College and outlined his vision for the future.
- 4.2 To meet London's skills needs the College will deliver a contemporary curriculum which will include specialisms in construction and engineering, professional services, science and technology (including digital), creative industries, hospitality and sport (drawing on the expertise of Campus partners Haymarket and Harlequins). The College will be a gateway for learners to further and higher education and employment/further skills development. It will cater for 16-18 year olds and an increasing diversity of adult and professional learners.
- 4.3 The College's new buildings will include a lifestyle and leisure building which will house a spa, silver service training restaurant and gym, all open to the local community. As part of its 'Creative Industries Academy' the College will also include a theatre and art gallery providing opportunities for local artists to exhibit.
- 4.4 Following questions from the group RG described his ambitions for a new STEM (Science, Technology, Engineering and Maths) Centre which will focus on low carbon technologies, construction, the automotive industry (particularly electric vehicles), niche markets in engineering and healthcare.
- 4.5 RG noted that he wants to deliver a College residents are proud of, with its services accessed by the local community and employers.
- 4.6 Members of the group reiterated their support for the educational aspirations of the Campus, particularly the delivery of a new secondary school, but highlighted the need to minimise the impact of the development on the local area and existing community.
- 4.7 RG noted that he is a trustee of the new Academy Trust.
- 4.8 Following discussion RG confirmed that the College would continue to recruit students from across London – the College will be a destination of choice.
- 4.9 RG confirmed his desire to work with the local community to improve relations and extended an invitation to meet with residents to discuss specific issues and areas of concern. The leader of one of the community groups responded that in August they had offered the College an opportunity to improve its

relationship with the local community in resolving the Watchtower Convention parking and traffic problems and in September proposed a meeting and agenda. A reply from the Principal to those proposals has not been received<sup>1</sup>. RG noted that going forward he would be taking on the chairmanship of Local Community Forum meetings.

## **5. LATEST PROGRAMME UPDATE – SITE PLAN**

- 5.1 DJ presented the indicative master plan to the group including the organisation of education buildings and outside spaces and the approximate size and shape of the residential development and preliminary phasing ideas.
- 5.2 The group noted their concerns about the proposed consultation and desire to have seen the material earlier.
- 5.3 It was noted that consultation material needed to include reference to adult/professional learners and residents accessing the College's enhanced offer at evenings and weekends.
- 5.4 DJ reiterated that the intention is to submit an Outline Planning Application for the site in early 2015, detailed applications for 'Reserved Matters' will then need to be submitted for each constituent element including the residential development. At this later point there will be an indication of what the buildings will look like as well as the landscape and open spaces proposed.
- 5.5 DJ described in turn the outline proposals for the first phase of the College redevelopment (approx. 15,000 m<sup>2</sup>), the Haymarket 'tech hub', the free school building (approx. 4,000 m<sup>2</sup>) and Clarendon School (approx. 3,000 m<sup>2</sup>) and their respective access points. Following questions from the group DJ confirmed that there was a debate to be had regarding the proposed River Crane footpath and whether or not it would be appropriate for students to use it.
- 5.6 DJ noted the opportunity to improve access along Marsh Farm Lane to the River Crane and the environment around it. DJ outlined proposals to upgrade the College's playing fields on Craneford Way East to include artificial surfaces and following questions confirmed that these areas would be fenced from the public. PC highlighted that the Craneford Way East playing fields are the property of the College and are currently an underutilised asset. A community member pointed out that a written claim for public access had been made last year, as a common law right.
- 5.7 The group reiterated their concern that feedback from the consultation in April / May had not been taken on board with particular reference to access to the schools and residential development through the Heatham Estate. Residents highlighted that the consultation should include information on the proposed residential development.  
**ACTION:** PC to explore with partners whether the consultation material can include information on the residential development.
- 5.8 Following questions DJ confirmed that there would be boundaries between the College and schools to meet safeguarding obligations. These boundaries would include soft landscaping.

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<sup>1</sup> RG and the leader of the community group have now agreed a way forward on this matter.

- 5.9 DJ noted that the scheduled transport assessment was a week or two behind schedule.
- 5.10 Ward Councillors noted their support for residents' concerns particularly around access and disappointment that there had not been greater revisions to the scheme since May.
- 5.11 Following questions RG noted that the College had submitted an Expression of Interest to the London Enterprise Panel's Further Education Capital Investment Fund and that the College hoped to receive an invitation to submit a detailed application in January 2015.
- 5.12 Following questions JD confirmed that Harlequins are still looking into options with regards to the North Stand plans.

## **6. CONSULTATION**

- 6.1 Insufficient time to discuss.

## **7. ISSUES LIST FOR FUTURE MEETINGS**

- 7.1 DJ distributed a hard copy of a "Local Community Forum: Draft Meeting Timetable". Insufficient time to discuss.

## **8. ANY OTHER BUSINESS**

- 8.1 Insufficient time to discuss.

## **9. CLOSE**

- 9.1 NL thanked everyone for their contributions and closed the meeting.



## RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM: ACTION LOG

Ref.	Action	Owner	Due Date	Status	Comments/Notes
5.	Add community facilities/benefits to future agenda	EF	TBC	Live	
6.	Add LCF to REEC website and explore addition of discussion forum/comments page	EF	ASAP	Live	LCF page now 'live'. Exploring addition of discussion forum/comments page
8.	Share drafts of hard copy documents e.g. proposed leaflet	EF	Ongoing	Live	Draft newsletter distributed for comment
15.	Investigate early engagement with TFL re. their proposals for the A316 (including temporary footbridges).	PC	TBC	Live	Ongoing
18.	Distribute explanatory note drafted by George Chesman re. signs erected on the Craneford Way East playing fields electronically.	EF	28/10/2014	Live	
19.	Explore with partners whether October consultation material can include information on residential development.	PC	13/10/2014	Live	
1.	Response from David Ansell (former Principal, RuTC) to AJ/AE re. signs erected on Craneford Way East playing fields	NL	15/07/2014	Closed	Ref. in response to advice received from Richmond Council's Legal Service to be investigated [see 12]
2.	Draft and distribute revised outline programme timeline to include expected milestones in the progress of the development so that residents are aware when fuller details will be available (see pnt. 2.7 of 17/06/2014 minutes)	REEC partnership	15/07/2014	Closed	Part of "Latest programme update – discussion on overall site plan" (agenda item 5.) at 01/10/2014 meeting
3.	Distribute consultation summary findings via email	EF	15/07/2014	Closed	
4.	Add transport and EIA to July agenda	EF	15/07/2014	Closed	Meeting to be arranged in August to look at transport [see 16.]
7.	Send distribution map for letter drop to Forum members	EF	15/07/2014	Closed	
9.	Agree date for July meeting	EF	ASAP	Closed	
10.	Update REEC website to accurately reflect number of College students	EF	15/07/2014	Closed	
11.	Distribute June's draft minutes via email and publish agreed minutes on the REEC website	EF	22/07/2014	Closed	
12.	George Chesman (Richmond Council, Legal Service) to write an explanatory note re. signs erected on the Craneford Way East playing fields.	PC	TBC	Closed	Note distributed at 01/10/2014 meeting
13.	Send electronic copy of issues list to the group.	EF	16/07/2014	Closed	
14.	Feedback comments / additions to issues list distributed at 15 July meeting.	ALL	22/07/2014	Closed	
16.	Coordinate meeting in August to consider transport assessment process.	EF	ASAP	Closed	Meeting took place on 27/08/2014

17.	Distribute full results report and data tables from four week consultation conducted in April and May.	MS	ASAP	Closed	
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# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held on Monday, 24 November 2014 at Richmond upon Thames College.

## **PRESENT:**

### **Richmond Education and Enterprise Campus Representatives**

Robin Ghurbhurun (chairman)	Principal, Richmond upon Thames College
Darren Jacob	Consultant, Richmond Education & Enterprise Campus
Huw Williams	Director, CGMS
Corey Russell	Director, Transport Planning Practice
Dr Topsy Rudd	Technical Director, Cascade Consulting
Mandy Skinner	Representative of the Free School Trust, Richmond Council
Mike Cronin	Group Facilities Director, Haymarket Media Group
Mark Addicott	Property Consultant, Harlequins
Claire Pitcher	Cascade Consulting
Bronia Nowak	Exec Assistant to Robin Ghurbhurun

### **Community Representatives**

Gary Backler	Friends of River Crane Environment (FORCE)
Francis McInerney	Heatham Alliance
Kevin Jones	Court Way Residents Representative (informal)
David Rose	Court Way Residents Association
Alistair Edwards	Heatham Residents Association
Alison Jee	Heathfield South Neighbourhood Watch Coordinator
Stephen Randall	Dene Estate Residents Association

### **Ward Councillors**

Cllr Ben Khosa	St Margaret's & North Twickenham
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## **1. WELCOME AND INTRODUCTIONS**

- 1.1 The chairman welcomed the group to Richmond upon Thames College.
- 1.2 Each attendee introduced themselves.

## **2. MINUTES OF LAST MEETING**

- 2.1 The minutes of the last meeting were distributed electronically ahead of the meeting and attendees asked to confirm accuracy / request changes.
- 2.2 The group noted that action points 3.11 and 3.15 had been completed.
- 2.3 Regarding action point 3.18, RG explained that hard copies of consultation materials were not distributed to residents with 2 days remaining to the close of consultation.
- 2.4 Regarding action point 3.19, DJ told the group that they would have this meeting and the next one and then re-issue the timetable.

## **3. INTRODUCTION DRAFT SUMMARY OF RECENT CONSULTATION RESULTS**

- 3.1 DJ noted that the latest data had been received only 2 hours prior to the meeting and apologised for not being able to circulate it to the group in advance. RG confirmed that the group would receive a copy of all presentations shown at the meeting.

- 3.2 DJ explained what the presentations would cover and asked the group to treat the information as a work in progress. A member of one of the community groups asked what the allocation of time was for each presentation and RG directed them to the agenda where the time allocation was stated.
- 3.3 DJ explained that as a part of the last 4 week public consultation there had been 2 public drop-in events on the 21<sup>st</sup> October and 4<sup>th</sup> November. 73 people responded to the survey, 66 of which were local residents. He confirmed that 52% of those felt that the ambition of the College was appropriate.
- 3.4 DJ presented a slide which indicated the key issues raised in the survey relating to the site design and noted that they would be addressed as a part of the presentations planned for the evening. He confirmed that the biggest issue regarding site layout was traffic (including parking). 18% felt that the information provided had been incomplete and DJ reassured the group that there should be a lot more information available by January, when a further public consultation would be completed.
- 3.5 DJ confirmed that with regards to Craneford Way, the majority of people surveyed disagreed with the point about the playing fields being retained and enhanced but agreed with the public right of way between the Craneford Way fields (East and West) being retained and upgraded to provide better pedestrian links to the River Crane. There was a more balanced result regarding open space.
- 3.6 DJ noted that the survey had produced a positive response to maximising vehicular access via the A316 as well as routing all construction via the A316. Reducing vehicular access for visitors to the education estate parking via the Heatham Estate was also very popular.
- 3.7 A member of a community group stated that on the survey it read 'All construction traffic to be routed via the A316' but that DJ had referred to 'most' construction traffic when discussing it with the group and asked what was meant by 'all construction traffic'? The member of the community group also asked whether that meant some of the construction traffic will be going down residential streets. DJ stated that the survey indicated preferences and that there may be some construction traffic using residential streets but that most would use the A316.
- 3.8 DJ noted that the statements on the survey regarding Residential Development were not popular and that this would be assessed in the development of the site design alongside the impact assessment, particularly for transport.
- 3.9 DJ reassured the group that the Planning Officer will be provided with the survey results. The group did not have any questions at this stage.

#### **4. THE PROPOSED OUTLINE PLANNING APPLICATION**

- 4.1 HW stated that he was keen to explain the reason for the Outline Planning Application (OPA) and any issues associated with submitting it.
- 4.2 HW explained that an OPA was often used for large sites involving multiple uses that were developed in phases by different developer/occupiers. If the OPA was accepted, the precise details of individual elements would then be submitted as applications for 'reserved matters' HW stated that the OPA had to demonstrate compliance with National Planning Guidance and demonstrate that the proposals are acceptable in principle. HW then posed the question of how that can be done if the precise details aren't known. He said that the answer came through the Courts. He continued that the Environmental Impact Assessment (EIA) would be used to assess the most likely worst case of each

element of the scheme, permitting a robust assessment.

- 4.3 HW showed the group the slide showing the structure of the proposed application and talked through it.
- 4.4 HW explained that the Development Specification, Parameter Plans and Design Code were at the heart of the structure.
- 4.5 HW stated that the Development Specification sets out what the various components of the application are and defines the total quantum of floor space that the Applicant is seeking planning approval.
- 4.6 A member of a community group asked whether floodlighting was being proposed on the playing fields on Craneford Way. DJ confirmed that floodlighting was not being proposed on Craneford Way but may be considered for the Multi-Use Games Area linked with the secondary school in the middle of the main education estate.
- 4.7 HW showed the group the Draft Development Zones Parameter Plan and was keen to point out that the plans do not show the proposed building only the extents of the proposed building zones.
- 4.8 When looking at the height of the development a member of a community group asked what the maximum residential height would be. HW confirmed that the current proposal indicates 20 metres on the western side of the site and this equates to buildings up to five, not six, storeys in height.
- 4.9 A member of a community group asked whether it was the intention of the REEC team for the site to look like the example shown in the illustrative master plan. HW confirmed that this plan is one version of what is possible within the proposed parameter plans. A member of a community group asked whether feedback from the latest consultation was going to affect the plans. DJ confirmed that the client and design team would take in to account all feedback and assess this against viability of the overall scheme.
- 4.10 HW stated that when conducting this assessment they had to take into account the 'most *likely* worst case scenario' for each issue e.g. building height in residential areas
- 4.11 Cllr Ben Khosa asked why access to the residential development can't be taken from the A316 side. DJ replied saying there are a number of reasons including the issue of land ownership i.e. crossing land that the College doesn't own. DJ also said that further information on this matter will be provided at the next public consultation, scheduled for January 2015. A member of a community group then stated that public consultations had already occurred and that the opinions from the public consultation should be reflected before this goes to Planning. DJ responded that comments would be taken in to account and where appropriate built in to the proposed scheme. Each comment would be considered against the impact assessment and issues mitigated where possible.
- 4.12 HW explained that the Design Code will establish design principles for the design, look and feel of the scheme as a whole. It will provide the design benchmark for the application reserved matters.
- 4.13 A member of a community group asked whether the Design Code included the height of the fences surrounding the pitches. DJ answered that it most probably would and the design standard for this element was likely to be based on Sport England guidelines.



## **5. ENVIRONMENTAL IMPACT ASSESSMENT UPDATE**

- 5.1 TR explained that when carrying out an EIA they take the most likely worst case scenario so that the actual impact should be no worse or possibly less than in the OPA.
- 5.2 TR said that a report had been submitted to Richmond Council in July agreeing which topics would be covered in the EIA. This is still with the Council for formal comment. TR explained that they were still in the process of considering the enhancements to ecological networks.
- 5.3 TR stated that the Reptile Survey did not need to be carried out as the land to the west of Marsh Farm Lane was not included in the plans. A member of a community group asked for the line 'Reptile survey to be completed [if land to west of Marsh Farm Lane to be developed]' to be removed from TR's slide as it was misleading.  
**ACTION: TR TO REMOVE THAT LINE FROM THE SLIDE**
- 5.4 A member of a community group said that in the survey it stated that Craneford West field will not be affected by this. He stated that this may not affect the Reptile Survey but that there would be increased recreational pressure on Craneford West field. TR noted that this would be reviewed.
- 5.5 With regards to the opportunity for partnership working and funding to improve river corridor (River Crane) TR would like to arrange a meeting with a member of the FORCE community group.  
**ACTION: TR AND A MEMBER OF FORCE TO ARRANGE A MEETING**
- 5.6 Regarding the Thames Water slide, TR confirmed that a utility survey and a flood risk assessment were being carried out.
- 5.7 TR confirmed that points raised by Heatham Alliance would be looked at and hopefully she will update community members at the next meeting.
- 5.8 Regarding the English Heritage slide, TR confirmed that the Desk Based Assessment is underway.
- 5.9 TR noted that the recommendations from the Playing Pitch Strategy for Richmond due to be published in early 2015 may not be available before submission of the application, but that a meeting was planned with Sport England to discuss sport provision on the site.
- 5.10 TR stated that the design team are considering alternative renewable energy strategies rather than having combined heat and power system as these have implications for air quality.
- 5.11 A member of a community group said he was pleased to see the phrase 'key to protect residents' and that it was the key phrase.
- 5.12 Whilst discussing construction under 'summary of assessment work to date' a member of a community group asked: when looking at this site does the REEC team consider the work that is happening across the road from Twickenham train station? TR confirmed that the EIA considers potential cumulative effects from other developments agreed through Scoping.
- 5.13 TR stated that a site of this size is likely to generate impacts of construction noise and dust and that this would result in proposals for extensive mitigation measures. A member of a community group stated that this was a very big issue.

- 5.14 A member of a community group asked whether there would be asbestos in the current College building. DJ answered that there would be and that it would be dealt with appropriately. TR advised that asbestos is dealt with under separate regulations.
- 5.15 A member of a community group mentioned the educational impact that the work will have on students as they try to get their work done with building happening all around them. DJ acknowledged this point and confirmed that a small number of buildings may require demolition to facilitate the construction of the new buildings but that 90% of the current buildings will remain until the new build is complete. However they will take into account the point raised.
- 5.16 TR stated that Richmond Council set the hours of construction work on their website. Further control of noisy works may be implemented through a Section 61 agreement if required by the Environmental Health Officer. DJ told the group that the REEC team will need to put mitigation in place to show that they have reduced the noise as much as possible.
- 5.17 Whilst discussing the ecological assessment and mitigation a member of a community group mentioned that artificial surfaces will disturb many species, including bats. TR reassured the group that bats like to forage along edges and tree lines on the River Crane and that they will aim to strengthen the boundary to maintain the foraging corridor.
- 5.18 A member of a community forum enquired about potential lighting of paths. DJ explained that REEC wish the new and existing path network to be connected up and be used as much as possible. It was noted that the current planning permission for the proposed path south of the river Crane conditions against lighting of pathways, however DJ said that REEC would wish to review sympathetically lighting new and existing pathways with the planners, for example, the use of low-level bollard lighting that does not affect bats but provides adequate lighting for public use.
- 5.19 It is put on record that certain of the community groups have specific concerns in relation to the suggested review of any of the planning conditions that apply to the new River Crane footpath and cycleway. These include concerns about public safety, residents' amenity, environmental damage and the purpose of public access along the river, over and above the nocturnal wildlife and lighting issues.
- 5.20 Regarding the water assessment, TR confirmed that the College building zone is outside the Environment Agency flood zones and that the artificial pitches on Craneford Way east would be permeable. A member of a community group mentioned that in Victorian times the area used to flood very badly but that it had been better in recent years although Crane park still gets flooded.
- 5.21 A member of a community group asked about the possibility of having a preliminary environmental assessment provided to the group. TR said she would talk the group through it in January or February and would try to get the papers to the group prior to the meeting. DJ reiterated that the project was moving at a fast pace and although they will try to get information to the group ahead of meetings it was not always possible.
- 5.22 A member of a community group said that he was impressed at the ecological improvements that the project hoped to make and would like to see the potential improvements put into a single document. TR advised that these would be set out in the Environmental Statement submitted in support of the planning application.

## **6. TRANSPORT ASSESSMENT UPDATE**

- 6.1 CR stated that this part of the presentation would focus on traffic aspects of the transport

study being undertaken. The first presentation slide indicates the location of the surveys undertaken including all of the college site accesses and roads around the site including the A316, Langhorn Drive, Court Way, Whitton Road and others. The survey looked at speed and traffic flow. A member of a community group asked what dates the surveys had been taken. CR replied sometime in September but that he would need to get back to the group with the specific dates

**ACTION: CR TO INFORM THE GROUP OF THE PRECISE DATES OF RECENT SURVEYS**

- 6.2 CR advised that there is a budget allowance for both the Whitton Road Roundabout and the Hospital Bridge Roundabout on the A316 to be surveyed. Now that TPP had established the potential net change in traffic as a result of the proposed development, it could consult with TfL regarding the likely impact of the additional traffic and whether detailed surveys and capacity modelling of the two major junctions were required.
- 6.3 A member of a community group asked what the criteria was for picking the survey sites. CR replied that they chose the areas based on the roads affected by vehicle trips generated by the existing college and the proposed development. He stated that the A316 was covered, as were all primary entry points to the college estate so that the patterns of vehicular movement the current site generates, including key junctions, could be modelled. CR clarified that this was just a starting point and it would be discussed with relevant highway officers at LBRut and TfL.
- 6.4 CR told the group that under the direction of the highway officers at LBRut the ATC survey on Langhorn Drive had picked up a Harlequins match day.
- 6.5 A member of a community group stated that it would be prudent to have an Automatic Traffic Counter (ATC) south of Court Way. CR said that was not included in the initial survey which was designed to capture the impact of vehicular movements to and from the college site but reiterated that this was a starting point and that they may need to carry out more surveys.
- 6.6 Members of community groups felt that further surveys needed to be carried out as they felt they hadn't picked up a very heavy traffic day on Whitton Road, stating that there were safety impacts at the Whitton Road roundabout when the traffic is very heavy. CR reassured the group that they would get a steer from the Local Authority.
- 6.7 A member of a community group stated that the point of this forum is to get feedback from residents. Cllr Ben Khosa asked whether previous surveys were accessed. CR answered that previous transport assessments undertaken for committed development, including the proposals at the Sorting Office site and Twickenham Station development, would be taken in to account along with comments from the highway officers at LBRut based on their local knowledge.
- 6.8 CR stated that the surveys suggest that the highway peak periods are 8am-9am and 5pm-6pm, with 6pm-7pm being very similar. He told the group that surveys were done on days when nothing out of the ordinary was happening e.g. road works, to ensure the surveys are representative.  
A member of a community group stated that the peak traffic time for College was 3:45pm – 4:45pm. CR noted that this may be the case however, the movements on the main vehicular network peaked slightly later and it was more appropriate to model this as a worst case.
- 6.9 CR explained that the survey of the existing college had been used to assess the likely trips of the proposed college, less trips from the student car park since no dedicated parking was planned for students in the proposed scheme. CR explained that the trips

generated by the special needs school had been based travel information provided by the Clarendon School. CR advised that the TRICS Travel Survey Database which has over 7000 surveys of different land uses had been used to assess the trip generation of the secondary school and residential elements of the proposals. A member of a community group asked whether the database had been searched for sites that have a College of this scale alongside a smaller secondary school. CR answered that analysing the existing College provided the team a more reliable set of data to be used with other data sets.

- 6.10 The group discussed the amount of secondary school students that would be dropped off. CR stated that the report assumes 10% of students are being dropped off which is twice the 5% that the historic data from two other Richmond secondary schools indicates. Further survey data from other Richmond secondary schools will be sought and the analysis reviewed further.
- 6.11 CR explained the net change in traffic on the highway network by comparing the proposed development trips and the surveyed existing college trips. The initial assessment indicated that during the morning and evening peak hour periods the increase in traffic would amount to 76 and 71 two-way vehicle movements in the AM and PM peaks, respectively. These equate to just over one additional vehicle movement per minute in the peak periods.
- 6.12 The net change in traffic on the westbound lane of the A316 is again small and given the very high existing traffic flows on the road the percentage increase in traffic as a result of the proposed development is very small.
- 6.13 A member of a community group asked whether access to the proposed small College car park indicated on the assessment plan would be via residential roads. DJ confirmed that this stage it would be however, there is still a proposed significant reduction in the number of education vehicles that will visit the site via the existing Heatham Estate roads. The same member said that they had understood Clarendon would be used but not the others. DJ noted that the reduced number of future college parking spaces (planning policy compliant) and proposed secondary school spaces had been designed to access the site via the A316 as far as possible. So far, it has not been possible to accommodate all proposed college parking via the A316 without crossing the proposed primary pedestrian flows. As a consequence 25 car parking spaces to the south of the proposed college site had been introduced which is access via the Heatham estate roads. This coupled with the Clarendon parking proposals was still a significant reduction on the current number of education site visitors. A community member asked why pedestrian access could not be changed. DJ explained that the new north-south pathway on the western boundary of the site is a primary proposal of the scheme to deliver college students to the western side of the site thus providing an alternative to students passing through the existing Heatham Estate streets.
- 6.14 A member of a community group expressed concern that the new vehicular movements proposed (including the new residential estate) would have an impact on the Whitton Road, noting that the flow may be held back at the junctions with A316 and Twickenham town centre, adding to an existing issue and causing potentially dangerous situations. He was concerned that the worst-case scenario had not been observed in the last round of traffic surveys. CR advised the group that the initial survey design will be reviewed and may result in further surveys. DJ added that TfL and Richmond Local Authority will have to be satisfied that both the surveys and assessment is robust.
- 6.15 A member of a community group suggested that it would be good for REEC to consider further surveys to build confidence in the data. A few members of community groups stated that they did not feel confident and feel like the surveys should have been carried out over a longer timeframe. CR told the group that carrying out a survey for a whole

week was fairly typical. A member of a community group reiterated the anxiety around traffic. CR confirmed again that this was a starting point and further assessment is required.

## **7. ANY OTHER BUSINESS**

- 7.1 A member of a community group asked TR what the reason was for the delay in receiving the Environmental Impact scoping document. TR replied that they understood the delay was due to pressure of work for council planning officers.
- 7.2 Cllr Ben Khosa asked if the outline planning application would include formal consultation with residents. It was confirmed that the outline planning application will include formal public consultation once submitted and all residents will be notified as any other planning application standard. It was also noted that REEC propose further pre-application consultation in January 2015, prior to submission of the application to the Local Authority.
- 7.3 MS highlighted that the Richmond upon Thames College Free School Trust will be launching a statutory consultation, called a Section 10 consultation, as required by the Department for Education in order to open the Free School. This consultation will be launched soon however, is not part of the town planning process.

## **8. CLOSE**

- 8.1 RG thanked everyone for their contributions and closed the meeting.



## RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM: ACTION LOG

Ref.	Action	Owner	Due Date	Status	Comments/Notes
5.	Add community facilities/benefits to future agenda.	EF	TBC	Live	
6.	Add LCF to REEC website and explore addition of discussion forum/comments page.	EF	ASAP	Live	LCF page now 'live'. Exploring addition of discussion forum/comments page
8.	Share drafts of hard copy documents e.g. proposed leaflet.	EF	Ongoing	Live	Draft newsletter distributed for comment
15.	Investigate early engagement with TfL re. their proposals for the A316 (including temporary footbridges).	PC	TBC	Live	Ongoing
25.	DJ to re-issue Draft Meeting Timetable to the Forum.	DJ	24/11/2014	Live	
26.	TR to remove the line 'Reptile survey to be completed [if land to west of Marsh Farm Lane to be developed]' from slide	TR	12/01/2014	Live	
27.	TR and a member of FORCE to arrange a meeting	TR	ASAP	Live	
28.	CR to advise group of actual dates in September that the surveys were carried out	CR	12/01/2014	Live	
1.	Response from David Ansell (former Principal, RuTC) to AJ/AE re. signs erected on Craneford Way East playing fields	NL	15/07/2014	Closed	Ref. in response to advice received from Richmond Council's Legal Service to be investigated [see 12]
2.	Draft and distribute revised outline programme timeline to include expected milestones in the progress of the development so that residents are aware when fuller details will be available (see pnt. 2.7 of 17/06/2014 minutes)	REEC partnership	15/07/2014	Closed	Part of "Latest programme update – discussion on overall site plan" (agenda item 5.) at 01/10/2014 meeting
3.	Distribute consultation summary findings via email	EF	15/07/2014	Closed	
4.	Add transport and EIA to July agenda	EF	15/07/2014	Closed	Meeting to be arranged in August to look at transport [see 16.]
7.	Send distribution map for letter drop to Forum members	EF	15/07/2014	Closed	
9.	Agree date for July meeting	EF	ASAP	Closed	
10.	Update REEC website to accurately reflect number of College students	EF	15/07/2014	Closed	
11.	Distribute June's draft minutes via email and publish agreed minutes on the REEC website	EF	22/07/2014	Closed	
12.	George Chesman (Richmond Council, Legal Service) to write an explanatory note re. signs erected on the Craneford Way East playing fields.	PC	TBC	Closed	Note distributed at 01/10/2014 meeting
13.	Send electronic copy of issues list to the group.	EF	16/07/2014	Closed	

14.	Feedback comments / additions to issues list distributed at 15 July meeting.	ALL	22/07/2014	Closed	
16.	Coordinate meeting in August to consider transport assessment process.	EF	ASAP	Closed	Meeting took place on 27/08/2014
17.	Distribute full results report and data tables from four week consultation conducted in April and May.	MS	ASAP	Closed	
18.	Distribute explanatory note drafted by George Chesman re. signs erected on the Craneford Way East playing fields electronically.	EF	28/10/2014	Closed	
19.	Explore with partners whether October consultation material can include information on residential development.	PC	13/10/2014	Closed	
20.	SF to amend minutes to include "...that these areas would be fenced from the public" at point 5.6.	SF	ASAP	Closed	
21.	DJ to investigate whether Transport for London survey data for Whitton and Hospital Bridge Roundabouts is being used and to report back to the Forum.	DJ	24/11/2014	Closed	As presented by CR at 24th November 2104 LCF meeting
22.	DJ to discuss the scope of the transport surveys with the transport consultant and report back to the Forum.	DJ	24/11/2014	Closed	As presented by CR at 24th November 2104 LCF meeting
23.	EF to amend the start time of the next Forum meeting (24 November) to 18:30.	EF	17/11/2014	Closed	
24.	EF to discuss feasibility of distributing hard copies of consultation material to residents with the Education and Enterprise Programme Board.	EF	ASAP	Closed	

# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held on Monday, 12 January 2015 at Richmond upon Thames College.

## **PRESENT:**

### **Richmond Education and Enterprise Campus Representatives**

Robin Ghurbhurun (chairman)	Principal, Richmond upon Thames College
Nolan Smith	Richmond upon Thames College Project Manager, Fusion PM
Mandy Skinner	Assistant Director, Richmond Council and Free School Trustee
Mark Addicott	Harlequins Property Consultant, MAPM
Mike Cronin	Group Facilities Director, Haymarket Media Group
Huw Williams	CGMS
Topsy Rudd	Cascade Consulting
Corey Russell	Transport Planning Practice

### **Community Representatives**

David Rose	Court Way Residents Association
Kevin Jones	Court Way Residents Representative (informal)
Stephen Randall	Dene Estate Residents Association
Gary Backler	Friends of River Crane Environment (FORCE)
Frances Bennett	Friends of River Crane Environment (FORCE)
Francis McInerny	Heatham Alliance
Alistair Edwards	Heatham Residents Association

### **Ward Councillors**

Cllr Geoff Acton	St Margarets & North Twickenham
Cllr Alexander Ehmann	St Margarets & North Twickenham
Cllr Ben Khosa	St Margarets & North Twickenham
Cllr Liz Jaeger	Whitton

## **1. WELCOME AND INTRODUCTIONS**

- 1.1 The chairman welcomed the group to Richmond upon Thames College.
- 1.2 Each attendee introduced themselves.

## **2. MINUTES OF LAST MEETING**

- 2.1 It was noted that the minutes of the last meeting had been distributed electronically ahead of the meeting and attendees asked to confirm accuracy/request changes. No further points of accuracy were raised by attendees.
- 2.2 The group considered actions from previous meetings. RG noted that community facilities/benefits would be added to a future agenda and that engagement with TfL would be covered later in the meeting under the Transport update. Regarding the Forum's meeting timetable RG highlighted that the final scheduled meeting is Monday, 9 February 2015 however in recognition of the value of the Forum RG proposed continuing meetings

following the submission of the Outline Planning Application with a meeting at the end of March and monthly thereafter. This was agreed by the Forum.

**ACTION:** RG's office to schedule a meeting towards the end of March and monthly thereafter.

- 2.3 TR noted that a meeting with FORCE took place in December and CR confirmed that surveys were in place from 9 October 2014.
- 2.4 The group agreed the minutes of 24 November 2014 and to publish them on the Richmond Education and Enterprise Campus website (<http://www.reec.org.uk/>).

### **3. SUMMARY OF ACTIVITY**

- 3.1 Following a request from a member of the Forum RG shared information that was not commercially sensitive regarding funding and finance.
- 3.2 RG noted that the College had submitted an Expression of Interest to the London Enterprise Panel's (LEP) Further Education Capital Investment Fund (first round) in the autumn last year. The College bid for £16 million (from the £55 million Fund). The College received positive feedback from the LEP and was one of the 18 Further Education providers invited to submit a detailed application at the end of January. Following this positive feedback the College also plans to submit another Expression of Interest for a further £8 million from the LEP's second round of funding. This £8 million would go towards Phase Two of the College re-development – the STEM Centre. Following questions RG confirmed that the two phases of the re-development were completely separate (i.e. the first could proceed without the second) and noted that the College should hear whether or not it had been successful in April and July for the first and second rounds of funding respectively. RG also highlighted that in the first funding round the London Further Education sector had brought forward Expressions of Interest worth £61 million and that some of those that had bid had not been invited to submit detailed applications.
- 3.3 RG noted that in addition the College was looking to secure £28 million in land sales for the schools, the Haymarket 'tech hub' and enabling residential development. RG highlighted that Heads of Terms were being developed with partners, but at this time he couldn't give any more detail.
- 3.4 NS provided a brief summary of activity since the meeting in November 2014 highlighting that –
- hard copies of the public consultation boards issued at the beginning of January were available at the front of the room for members of the Forum to take away.
  - the consultation meeting with the GLA (including TfL) is 4 February 2015.
  - the College had appointed Atkins and tasked its multi-discipline design team with testing the Parameter Plans for the site.
  - the additional traffic surveys on the Whitton Road were ongoing, due to complete this Friday, 16 January 2015.

### **4. UPDATE ON TOWN PLANNING**

- 4.1 HW noted that CGMS had been appointed to prepare the Outline Planning

Application and that he was working with a range of technical consultants to pull the Application together. HW reminded the group of the key points discussed at the Forum meeting in November: the rationale for making an Outline Planning Application; the structure of the Application; how the Application would be tested against existing policies, and how the College (as Applicant) had to examine and mitigate the environmental effects of the proposed development.

- 4.2 HW noted that the team were still awaiting the LBRuT Scoping Opinion report, so there remained some uncertainty regarding the scope of the EIA. HW expressed some surprise that the response from the Planning Authority had taken this long, but expressed confidence that the methodology being pursued was sound and based on best practice.
- 4.3 HW described in more detail the work to ensure the form and content of the Outline Planning Application is properly aligned with the EIA process. The EIA process will consider the likely worst case scenario; it also has to take into account the transitory impacts of the development i.e. the building work. HW noted that the meetings with statutory consultees (GLA and TfL etc.) may result in certain revisions to the plans and that the team would be looking to 'fix' the scheme in the next few weeks in order to proceed with the EIA.
- 4.4 A member of a community group asked how the plans/key documents that make up the Application might change. HW explained that the team had to ensure that each element of the Application fits together as a whole; any changes to the Parameter Plans as a result of mtgs with statutory consultees needed to be reflected across the whole Application.
- 4.5 A member of a community group queried whether there was a conflict between 'fixing' the scheme and the public consultation currently underway. HW and TR reiterated the iterative nature of the EIA process and confirmed that further changes to the plans could be made as a result of the public consultation. The community representative pressed the team as to whether or not fundamental changes to the scheme would be considered. NS responded that Atkins had been asked to reassess the existing proposals taking into account the strong views expressed regarding access arrangements and that their findings would be shared as soon as possible.
- 4.6 HW reiterated that work on the three key documents that will make up the Outline Planning Application: the Development Specification, Parameter Plans and Design Code continued. He also noted that the College will have to deliver, as part of the Application, Heads of Terms describing how they will mitigate the impacts of the development and the benefits the scheme will deliver, such as community use.
- 4.7 Following a question from a member of the Forum HW confirmed that the Outline Planning Application would align with the Crane Valley Planning Guidance and the Planning Brief for the College site.

## **5. UPDATE ON PARAMETER PLANS**

- 5.1 NS took members of the Forum through the latest iterations of the Parameter Plans highlighting that the Craneford Way East Field/the College Playing Fields will be a separate Development Zone to enable the upgrading of these facilities to be one of the first phases in the development (a curriculum

- requirement).
- 5.2 NS noted that defined set-backs would be added to the Building Zones Parameter Plan and explained that the grey blocks did not represent the footprint of proposed buildings rather the area in which buildings could be developed; the detailed design of buildings would come through Reserved Matters applications. NS reiterated that Atkins were testing these proposals.
- 5.3 A member of a community group asked whether a linkage would be made between the amenity space in the proposed residential development and the impact on Craneford Way West Field and whether this would put a restraint on the potential density of the development. HW and TR confirmed that part of the assessment would consider the private and public space on the residential site and the impact on wider amenity space (recreational space in the vicinity of the development).
- 5.4 NS highlighted that the College will be a maximum of five storeys and that the height of the school buildings would be staggered stepping down to a maximum of two to three storeys in height nearer existing residential properties.
- 5.5 A member of the Forum queried the proposed height of part of the residential scheme. NS confirmed that the residential buildings would be a maximum of four storeys. (**NOTE:** this discussion was revisited later in the meeting and this was highlighted as an error. The maximum height of the residential buildings will be 20m, as per the minutes (pnt. 4.8, p. 3) of 24 November 2014, this equates to residential buildings up to five storeys.)
- 5.6 On the College Playing Fields Development Zone Parameter Plan NS highlighted that: the proposed path along the River Crane would be setback by 8m; the pitches had been rotated; and, the revised layout allows potential to provide space for dog walking and recreational activity.
- 5.7 A member of a community group asked whether the fencing for the all-weather pitches proposed for Craneford Way East Field included noise reduction measures. The consultant team confirmed that current proposals did not, but that with the pitches moving slightly closer to Craneford Way the noise assessment would be re-visited.
- 5.8 Following questions from the Forum RG confirmed, as per the discussion at 24 November 2014 meeting (pnt. 4.6, p. 3) that floodlighting was not being proposed for the all-weather pitches on Craneford Way East Field.
- 5.9 A member of the Forum expressed the view that the dog walking track, following the re-orientation of the pitches and inclusion of the 8m setback from the River Crane did not deliver. NS agreed to raise the issue with the design team – to investigate the orientation of the pitches and inclusion of an exit/entrance at the north east corner of the field.  
**ACTION:** NS to discuss views and suggestions made by members of the Forum regarding the dog walking track with the design team.
- 5.10 A member of a community group asked for more information regarding how the College would use the informal space referred to.  
**ACTION:** NS to provide more information on proposed warm-up/cool-down pitches.



- 5.11 Following questions RG confirmed that there would be no parking on Craneford Way East Field following the upgrading of facilities and that members of the community using the new facilities at weekends would be encouraged to use the College's parking on the main site.
- 5.12 Following further questions from members of the Forum HW confirmed that the improvements to Marsh Farm Lane referred to still had to be looked at in detail; more detail would form part of the Design Code, and NS confirmed that fencing around the all-weather pitches would most likely be full fencing rather than railings. In answer to another question NS confirmed that fencing on the playing field would be up to a maximum of four metres high.

## **6. EIA UPDATE AND MITIGATION**

- 6.1 TR provided a summary of EIA work to date. The Forum discussed the future restoration works to the River Crane and the project's contribution to them.  
**ACTION:** minutes of meetings with the Environment Agency and FORCE to be distributed to members of the Local Community Forum.
- 6.2 A member of a community group referenced the recommendations of the Commons Select Committee on air quality, highlighting that new schools should not be built by busy roads and suggesting that the new secondary school was in the wrong location on the site. NS responded that the design team would likely consider a 'sealed box' approach (mechanical and electrical ventilation) for the school's building to address air quality issues. TR highlighted that air quality will be modelled using the outputs of the transport assessment and that this information would be fed into the design process.
- 6.3 Members of the Forum also highlighted their desire to see the Jubilee Trees on the Craneford Way fields protected. TR said this had been noted and outlined how the loss of trees on the main College site would be compensated by planting where appropriate along the A316 and on the Craneford Way fields and by planting of new hedgerows within the site e.g. to separate the school and college areas. Cllr Jaeger noted that the planting of particular types of trees along the A316 had the potential to help address air quality concerns.
- 6.4 TR highlighted the importance of understanding the phased impacts of demolition and construction. NS noted that the average of 16 and 24 HGV trips per day referenced on the slides equated to 8 and 12 HGV respectively as trips were counted both to and from the site. A member of a community group asked what type of construction was proposed (e.g. piling). NS responded that the team were awaiting the results of a land assessment and that it was too early to say what the most appropriate construction methods would be, however minimising the noise impact on neighbours would be an important consideration. Following a question from a member of the Forum regarding construction traffic accessing the site via Langhorn Drive NS noted that Atkins had been tasked with devising the best approach to routing construction traffic, taking on board feedback to date from the community.
- 6.5 TR described how the impacts of the built development on the townscape and visual amenity would be assessed, with particular reference to character areas. TR highlighted the marginal breaches to daylight and winter sunlight guidelines on some properties (ground floors) on Egerton Road (those inset

into the College site). These will be mitigated by minor adjustments to the scale/layout of certain building blocks, which would be specified for any Reserved Matters applications. TR also noted the potential impacts highlighted by the cultural heritage assessment; as a result trial trenches would likely be a requirement of the Application or planning conditions.

## **7. TRANSPORT UPDATE**

- 7.1 CR outlined the additional survey work undertaken on the Whitton Road following the requests for additional surveys at the previous Local Community Forum. An Automatic Traffic Counter had been put in place the weekend of 13 December and would be removed this weekend (16 / 17 January). On Tuesday, Wednesday and Thursday this week people will be out looking at the queues that build up on the section of Whitton Road between the Whitton Road roundabout and London Road and the side roads during peak hours (07:00-10:00 and 16:00-19:00). The results of this additional survey work will be available at the meeting in February.
- 7.2 CR also gave an overview of the feedback from Richmond Council's highway department and TfL. Richmond's highway department has asked for: clarification of the approach taken in relation to assessing the trips for Clarendon School; the database survey sites used to model residential trip numbers to be amended; a higher drop-off/pick up rate to be used for the Free School; the 24 College car parking spaces accessed off Egerton Road to be accessed off Langhorn Drive; and, there to be consideration of the impact of removing student parking on the residential roads north of the A316.
- 7.3 Following a question from a member of the Forum RG confirmed that there would be no student parking on the Harlequins site in the future.
- 7.4 CR noted that TfL's planned improvements to the A316 were geared around the Rugby World Cup.
- 7.5 A member of a community group asked whether there would be further investigations of the Whitton and Hospital Bridge roundabouts. CR responded that the proposed development's impact on both junctions was very low and he was not expecting TfL to request additional survey work. Following discussion RG committed to raising the issue of a right hand turn out of Langhorn Drive and a surface crossing (for students approaching the College and schools from the west) with TfL. Cllr Jaeger noted that TfL had considered in the past adding a surface crossing further west, between Jubilee Avenue and Meadway.
- ACTION:** Right hand turn out of Langhorn Drive and surface crossing to be discussed with TfL at engagement meeting.
- 7.6 NS confirmed that engagement with the police was a requirement of the BREEAM excellent rating that the College must achieve in order to secure LEP funding. This engagement will likely follow submission of the Outline Planning Application.
- 7.7 CR explained that two local secondary schools were used to assess the car mode share of the proposed secondary school. These indicated that the car mode share was just under 5%. However for the assessment of the proposed school, CR had doubled this figure to 10%.

- 7.8 Cllr Jaeger noted that the travel patterns of schools in the east and west of the borough were markedly different. Car use to the west, around Whitton, is much greater and that this should be reflected in the modelling conducted for the schools.

**ACTION:** CR to provide list of the local schools used for modelling.

**POST MEETING NOTE:** The local schools used to assess the likely travel mode share (especially car drop-off/pick-up) were Orleans Park and Grey Court schools.

- 7.9 CR explained the current thinking behind access to the proposed residential scheme being through the Heatham Estate rather than via Langhorn Drive. Members of the Forum argued that the majority of the points made were flawed and challenged each statement line by line particularly:
- safety concerns around residential traffic crossing the student piazza – most felt this was a design issue.
  - left in/left out Langhorn Drive junction and associated increased travel times does not prevent residential access via this route.
  - urban design issues highlighted were very subjective and that parking issues raised could be addressed by parking controls.
  - Langhorn Drive is already used by residential traffic, heavy vehicles and other traffic.
  - land ownership has not been shown to prevent upgrading the junction or public rights of way.
  - the existing Heatham CPZ prohibits parking in Egerton Road by people living outside the CPZ.
  - no conclusive reason has been given for stipulating the route via existing neighbourhood streets to the east or for rejecting upgrading the junction.

The meeting noted that none of the individual points in the current thinking is insuperable. NS committed to presenting all the issues discussed to Atkins and reiterated that the College had instructed the design team to re-test the assumptions made previously and existing proposals, especially the access issues.

**ACTION:** NS to feedback residents' views regarding access to the residential development to the design team.

- 7.10 A member of the Forum suggested swapping the location of the residential development and the schools and also highlighted that members of the group were meeting with the Rt Hon Dr Vince Cable MP to highlight their concerns. The resident reported that Dr Cable was supportive of residential access via Langhorn Drive and changes to the junction and has committed to lobbying TfL on residents' behalf. RG expressed his support for this conversation with TfL.

## **8. ANY OTHER BUSINESS**

- 8.1 A member of a community group asked for the number of parking spaces on the proposed scheme. RG confirmed that there would be one space for every two members of College staff and that there would be no student parking (excluding disabled bays) and that the residential development would be policy compliant. CR explained that the trip data for the residential scheme was not based on the number of parking spaces rather the number of units and referred the resident to his presentation delivered on 24 November for the number of trips based on 180 residential units.

- 8.2 Following a question from a member of the Forum about details missing / partly illegible on the presentation slide, RG replied that the maximum height of part of the residential development would be five storeys and referred the resident to the minutes of 24 November 2014 (pnt. 4.8, p. 3).
- 8.3 A member of a community group asked for more information on the viability assessment and the likely volume of affordable housing. RG committed to providing more information at the meeting in February.  
**ACTION:** Viability assessment and affordable housing to be added to 9 February agenda.
- 8.4 Following a question from a member of the Forum SF confirmed that leaflets promoting the current consultation had been delivered to households in the New Year and that there would be a further leaflet drop the week before the drop-in sessions to help raise awareness. Hard copies of the consultation survey/questionnaire could also be sent to Local Community Forum attendees to distribute to their members. One member of the Forum reflected that the length of the consultation material (14 pages and more than 30 questions) might put some residents off responding.
- 8.5 RG expressed disappointment that the member of the Forum felt there was too much information and hoped that residents would engage with the consultation and complete the questionnaire. AE responded that it didn't matter how much information was published if the proposals for the Campus weren't going to respond to residents' concerns.
- 9. CLOSE**
- 9.1 RG thanked everyone for their contributions and closed the meeting.

## RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM: ACTION LOG

Ref.	Action	Owner	Due Date	Status	Comments/Notes
5.	Add community facilities/benefits to future agenda.	EF	TBC	Live	
8.	Share drafts of hard copy documents e.g. proposed leaflet.	EF	Ongoing	Live	Draft newsletter distributed for comment
29.	RG's office to schedule another LCF meeting towards the end of March and monthly thereafter.	RG	09/02/15	Live	
30.	Views and suggestions (re-orientation of the pitches and/or inclusion of an exit/entrance at the north east corner of the field) regarding the dog walking track to be raised with the design team.	NS	09/02/15	Live	
31.	More information to be provided to members of the Forum on proposed warm-up/cool-down pitches on Craneфорд Way East Field.	NS	09/02/15	Live	
32.	Confirm height of fencing on the College Playing Fields.	NS	09/02/15	Live	
33.	Minutes of meetings with the Environment Agency and FORCE to be distributed to members of the Local Community Forum.	SF/EF	09/02/15	Live	Distributed via email on 28/01/2015.
34.	Right hand turn out of Langhorn Drive and surface crossing to be discussed with TfL at engagement meeting end of January/beginning of February 2015.	NS	TBC	Live	
35.	List of local schools used for transport modelling to be provided to members of the Forum.	CR	09/02/15	Live	The local schools used to assess the likely travel mode share (especially car drop-off/pick-up) were Orleans Park and Grey Court schools. Information shared via email on 28/01/15.
36.	Residents' views regarding access to the residential development to be fed back to the design team which is testing existing proposals.	NS	13/01/15	Live	
37.	Viability assessment and affordable housing to be added to 9 February agenda.	SF/EF	09/02/15	Live	
1.	Response from David Ansell (former Principal, RuTC) to AJ/AE re. signs erected on Craneфорд Way East playing fields	NL	15/07/2014	Closed	Ref. in response to advice received from Richmond Council's Legal Service to be investigated [see 12]
2.	Draft and distribute revised outline programme timeline to include expected milestones in the progress of the development so that residents are aware when fuller details will be available (see pnt. 2.7 of 17/06/2014 minutes)	REEC partnership	15/07/2014	Closed	Part of "Latest programme update – discussion on overall site plan" (agenda item 5.) at 01/10/2014 meeting

3.	Distribute consultation summary findings via email	EF		15/07/2014	Closed	
4.	Add transport and EIA to July agenda	EF		15/07/2014	Closed	Meeting to be arranged in August to look at transport [see 16.]
6.	Add LCF to REEC website and explore addition of discussion forum/comments page.	EF		ASAP	Closed	LCF page now 'live'. Exploring addition of discussion forum/comments page
7.	Send distribution map for letter drop to Forum members	EF		15/07/2014	Closed	
9.	Agree date for July meeting	EF		ASAP	Closed	
10.	Update REEC website to accurately reflect number of College students	EF		15/07/2014	Closed	
11.	Distribute June's draft minutes via email and publish agreed minutes on the REEC website	EF		22/07/2014	Closed	
12.	George Chesman (Richmond Council, Legal Service) to write an explanatory note re. signs erected on the Craneford Way East playing fields.	PC		TBC	Closed	Note distributed at 01/10/2014 meeting
13.	Send electronic copy of issues list to the group.	EF		16/07/2014	Closed	
14.	Feedback comments / additions to issues list distributed at 15 July meeting.	ALL		22/07/2014	Closed	
15.	Investigate early engagement with TfL re. their proposals for the A316 (including temporary footbridges).	PC		TBC	Closed	Consultant team tasked with raising issues with TfL at engagement mtg being scheduled for end of January/beginning of February 2015 [see 34]
16.	Coordinate meeting in August to consider transport assessment process.	EF		ASAP	Closed	Meeting took place on 27/08/2014
17.	Distribute full results report and data tables from four week consultation conducted in April and May.	MS		ASAP	Closed	
18.	Distribute explanatory note drafted by George Chesman re. signs erected on the Craneford Way East playing fields electronically.	EF		28/10/2014	Closed	
19.	Explore with partners whether October consultation material can include information on residential development.	PC		13/10/2014	Closed	
20.	SF to amend minutes to include "...that these areas would be fenced from the public" at point 5.6.	SF		ASAP	Closed	
21.	DJ to investigate whether Transport for London survey data for Whitton and Hospital Bridge Roundabouts is being used and to report back to the Forum.	DJ		24/11/2014	Closed	As presented by CR at 24th November 2104 LCF meeting
22.	DJ to discuss the scope of the transport surveys with the transport consultant and report back to the Forum.	DJ		24/11/2014	Closed	As presented by CR at 24th November 2104 LCF meeting
23.	EF to amend the start time of the next Forum meeting (24 November) to 18:30.	EF		17/11/2014	Closed	
24.	EF to discuss feasibility of distributing hard copies of	EF		ASAP	Closed	



	consultation material to residents with the Education and Enterprise Programme Board.					
25.	DJ to re-issue Draft Meeting Timetable to the Forum.	DJ		24/11/2014	Closed	RG's office to schedule meeting for end of March and monthly thereafter
26.	TR to remove the line 'Reptile survey to be completed [if land to west of Marsh Farm Lane to be developed]' from slide	TR		12/01/2015	Closed	Complete
27.	TR and a member of FORCE to arrange a meeting	TR		ASAP	Closed	Meeting held in December
28.	CR to advise group of actual dates in September that the surveys were carried out	CR		12/01/2015	Closed	Date(s) confirmed at 12/01/15 meeting

# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held on Monday, 9 February 2015 at Richmond upon Thames College.

PRESENT:

## **Richmond Education and Enterprise Campus Representatives**

Robin Ghurbhurun (chairman)	Principal, Richmond upon Thames College
Nolan Smith	Richmond upon Thames College Project Manager, Fusion PM
Mandy Skinner	Assistant Director, Richmond Council and Free School Trustee
Mark Addicott	Harlequins Property Consultant, MAPM
Mike Cronin	Group Facilities Director, Haymarket Media Group
Huw Williams	CGMS
Topsy Rudd	Cascade Consulting
Corey Russell	Transport Planning Practice

## **Community Representatives**

David Rose	Court Way Residents Association
Kevin Jones	Court Way Residents Representative (informal)
Stephen Randall	Dene Estate Residents Association
Gary Backler	Friends of River Crane Environment (FORCE)
Francis McInerny	Heatham Alliance
Alistair Edwards	Heatham Residents Association
Philip Morgan	Heatham Residents Association

## **Ward Councillors**

Cllr Geoff Acton	St Margarets & North Twickenham
Cllr Alexander Ehmann	St Margarets & North Twickenham
Cllr Liz Jaeger	Whitton

## **1. WELCOME AND INTRODUCTIONS**

- 1.1 The chairman welcomed the group to Richmond upon Thames College.
- 1.2 Philip Morgan introduced himself to the group.

## **2. MINUTES OF LAST MEETING**

- 2.1 No points of accuracy were raised by attendees.
- 2.2 The group considered actions from previous meetings. Regarding the Forum's future meetings RG reiterated that in recognition of the value of the Forum it had been agreed last time the group would continue to meet following submission of the Outline Planning Application.
- 2.3 NS confirmed that fencing on the Craneford Way pitches would be anywhere between 3.5m and 4.5m high and that Sport England would prescribe the exact figure. All other actions were noted as complete or addressed by later agenda items.

- 2.4 The group agreed the minutes of 12 January 2015 and to publish them on the Richmond Education and Enterprise Campus website (<http://www.reec.org.uk/>).

### **3. ACTONS SINCE THE PREVIOUS MEETING**

- 3.1 NS noted that Atkins' (the design team) review of the site master plan and detailed design work had highlighted a need to re-test the site's parameter plans.
- 3.2 Since the last meeting the College has submitted its detailed application for Phase 1 of the re-development to the London Enterprise Panel (LEP) and an Expression of Interest for Phase 2 (the STEM centre).
- 3.3 NS noted that amendments had been made to the proposals for the Craneford Way playing field; a gate would be included at the north east corner and the pitches were moving back towards the centre of the field.
- 3.4 NS also highlighted that the College had sought Legal Counsel's advice on the planning approach being taken (i.e. Outline Planning Application and Environmental Impact Assessment). Counsel's opinion was positive – the approach being taken was entirely sound and reflects best practice – and this had been shared with the Planning Authority (the Council).
- 3.5 Following a question from a member of the Forum NS explained that a viability assessment calculates the volume of affordable housing a development can deliver. The proposed methodology for this assessment had been submitted to the Planning Authority for review.

### **4. UPDATE ON THE PLANNING APPLICATION**

- 4.1 HW confirmed that the College had now received Counsel's opinion on the proposed methodology for the OPA and supporting EIA. This had been shared with the Planning Authority (the Council). The team were still awaiting response to the scoping request for the Environmental Statement.
- 4.2 The Forum discussed the tension between the rigour of the EIA process and the level of detail in an Outline Planning Application and the importance of clarity around the phasing of the development to enable the assessment process to consider the cumulative impacts. Following questions from members of the Forum HW confirmed that there was some flexibility in an Outline Planning Application, but that this flexibility was within defined parameters – those set out in the site's parameter plans etc.
- 4.3 HW noted that he was in the process of amending the Development Specification to reflect changes to the scheme and also include greater detail around phasing of development.
- 4.4 HW provided an overview of the recent consultation meeting with the GLA, highlighting that the GLA want to see a detailed Design Code (which matches their expectations – the Mayor's strategic design issues) and more detailed information on the residential proposals.
- 4.5 HW noted that the team had not yet received the GLA formal pre-application response letter.

- 4.6 Following a question from a member of the Forum HW confirmed the playing fields designation as Metropolitan Open Land (MOL) and the variance between its MOL status and the proposed artificial surface pitches with fencing was noted.
- 4.7 Cllr Ehmann highlighted that ward councillors had written to Cllr Stephen Speak (Cabinet Member for Highways and Streetscene) and TfL regarding the site's proposed access arrangements. HW noted that engagement was also underway with TfL and that this would be covered later on the agenda.
- 4.8 Cllr Jaeger queried the size of the residential development and the volume of affordable housing. RG confirmed that as per the consultation material the number of units on the residential development would be in the region of 180, up to a maximum of 200. The volume of affordable housing is not yet known; it was noted that the viability assessment was complicated by the other (education) elements of the scheme.
- 4.9 NS reiterated that the methodology for the viability assessment had been submitted to the Planning Authority (the Council) and that the full assessment would be available in approximately a month's time. Another member of the Forum asked about the tenure mix of the scheme and the College's aspiration around the delivery of affordable housing. RG responded that the tenure mix had not yet been considered and that his first priority was the delivery of new college buildings and the education campus, but that he would not want to see affordable housing minimised. RG expressed his hope that 20-25% of the scheme would be affordable (subject to the completion of the viability assessment).
- 4.10 The Forum discussed what would happen if the College was not successful in securing LEP funding. RG confirmed that without the LEP funding the project would be at risk, but that the re-development of the College would proceed at a slower pace and the new, much needed secondary school, would be delivered.
- 4.11 Cllr Ehmann noted that due to the Council's involvement in the proposal it risked being accused of double standards if it failed to meet its own target for affordable housing. RG and MS reiterated that the site belonged to the College and that the Council's involvement in the scheme was focussed on the delivery of the education campus.

## **5. REVISION TO THE PARAMETER PLANS**

- 5.1 NS reiterated that Atkins have been testing the site layouts and that there have been changes, but unfortunately the new parameter plans are still being developed and cannot be shared with the Forum at this stage. NS highlighted that the proposed changes will allow all construction traffic and all College traffic and parking to access the site via Langhorn Drive. In response to a question from a member of the Forum NS confirmed that this did not include construction traffic for the Craneford Way playing field.
- 5.2 Other changes to the plans include:
- Moving the sports building away from A316 to the boundary with Harlequins
  - A rationalisation of the site's internal road layouts – removal of the

(gated) access road off Egerton Road between the Campus and the residential development. (A footpath will remain.); and

- Making the most of the proposed bridge link over the River Crane.

**ACTION:** NS to provide revised drawings at next meeting (ideally A1).

- 5.3 NS noted that these revisions have necessitated a delay to the Outline Planning Application submission date. The Application is now targeted for the end of March 2015 or early April 2015. (The exact timing of the submission is dependent on the content and receipt date of the GLA's formal pre-application letter.)
- 5.4 Cllr Ehmann noted the impact of the pre-election period on the Application. NS reassured members of the Forum that the delay would not affect the build schedule as the planning decision was already programmed for September 2015.

## **6. EIA MITIGATION STRATEGIES UPDATE**

- 6.1 TR noted that formal pre-application advice had been received from the Planning Authority, in the form of a letter, but that Scoping Opinion was still awaited. As a result (and due to the changes described by NS to the site layout) the EIA process is still delayed so mitigation strategies will be considered next time.
- 6.2 TR noted that the date for the conference call between the Environment Agency and FORCE to discuss the S106 contribution to the River Crane restoration had now been set, 25 February 2015.
- 6.3 TR also highlighted that a geophysical survey was being arranged to take place, hopefully over the Easter holidays, to better understand the archaeological potential of the playing fields. This is being discussed with English Heritage.
- 6.4 Following questions from members of the Forum TR confirmed that the planning assumption is that the route through Twickenham Junction Rough will be the principal pedestrian route for students between the Campus and Twickenham Station. TR confirmed that the proposal is that there will be two bridges over the River Crane – the existing footbridge and a new footbridge linking the Craneford Way playing field and improved Marsh Farm Lane to the Twickenham Rough. NS confirmed that the planning restrictions placed on the Twickenham Rough path would not be challenged. Members of the Forum noted their concerns regarding the impact on green space of the proposals and flagged that the route of the Twickenham Rough path had not yet been determined.
- 6.5 HW confirmed that the improvements to Marsh Farm Lane would be detailed in the Design Code.
- 6.6 A member of the Forum highlighted that the EIA should also take into consideration other pedestrians e.g. rugby fans attending Harlequins games at the Twickenham Stoop.
- 6.7 Following a question from a member of the Forum TR confirmed that noise assessments will consider enabling works, construction and operational (i.e. day-to-day running) noise including that generated by the sports pitches. NS

confirmed that demolition and construction work was due to start in early 2016, highlighting that there may be some limited work before that on the sports fields or to enable College de-cant to ensure the College can deliver its curriculum through the build.

## **7. TRANSPORT AND TfL UPDATE**

- 7.1 CR noted that he and several members of the consultant team met with TfL on 21 January 2015. TfL deemed the vehicle trip generation assessment, including the traffic surveys, broadly acceptable and did not request that Whitton Road Roundabout be assessed given the limited impact of the development proposals.
- 7.2 CR highlighted that trip generation for the new secondary school will be enhanced by the inclusion of Twickenham Academy. (The local schools used to assess the original likely travel mode share, especially car drop-off/pick-up, were Orleans Park and Grey Court schools.) The inclusion of Twickenham Academy which has a 7% travel mode share for car drop-off/pick-up increases the average car mode share of the three sites reviewed, however it is still below 10% used in modelling. TfL also asked for trips associated with College community access e.g. out of hours use of the sports hall and fields to be added and clarified.
- 7.3 CR noted that TfL are proposing a cycle way on the green strip adjacent to the A316 and that this would be implemented in 2016.
- 7.4 NS highlighted that TfL confirmed they had no plans to pay for a right/left turn from Langhorn Drive onto the A316, however suggested a feasibility study. NS confirmed that a commitment has been made to conduct a feasibility study and that the team is chasing TfL for the scope of the study.
- 7.5 Cllr Ehmann reported that the Rt Hon Dr Vince Cable MP had spoken to Leon Daniels (Managing Director, Surface Transport, TfL) who had confirmed that TfL do not have an 'in principle' objection to a right-hand turn from Langhorn Drive onto the A316.
- 7.6 A member of the Forum noted that contributing to junction improvements/inclusion of a right-hand turn would be an opportunity for the Rugby World Cup to leave a visible legacy for the local community. RG noted this suggestion and agreed to raise it with the CEO of Rugby World Cup 2015.
- 7.7 Members of the Forum welcomed the possibility of a right-hand turn but noted that the lack of one did not preclude access to the proposed residential development via Langhorn Drive.
- 7.8 Cllr Jaeger asked that modelling for the feasibility study is completed assuming access/egress to the residential development is not through existing residential roads.
- 7.9 Following a request from the Forum to input into the study RG agreed to share the scope when it comes through from TfL. **ACTION:** RG to share scope of feasibility study from TfL.
- 7.10 CR noted that TfL will be considering the impact of the development on local bus routes.



- 7.11 The Forum considered the additional traffic data collected over December 2014 and January 2015. A member of the Forum asked for the speed of vehicles to be considered, particularly if access to the proposed residential development remains via the Heatham estate. And asked the design team to consider the introduction/improvements to traffic calming measures.
- 7.12 The Group discussed pedestrian access to the site and some members of the Forum noted their concerns around the mixing of children aged 11-16 and older College students. The impact on green space (e.g. Twickenham Rough) of increased foot traffic was also noted.
- 7.13 Cllr Jaeger noted that the catchment area for the new secondary school will stretch north of the A316 and consideration needed to be given to the routes taken by children travelling from Whitton (e.g. the necessity of an A316 surface crossing, improvements to the Duke of Northumberland's River path). The Forum agreed it would be helpful to have a further discussion regarding pedestrian traffic. **ACTION:** RG to add pedestrian access/egress to a future agenda.

## **8. COMMUNITY FACILITIES**

- 8.1 NS highlighted that the GLA require a community use agreement as do Sport England. RG noted that he hoped the College facilities accessed by the local community went beyond sport, detailing the facilities (e.g. theatre, gallery space) and real work environments (e.g. restaurant and spa) that the re-developed College would deliver.
- 8.2 NS noted that the community use agreement would be accompanied by a charging policy.

## **9. VIABILITY ASSESSMENT METHODOLOGY**

- 9.1 Covered in earlier discussions.

## **10. ANY OTHER BUSINESS**

- 10.1 The Forum agreed the date of its next two meetings: Monday, 2 March (18:30-19:30) and Monday, 23 March (18:30-20:30) 2015. The first meeting on 2 March 2015 would consider the new illustrative site master plan and associated parameter plans and any further information provided by TfL on the feasibility study.
- 10.2 Members of the Forum suggested holding an open, public meeting following the submission of the Outline Planning Application. Following discussion RG confirmed that this could be a good way to engage local residents in the detail of the planning submission and agreed to work with members of the Forum on the format of the meeting.

## **11. CLOSE**

- 11.1 RG thanked everyone for their contributions and closed the meeting.

## RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM: ACTION LOG

Ref.	Action	Owner	Due Date	Status	Comments/Notes
8.	Share drafts of hard copy documents e.g. proposed leaflet.	EF	Ongoing	Live	
29.	RG's office to schedule another LCF meeting towards the end of March and monthly thereafter.	RG	09/02/15	Live	LCF agreed to meet on 02/03/2015 (18:30-19:30) and 23/03/2015 (18:30-20:30).
31.	More information to be provided to members of the Forum on proposed warm-up/cool-down pitches on Craneford Way East Field.	NS	09/02/15	Live	
38.	Revised drawings (illustrative site master plan and parameter plans) to be issued at next meeting, 02/03/2015 (ideally in A1).	NS	02/03/15	Live	
39.	Pedestrian access/egress (traffic) to be added to a future agenda.	RG	23/03/15	Live	
1.	Response from David Ansell (former Principal, RuTC) to AJ/AE re. signs erected on Craneford Way East playing fields	NL	15/07/2014	Closed	Ref. in response to advice received from Richmond Council's Legal Service to be investigated [see 12]
2.	Draft and distribute revised outline programme timeline to include expected milestones in the progress of the development so that residents are aware when fuller details will be available (see pnt. 2.7 of 17/06/2014 minutes)	REEC partnership	15/07/2014	Closed	Part of "Latest programme update – discussion on overall site plan" (agenda item 5.) at 01/10/2014 meeting
3.	Distribute consultation summary findings via email	EF	15/07/2014	Closed	
4.	Add transport and EIA to July agenda	EF	15/07/2014	Closed	Meeting to be arranged in August to look at transport [see 16.]
5.	Add community facilities/benefits to future agenda.	EF	TBC	Closed	Initial discussion on 09/02/2015. Discussion with key representatives of the local community to continue.
6.	Add LCF to REEC website and explore addition of discussion forum/comments page.	EF	ASAP	Closed	LCF page now 'live'. Exploring addition of discussion forum/comments page
7.	Send distribution map for letter drop to Forum members	EF	15/07/2014	Closed	
9.	Agree date for July meeting	EF	ASAP	Closed	
10.	Update REEC website to accurately reflect number of College students	EF	15/07/2014	Closed	
11.	Distribute June's draft minutes via email and publish agreed minutes on the REEC website	EF	22/07/2014	Closed	
12.	George Chesman (Richmond Council, Legal Service) to write an explanatory note re. signs erected on the	PC	TBC	Closed	Note distributed at 01/10/2014 meeting

	Craneford Way East playing fields.					
13.	Send electronic copy of issues list to the group.	EF		16/07/2014	Closed	
14.	Feedback comments / additions to issues list distributed at 15 July meeting.	ALL		22/07/2014	Closed	
15.	Investigate early engagement with TfL re. their proposals for the A316 (including temporary footbridges).	PC		TBC	Closed	Consultant team tasked with raising issues with TfL at engagement mtg being scheduled for end of January/beginning of February 2015 [see 34]
16.	Coordinate meeting in August to consider transport assessment process.	EF		ASAP	Closed	Meeting took place on 27/08/2014
17.	Distribute full results report and data tables from four week consultation conducted in April and May.	MS		ASAP	Closed	
18.	Distribute explanatory note drafted by George Chesman re. signs erected on the Craneford Way East playing fields electronically.	EF		28/10/2014	Closed	
19.	Explore with partners whether October consultation material can include information on residential development.	PC		13/10/2014	Closed	
20.	SF to amend minutes to include "...that these areas would be fenced from the public" at point 5.6.	SF		ASAP	Closed	
21.	DJ to investigate whether Transport for London survey data for Whitton and Hospital Bridge Roundabouts is being used and to report back to the Forum.	DJ		24/11/2014	Closed	As presented by CR at 24th November 2104 LCF meeting
22.	DJ to discuss the scope of the transport surveys with the transport consultant and report back to the Forum.	DJ		24/11/2014	Closed	As presented by CR at 24th November 2104 LCF meeting
23.	EF to amend the start time of the next Forum meeting (24 November) to 18:30.	EF		17/11/2014	Closed	
24.	EF to discuss feasibility of distributing hard copies of consultation material to residents with the Education and Enterprise Programme Board.	EF		ASAP	Closed	
25.	DJ to re-issue Draft Meeting Timetable to the Forum.	DJ		24/11/2014	Closed	RG's office to schedule meeting for end of March and monthly thereafter
26.	TR to remove the line 'Reptile survey to be completed [if land to west of Marsh Farm Lane to be developed]' from slide	TR		12/01/2015	Closed	Complete
27.	TR and a member of FORCE to arrange a meeting	TR		ASAP	Closed	Meeting held in December
28.	CR to advise group of actual dates in September that the surveys were carried out	CR		12/01/2015	Closed	Date(s) confirmed at 12/01/15 meeting
30.	Views and suggestions (re-orientation of the pitches and/or inclusion of an exit/entrance at the north east corner of the field) regarding the dog walking track to be raised with the	NS		09/02/15	Closed	

	design team.					
32.	Confirm height of fencing on the College Playing Fields.	NS		09/02/15	Closed	NS confirmed that fencing would be anywhere between 3.5m and 4.5m. Exact figure to be provided by Sport England.
33.	Minutes of meetings with the Environment Agency and FORCE to be distributed to members of the Local Community Forum.	SF/EF		09/02/15	Closed	Distributed via email on 28/01/2015.
34.	Right hand turn out of Langhorn Drive and surface crossing to be discussed with TfL at engagement meeting end of January/beginning of February 2015.	NS		TBC	Closed	TfL have asked for a feasibility study to be conducted.
35.	List of local schools used for transport modelling to be provided to members of the Forum.	CR		09/02/15	Closed	The local schools used to assess the likely travel mode share (especially car drop-off/pick-up) were Orleans Park and Grey Court schools. Information shared via email on 28/01/15.
36.	Residents' views regarding access to the residential development to be fed back to the design team which is testing existing proposals.	NS		13/01/15	Closed	
37.	Viability assessment and affordable housing to be added to 9 February agenda.	SF/EF		09/02/15	Closed	

# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held at 18:30 on Monday, 2<sup>nd</sup> March at Richmond upon Thames College.

## **PRESENT:**

### **Richmond Education and Enterprise Campus Representatives**

Robin Ghurbhurun (chairman)	Principal, Richmond upon Thames College
Nolan Smith	Director, Fusion. RuTC Project Manager
Huw Williams	Director, CGMS
Dr Topsy Rudd	Technical Director, Cascade Consulting
Mandy Skinner	Representative of the Free School Trust, Richmond Council
Mike Cronin	Group Facilities Director, Haymarket Media Group
Mark Addicott	Property Consultant, Harlequins
Bronia Nowak	Exec Assistant to Robin Ghurbhurun

### **Community Representatives**

Gary Backler	Friends of River Crane Environment (FORCE)
Frances Bennett	FORCE
Francis McInerney	Heatham Alliance
Kevin Jones	Court Way Residents Representative (informal)
David Rose	Court Way Residents Association
Alistair Edwards	Heatham Residents Association
Alison Jee	Heathfield South Neighbourhood Watch Coordinator
Stephen Randall	Dene Estate Residents Association

### **Ward Councillors**

Cllr Geoff Acton	St Margaret's & North Twickenham
Cllr Alexander Ehmann	St Margaret's & North Twickenham
Cllr Liz Jaeger	Whitton

## **1. WELCOME AND INTRODUCTIONS**

- 1.1 The chairman welcomed the group to Richmond upon Thames College.

## **2. MINUTES OF LAST MEETING**

- 2.1 The minutes of the last meeting were distributed electronically ahead of the meeting and attendees asked to confirm accuracy / request changes.
- 2.2 Regarding point 6.3, the group believed that the geographical survey took place w/c 16 Feb 2015.
- 2.3 The group confirmed that the minutes were accurate and a true record.

## **3. MATTERS ARISING**

- 3.1 A member of the forum indicated that he had sent an email regarding the environmental costs and the proposed environmental benefits of the development proposal which was noted by the Chair.

## **4.0 SECTION 10 CONSULTATION**

- 4.1 MS talked through the RuTC Free School Consultation (S10 Consultation) Results Report

which was handed out to forum members. MS highlighted the respondents overwhelming support for the Trust's intention to enter into a funding agreement with the Secretary of State for Education to run the proposed school.

4.2 RG asked the group if there were any comments.

4.3 Cllr Ehmann indicated that approximately half of the respondents were not from TW1 or TW2. MS noted this and said that she would look into the breakdown of where respondents came from.

#### **ACTION: MS TO LOOK INTO GEOGRAPHICAL LOCATION OF RESPONDENTS**

#### **5.0 ACTIONS SINCE THE PREVIOUS MEETING**

5.1 NS stated that this agenda had been trimmed to key points and that TR would pick up the points raised by a forum member relating to environmental cost at the next meeting on March 23<sup>rd</sup>.

5.2 NS spoke through the 'summary of activity since the previous meeting' slide. He mentioned that there had been nothing more from the LEP other than a request for further information which the College had provided.

5.3 NS confirmed that the Scoping Opinion had been returned and that it had not been circulated as the planning department had not seen it yet as it is still a work in progress.

#### **6.0 SCOPING OPINION**

6.1 TR talked through slides 'Summary of EIA work to date'

6.2 Regarding the EIA Scoping Opinion – Key Issues slide, a forum member raised a concern about possible future development of the Harlequins site and the council depot, stating that this will have a cumulative effect as traffic will access from Langhorn Drive. TR explained that the College is not required to allow for the impact of future unknown developments. The College needs to develop upon the impact of developments recently approved or submitted. HW stated that it would be very difficult to assess a set of proposals when they are unknown.

6.3 Cllr Ehmann mentioned that it stated in the press that Harlequins are going to expand their stadium so some permutations could be looked at on that basis.

6.4 A forum member mentioned that FORCE was concerned about cumulative effects on open spaces.

6.5 A forum member stated that the implication of excluding the public from Craneford East field and adding 200 residents could be modelled on Craneford West field and that all of the cumulative effects of this scheme could be modelled. He continued that the council do not seem to recognise these cumulative effects.

6.6 HW added that the impact of this development on open space is being assessed. New residents would be provided with open space within the new residential development in accordance with policy requirements.

6.7 Cllr Ehmann stated that perhaps the College was saying it was not obliged to take into account the Harlequins expansion to which HW answered that Harlequins is a proposal in its own right. Cllr Ehmann continued that he felt that dealing with each individual proposal



as separate issues was a mistake.

- 6.8 Cllr Jaeger stated that she could appreciate that the finer details were unknown with regards to Harlequins but that it should be acknowledged that it is something that will happen and needs looking at.
- 6.9 A forum member wondered if Harlequins had held back proposals on purpose to which MA replied that this was not the case. Another forum member asked the Consultants to take a wider and more inclusive view and to take all possibilities into account.
- 7.0 TR spoke through the Iterative Design Process slide.
- 7.1 With regards to the point about the A316, a forum member asked whether the area being referred to was the short stretch between Egerton Road and Langhorn Drive to which TR confirmed that it was.
- 7.2 A forum member asked whether street safety was covered in the survey and TR answered that an environmental survey does not cover safety. NS confirmed that it would be part of the TIA.
- 7.3 A forum member asked whether a Police report would be written. NS replied that it would not but that under the funding arrangement the project needed to achieve BREEAM.
- 7.4 TR talked through the Approach to Adverse and Beneficial Effects slide, stating that the main output was to provide an objective view of the positive and negative effects.
- 7.5 NS mentioned that the Masterplan had been changed and therefore TR has had to go back and re-assess the revised plans.
- 7.6 A forum member asked whether the bridge (referenced as 'link to Twickenham Rough, circular route around Craneford Way East playing field') would be paid for by the project as the College would be the main beneficiary to which RG replied that it would.
- 7.7 TR talked through the Content of Residual Effects Chapter slide, explaining that the positive and negative effects identified through the EIA were not presented in terms of a financial valuation, but as a commentary on the significance of residual effects remaining after mitigation.
- 7.8 TR talked through the River Crane Restoration slide and mentioned that there would be a detailed discussion with the Environmental Agency this week. REEC wants to make a positive contribution to the EA's river restoration programme.
- 7.9 A forum member mentioned that the Duke of Northumberland River runs alongside Harlequins so that needs to be considered in the Harlequins development. TR stated Harlequins would do their own EIA.
- 7.10 TR showed a slide of the River Crane in its current situation and explained that the aim of the EA's overall restoration programme is to remove barriers for fish migration and to naturalise the banks. A forum member asked if both sides would be included to which TR answered that they would, because the walls are flood defences and removal of one side could affect flood risk. The EA will do a proper flood risk assessment to make sure the risk of flooding is not increased.
- 7.11 A forum member mentioned that residents on north bank own half of the width of the river to which TR responded that it would be up to the EA to speak with residents and carry out

a feasibility study and then work out the cost benefit of various restoration options.

## **8.0 TfL FEASIBILITY STUDY**

- 8.1 NS explained that a letter had been received from TfL and that the slide showed the bullet points. The letter itself will be circulated with the minutes from today's meeting. NS then talked through the bullet points on the slide and explained that this was only received in the last 24 hours so the feasibility study will be produced and its impacts considered. A forum member asked what the timeframe would be for the study to which NS answered the end of March.
- 8.2 Cllr Jaeger asked whether the model explaining the traffic impact will assume no access to the residential area through the development. NS replied that it would not. Cllr Jaeger also stated that she hoped all new development traffic would not use Heathfield North.
- 8.3 A forum member stated that it would make sense if the model could be used to enhance accessibility to those who are land locked. NS replied that the project had not been asked to look at that specific point. Cllr Ehmann suggested that the question be posed to TfL as to whether it would be a good idea. NS noted this and agreed that the question could be asked.
- 8.4 A forum member mentioned that as things stand college development traffic is looping around the college road roundabout so assisting those houses that are landlocked would be good PR for the College.
- 8.5 NS showed a slide of the plan and explained that Atkins was going through a retest of the plan looking at internal and external influencing factors. NS explained that the internal planning layout had changed on the masterplan but it had not yet gone to planners. NS also stated that the residential site was the same as the group had seen previously but that it will change. NS continued that the sports hall would be moving behind Nuffield Health to be closer to the pitches, rather than in the north east corner.
- 8.6 NS explained that they had incorporated a 6 metre road directly off Langhorn Drive and would modify the access. All College parking would be accessed off Langhorn Drive.
- 8.7 NS stated that another benefit was all construction traffic could now come off Langhorn Drive; the previous plan could not accommodate that.
- 8.8 NS explained that the main entrance to the College was still to be confirmed. There will be a circular access point in and around Haymarket. He continued that all school traffic and parking would be away from Heathfield Estate and that the barrier would remain. Free school parking would all be the other side of the barrier. The only education related traffic would be for Clarendon (SEN).
- 8.9 A forum member stated that this was a fantastic step forward. NS clarified that it was conditional on the feasibility study.
- 8.10 NS stated that the new plan worked better architecturally with an active frontage on the A316. He explained that the next steps were building height and phasing. Cllr Ehmann stated that this was a positive set of developments.
- 8.11 A forum member asked whether there was to be a footpath running along the north side of the residential area. NS replied that they would like to take the College students coming from the train station away from the Heathfield Estate. A pathway to Marsh Farm

Lane would stop students finding another way through. Student safety would need to be looked at including lighting the pathways.

8.12 A forum member stated that at the moment vehicle access is predominantly down Court Way so the latest plans show excellent progress.

8.13 Another forum member explained that Dene Estate was the loser in this situation as it would receive more traffic. He would like the Group to take that into consideration. RG noted this and said it would be fed back to TfL.

**ACTION: FEED BACK TO TFL RE DENE ESTATE RECEIVING MORE TRAFFIC**

8.14 A forum member asked whether there was an embargo on sharing design plans currently to which RG answered that there is.

**9.0 AOB**

9.1 Forum member Francis McInerny read out the following statement, without prejudice, on behalf of the Heatham Alliance:

“Heatham Alliance expresses very strong reservations about Richmond College’s current plans for the playing field in Craneford Way and the future of the public recreation field adjacent.

We have a great many concerns about the current proposals for sports and public access on the college’s playing field in Craneford Way, including the plan to scrap the multi-use games area and tennis courts. Unfortunately and contrary to council planning guidelines, we were not given an opportunity to express our views in the forum before those proposals were detailed and published in January.

We also note the predicament the college finds itself in regarding the playing field’s protected status as Metropolitan Open Land and other planning guidelines as well.

Heatham Alliance maintains its positive stance to safeguarding the interests of the local community while reflecting the importance of sports provision for pupils and students.

We will have a detailed and constructive representation to make in due course.”

RG thanked FM and noted the statement.

9.2 A forum member mentioned that at the last meeting the Group was told about the TfL feasibility Study and asked whether they could have any input into it. RG confirmed that the Transport Consultants would liaise with the forum member on the study.

9.3 A forum member stated that he had sent an email to the Group inviting them to a river restoration scheme on March 16<sup>th</sup>. He also asked MA what the intentions of Harlequins were with regards to Craneford West. MA noted this and said that he has requested a programme for this season but has not received it yet. RG mentioned that MA would bring back a position on this to the Group on the 23<sup>rd</sup>.

**10.0 CLOSE**

10.1 RG thanked everyone for their contributions and closed the meeting.

## RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM: ACTION LOG

Ref.	Action	Owner	Due Date	Status	Comments/Notes
5.	Add community facilities/benefits to future agenda.	EF	TBC	Live	
6.	Add LCF to REEC website and explore addition of discussion forum/comments page.	EF	ASAP	Live	LCF page now 'live'. Exploring addition of discussion forum/comments page
8.	Share drafts of hard copy documents e.g. proposed leaflet.	EF	Ongoing	Live	Draft newsletter distributed for comment
15.	Investigate early engagement with TfL re. their proposals for the A316 (including temporary footbridges).	PC	TBC	Live	Ongoing
25.	DJ to re-issue Draft Meeting Timetable to the Forum.	DJ	24/11/2014	Live	
26.	TR to remove the line 'Reptile survey to be completed [if land to west of Marsh Farm Lane to be developed]' from slide	TR	12/01/2014	Closed	Done
28.	CR to advise group of actual dates in September that the surveys were carried out	CR	12/01/2014	Live	
29.	MS to look into geographical location of S10 consultation report respondents.	MS		Live	
30.	Feed back to TfL re Dene Estate receiving more traffic			Live	
1.	Response from David Ansell (former Principal, RuTC) to AJ/AE re. signs erected on Craneford Way East playing fields	NL	15/07/2014	Closed	Ref. in response to advice received from Richmond Council's Legal Service to be investigated [see 12]
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27.	TR and a member of FORCE to arrange a meeting	TR		ASAP	Closed	

# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM**

Record of meeting held at 18:30 on Monday, 13<sup>th</sup> April 2015 at Richmond upon Thames College.

## **PRESENT:**

### **Richmond Education and Enterprise Campus Representatives**

Robin Ghurbhurun (chairman)	Principal, Richmond upon Thames College
Nolan Smith	Director, Fusion. RuTC Project Manager
Huw Williams	Director, CGMS
Corey Russell	Director, Transport Planning Practice
Dr Topsy Rudd	Technical Director, Cascade Consulting
Mandy Skinner	Representative of the Free School Trust, Richmond Council
Mike Cronin	Group Facilities Director, Haymarket Media Group
Mark Addicott	Property Consultant, Harlequins
Bronia Nowak	Exec Assistant to Robin Ghurbhurun

### **Community Representatives**

Frances Bennett	Friends of River Crane Environment (FORCE)
Francis McInerney	Heatham Alliance
Kevin Jones	Court Way Residents Representative (informal)
David Rose	Court Way Residents Association
Alistair Edwards	Heatham Residents Association
Alison Jee	Heathfield South Neighbourhood Watch Coordinator
Stephen Randall	Dene Estate Residents Association

### **Ward Councillors**

Cllr Geoff Acton	St Margaret's & North Twickenham
Cllr Alexander Ehmann	St Margaret's & North Twickenham
Cllr Ben Khosa	St Margaret's & North Twickenham

## **1. WELCOME AND INTRODUCTIONS**

- 1.1 The chairman welcomed the group to Richmond upon Thames College.

## **2. MINUTES OF LAST MEETING**

- 2.1 The minutes of the last meeting were distributed electronically ahead of the meeting and attendees asked to confirm accuracy / request changes.
- 2.2 Regarding point 7.2 a forum member mentioned that the word 'street' should be inserted before 'safety' in the first sentence.  
**ACTION: BN TO AMEND THE MINUTES TO REFLECT THIS**
- 2.3 Regarding point 8.1 a forum member pointed out that the letter from TfL had not been circulated to the group.  
**ACTION: NS TO CIRCULATE LETTER**
- 2.4 A forum member asked whether they could see a copy of the Issues Log to identify if any issues were still outstanding. NS agreed to contact Sarah Filby to get a copy of the log.  
**ACTION: NS TO ASK SARAH FILBY FOR A COPY OF THE ISSUES LOG**
- 2.5 The group confirmed that the minutes were accurate and a true record.



### **3. ACTIONS SINCE THE PREVIOUS MEETING**

- 3.1 NS talked through the 'Summary of Activity since the Previous Meeting' slides. He explained that the plans are not yet in the public domain.
- 3.2 NS showed a 'Building Heights' slide which was an extract from the parameter plans. He explained that 1.5 metres had been taken off the height of the main building and that the STEM building had also been lowered
- 3.3 A forum member asked if the plans showed the maximum heights and NS confirmed that they did.
- 3.4 A forum member asked what the heights would be in storeys. NS answered that the College main building would be 5, the STEM building 5, the sports hall 4 and the Egerton Road boundary 3. NS suggested that Atkins could put together a simple sheet to provide the height details.  
**ACTION: NS TO ASK ATKINS TO CREATE SINGLE DOCUMENT PROVIDING HEIGHT INFORMATION**
- 3.5 A forum member mentioned that the planning guidelines state 3-4 storeys with a maximum of 5. NS replied that they have kept the storey height the same but taken 1.5 metres off the height.

### **4.0 REVISED PHASING PLANS**

- 4.1 NS talked through the phasing slides and explained that a large amount of detail had been provided. He explained that 6000 square feet of college buildings need relocating.

The first phase of demolition will take 6-8 weeks.

He also explained that during the construction of the main building the routing through college would stay the same. This phase would run until September 2017.

NS stated that in Oct/Nov 2017 the KLM block would be demolished to enable the site for the Sports Hall and STEM. Construction of Sports and STEM to be completed in Autumn 2018. Phase 1 residential to commence at the same time. Sports would then be moved into the new facility. The school would then gain their exterior space.

- 4.2 A forum member thought that there had been a footpath on previous plans between the campus and the residential area. RG confirmed that there will not be a footpath there.
- 4.3 A forum member asked whether Harlequins will be compensated due to losing right of way. MA explained that the right of way is being re-routed so Harlequins will retain it.
- 4.4 Cllr Ben Khosa asked if Craneford Way would remain a fire exit. NS confirmed that it would only be used for emergency access.

### **5.0 LANGHORN DRIVE AND TFL UPDATE**

- 5.1 CR explained that they had carried out additional surveys at the site. In March 2015 a 7 day ATC survey was undertaken on the link road from Langhorn Drive to Craneford Way.

Drivers were also asked for their starting point and destination postcodes and whether they would use a right turn off Langhorn Drive onto the A316. The reason that area was surveyed was because that link road would be closed off.

- 5.2 CR explained that they were considering a couple of junction options in terms of cost and benefits to right-turning vehicles. He showed a slide which does not accommodate a right turn from Hospital Bridge Roundabout. This means no widening of the A316 and is therefore cheaper than option 2. He also stated that an at-grade crossing facility would be provided and pedestrians would need to be accommodated. Then the footbridge would be taken down.
- 5.3 A forum member asked whether TfL would be contributing to the funding as they will benefit. NS stated that they would actively encourage TfL to contribute.
- 5.4 CR explained that the second junction option would facilitate a right turn off the A316. This would require the A316 to be widened and although considered, this is not a viable option.
- 5.5 A forum member felt both options would hinder the Dene Estate
- 5.6 CR explained that the survey had looked at taking existing traffic from Langhorn Drive onto Craneford Way. There would be two vehicles extra per minute during the morning rush hour and three vehicles per minute during the evening rush hour. Therefore the junction would be feasible as the volume of traffic would not increase too significantly.
- 5.7 A forum member felt that, irrespective of the junction, residential traffic should be directed onto Langhorn Drive. NS responded that this might damage the land value of the site. A forum member felt that the land value of the Heatham Estate should also be considered. NS noted that the local residents would like residential traffic to go off Langhorn Drive.
- 5.8 Cllr Ehmann felt that if the land value was adversely affected then it could be offset by money for the junction.
- 5.9 Cllr Khosa asked whether the issue of land ownership had been resolved. NS explained that Langhorn Drive was not owned by the College. It is a private unadopted road maintained by Harlequins with a financial contribution from the council. MA felt that Harlequins had picked up all maintenance costs, including drainage.
- 5.10 A forum member felt that a third option of putting the residential traffic onto Langhorn Drive and having a left turn only onto the A316 should be considered but that this had not been presented to the group.
- 5.11 A forum member asked that, in the event that TfL agree to a new Langhorn Drive junction with the A316, the Partnership would commit to funding it. In addition, in the event that TfL reject the junction 1 option the Partnership will commit that all traffic entering and exiting the new residential estate will do so exclusively via the existing Langhorn Drive junction. RG noted both comments on behalf of the Partnership and agreed to consider the options.
- 5.12 Cllr Khosa noted his support for residents in their opposition to permanent site access via any road(s) other than Langhorn Drive. He added that he would oppose the development proposals (as put forward) without this concession.
- 5.13 Cllr Ehmann followed, by saying that on behalf of the three ward Councillors for St

Margaret's and North Twickenham (Ehmann, Khosa and Acton) the provision of access to this site exclusively via Langhorn Drive was necessity and a 'red line issue' for the ward Councillors. Any arrangement using roads other than Langhorn Drive for access would be fiercely opposed.

- 5.14 A forum member explained that the community group which he represented views the College's redevelopment proposals as a wide package of measures. The forum member explained that the community group which he represented might take a more flexible view in relation to other aspects of the College's redevelopment plans, possibly such as proposals that would increase the value of the land to be sold for housing, if the College came up with a positive response to the community in relation to the A316 for the additional residential traffic.

It was further suggested that this might provide a way to fund part of the College's extra cost for upgrading the A316 junction at Langhorn Drive. The forum member explained that this community group's view would embrace the complete package of proposals to be submitted by the College to the Local Planning Authority, including the Craneford Way playing field. The Chairman acknowledged the approach outlined by the forum member.

## **6.0 EIA UPDATE AND MITIGATION**

- 6.1 TR spoke through the 'Summary of EIA Work to Date' slide.
- 6.2 A forum member asked about the wall running along Marsh Farm Lane. TR confirmed that it will remain there and will be maintained as far as the bridge crossing.
- 6.2 Referencing the 'EIA Preliminary Results – Operational Phase' TR explained that the breach of three windows was a small impact for a development of such a size.
- 6.3 A forum member asked whether there was asbestos in the building. TR confirmed that there was but that it was going to be heavily managed within phase 1 and there will be environmental testing carried out whilst it is being removed.
- 6.4 CR spoke through the 'EIA Preliminary Results – Operational Phase – transport' slide. He confirmed he would talk to TfL re bus services and that the increase on rail services would be minimal.
- 6.5 A forum member asked whether additional developments in the area were factored in when carrying out surveys. CR confirmed that future developments were taken into account regarding traffic.
- 6.6 With regards to the rail morning peak period net increase of 92 rail passengers (1.6% of seats) Cllr Ehmann raised a concern that the trains were already over capacity and that it would be useful to have details about existing usage. CR confirmed that they would be looking at that.
- 6.7 A forum member felt that the bus impact figures were conservative and that it would translate into several extra buses an hour and potentially cause congestion. NS noted the point.
- 6.8 A forum member stated that the school would increase pedestrian traffic which was noted by CR.
- 6.9 Cllr Khosa suggested that a bus route to the site would be a good idea which forum

members seconded. CR told the group this could be explored although it would increase the number of buses and bus trips and they need to look at how the increase could be mitigated.

- 6.10 A forum member felt that the numbers of pedestrians and cyclists using the river pathway needed to be taken into account.
- 6.11 Cllr Ehmann suggested proposing conditions on Partners to operate staggered hours (start times etc.) to lessen the peak hour traffic. RG and CR were not sure whether that was possible but noted the suggestion.
- 6.12 TR talked through the River Crane Restoration Slide
- 6.13 A forum member mentioned that the side wall of the rifle club (where the plaque is) was in poor condition on the path side of the river crane. TR confirmed they would look into that.
- 6.14 TR confirmed that they were going to have a meeting with the Council to explore alternative ways to get the money to spend on the river. Once the feasibility study is done the EA will know what can and can't be done.
- 6.15 A forum member stated that the EA have obligations to meet criteria to improve the river from 'poor' to 'good'.
- 6.16 A forum member asked about noise and vibration. TR replied that the assessment was still being carried out. NS explained that a contractor was looking at the type and frequency of vehicle movement and the results will be factored into TR's Noise and Vibration report.

## 7.0 **AOB**

- 7.1 A forum member raised the point of the junction on the A316 and asked whether the changes were swayed by the residential site or whether there were combined pressures. NS replied that the extra pressure came from the residential site and that the College was happy to have its traffic go up the A316.
- 7.2 A forum member suggested that a link road from the Dene Estate into the site would be a good idea.
- 7.3 A forum member asked what the current date for the planning application was. NS replied the first week of May.

## 8.0 **CLOSE**

- 8.1 RG thanked everyone for their contributions and closed the meeting.

## RICHMOND EDUCATION AND ENTERPRISE CAMPUS LOCAL COMMUNITY FORUM: ACTION LOG

Ref.	Action	Owner	Due Date	Status	Comments/Notes
5.	Add community facilities/benefits to future agenda.	EF	Ongoing	Live	
6.	Add LCF to REEC website and explore addition of discussion forum/comments page.	EF	ASAP	Live	LCF page now 'live'. Exploring addition of discussion forum/comments page
8.	Share drafts of hard copy documents e.g. proposed leaflet.	EF	Ongoing	Live	Draft newsletter distributed for comment
15.	Investigate early engagement with TfL re. their proposals for the A316 (including temporary footbridges).	PC	Ongoing	Live	Ongoing
30.	Feed back to TfL re Dene Estate receiving more traffic			Live	
31.	Amend point 7.2 of minutes from 2 <sup>nd</sup> March to include the word 'street' should before 'safety' in the first sentence.	BN	ASAP	Closed	Done
32.	Letter from TfL to be circulated to the group.	NS	ASAP	Live	
33.	Request a copy of the issues log from Sarah Filby	NS	ASAP	Live	
34.	Ask Atkins to create a single document providing height of building information	NS	ASAP	Live	
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	East playing fields.					
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25.	DJ to re-issue Draft Meeting Timetable to the Forum.	DJ		24/11/2014	Closed	
26.	TR to remove the line 'Reptile survey to be completed [if land to west of Marsh Farm Lane to be developed]' from slide	TR		12/01/2014	Closed	Done
27.	TR and a member of FORCE to arrange a meeting	TR		ASAP	Closed	
28.	CR to advise group of actual dates in September that the surveys were carried out	CR		12/01/2014	Closed	Done
29.	MS to look into geographical location of S10 consultation report respondents.	MS			Closed	Done

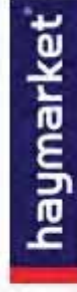


# Richmond Education & Enterprise Campus

## LOCAL COMMUNITY FORUM

Monday 12<sup>th</sup> January 2015

[www.reec.org.uk](http://www.reec.org.uk)



# Presentation Agenda

- |   |                           |                  |
|---|---------------------------|------------------|
| 1 | Summary of activity       | Nolan Smith      |
| 2 | Update on Town Planning   | Huw Williams     |
| 3 | Update on parameter plans | Nolan Smith      |
| 4 | EIA update and mitigation | Topsy Rudd       |
| 5 | Transport update          | Corey Russell    |
| 6 | Any other business        | Robin Ghurbhurun |

# Summary of activity since the previous meeting

Nolan Smith

# Summary of activity since the previous meeting

- Revised parameter plans completed
- Public consultation boards issued
- Meeting with FORCE
- Amendments to the Craneford Way playing fields
- Agreement of a contribution to the River Crane
- Principle of dog walking strip

# Summary of activity since the previous meeting

- Date now set for TfL consultation
- REEC partners have employed project design teams
- Request for Sport England consultation lodged
- Completion of additional traffic surveys on Whitton Road
- Commenced viability assessment for the residential site

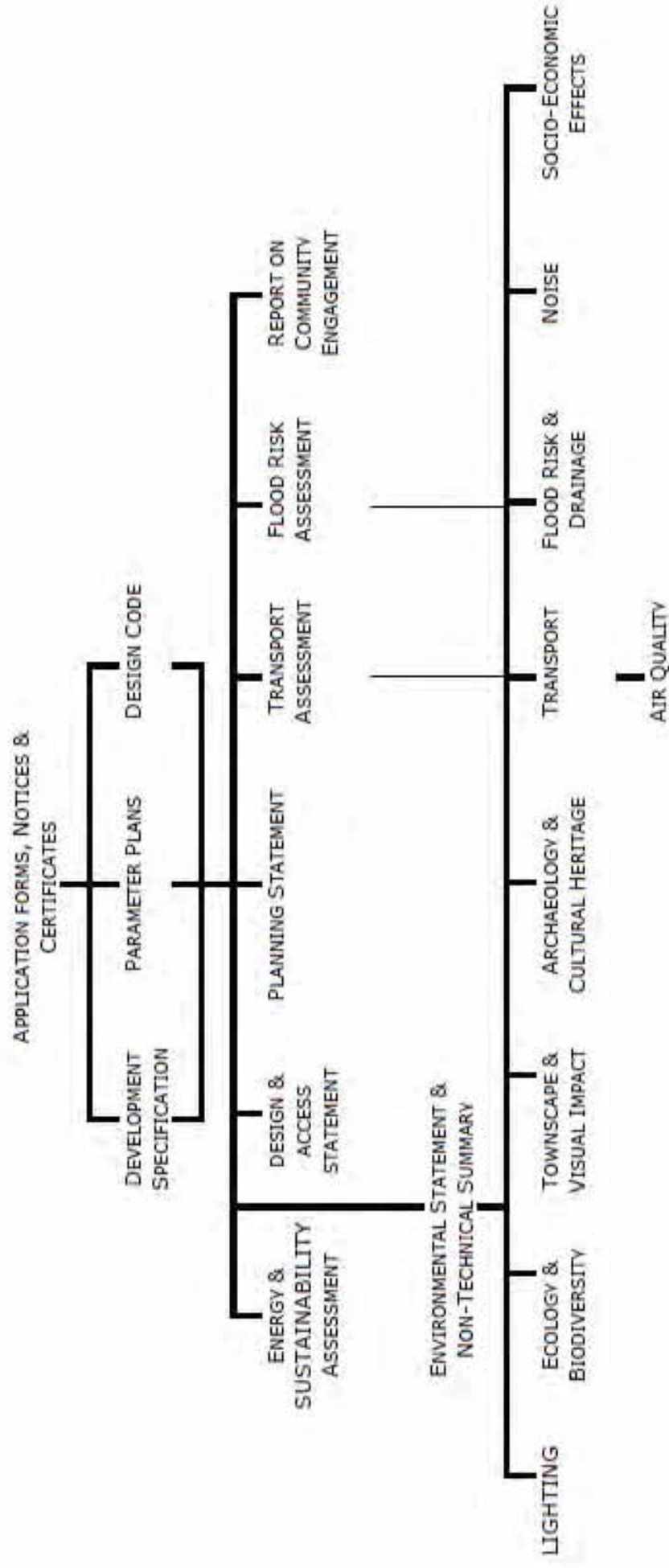
# Update position on the Town planning application

Huw Williams



# The proposed Outline Planning Application

## Structure of the application



# The Planning Application & Environmental Statement

- Awaiting response to the scoping request for the environmental statement
- Ensuring the form and content of the Outline Planning Application is properly aligned with the EIA process;

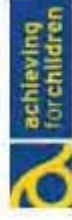
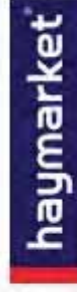
# The Outline Planning Application

- The detailed form and content of the Development specification
- The form and content of the Parameter plans as the various elements of the scheme evolve
- Work is also progressing on the Design Code for the Outline Planning Application

# Update on the parameter plans and amendments

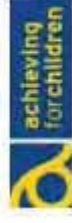
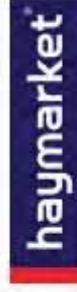
Nolan Smith

[www.reec.org.uk](http://www.reec.org.uk)



# Development Zone parameter plan

[www.reec.org.uk](http://www.reec.org.uk)



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.

**KEY**

[Pink Box]	Development Zone for Haymarket's Tech Hub
[Dark Green Box]	College Playing Fields
[Light Green Box]	Residential Development Zone
[Medium Green Box]	Education Zones
[Dark Green Box]	Green Spaces
[Light Green Box]	Water Features
[Dark Green Box]	Highways
[Dark Green Box]	Public Transport
[Dark Green Box]	Other

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



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.

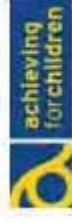
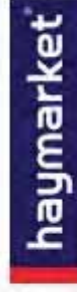
Boundary lines reflect the proposed extents of each Development Zone. The Residential Development Zone is shown in pink to distinguish it from the Education Zones shown in shades of green.





# Building Zone parameter plan

[www.reec.org.uk](http://www.reec.org.uk)



The College's buildings 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.



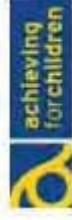
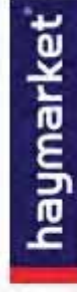
The footprints of possible residential buildings will fall within Residential Building Zones 1 and 2. These zones will also include areas of private and communal outdoor amenity spaces, including play spaces for children and young people. These Building Zones will be no closer to Egerton Road than the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

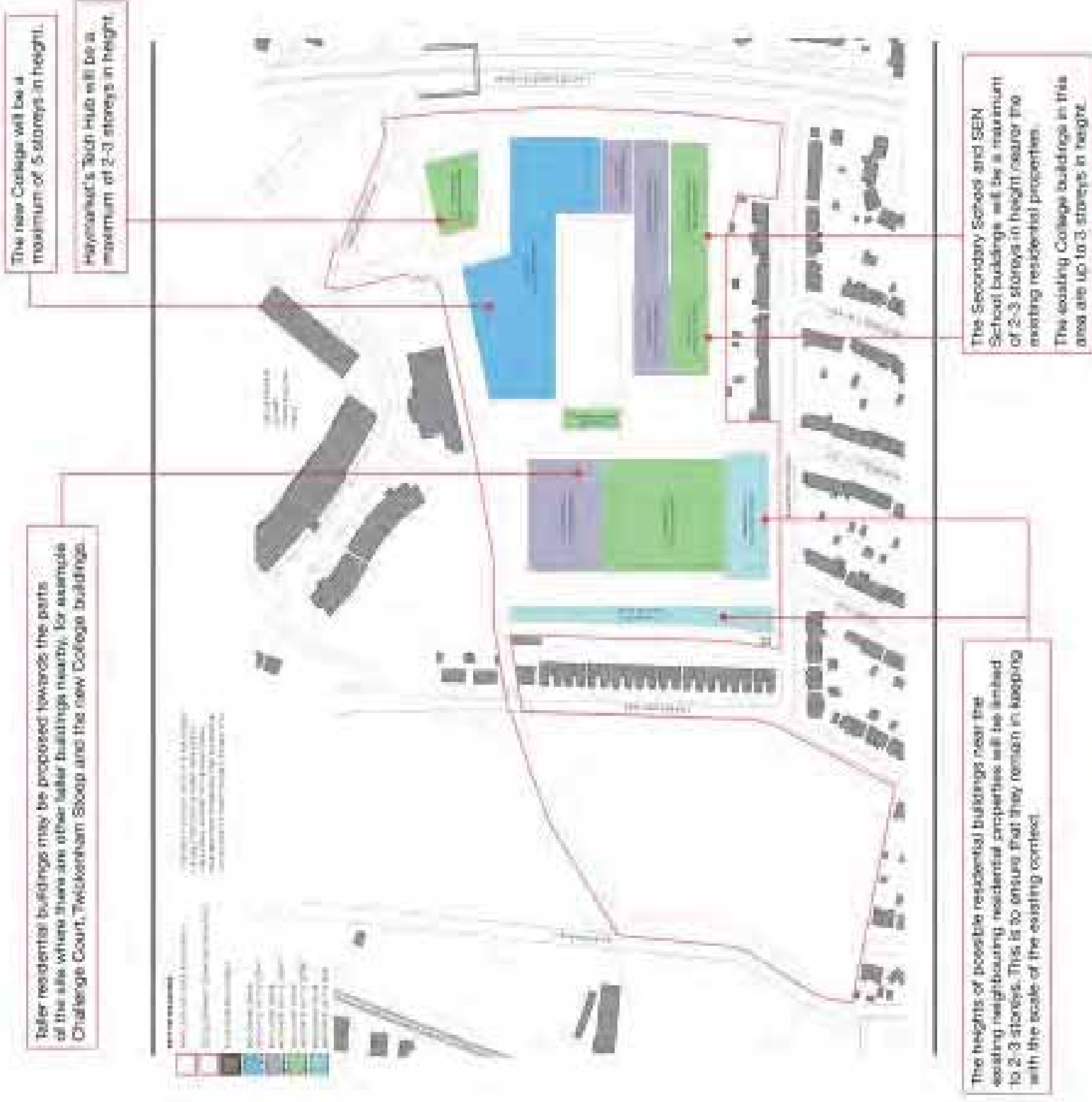
The Secondary School and SEN School buildings will be built within their respective Building Zones. These Zones will be setback from the site boundary at least as far as the existing College buildings.



# Building Heights parameter plan

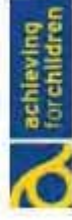
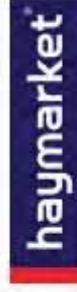
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# Craneford Way Playing Fields

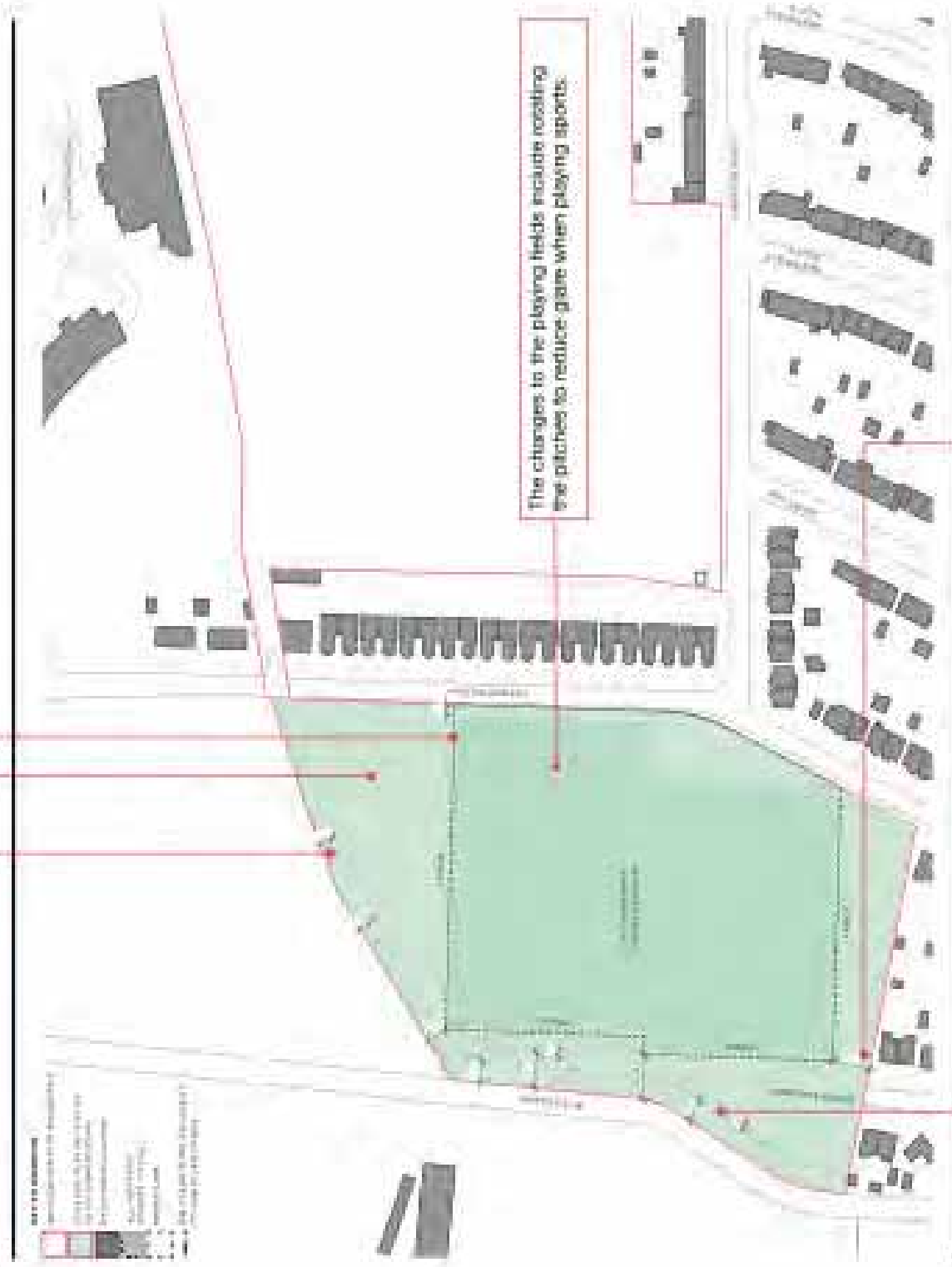
[www.reec.org.uk](http://www.reec.org.uk)



Area for potential public amenity space / access, the extent and design of which remains to be confirmed.

Area for proposed improvements to Marsh Farm Lane.

Boundary fencing will be provided to the new playing fields.



The changes to the playing fields include rotating the pitches to reduce glare when playing sports.

A new path with a minimum 5m setback to the River Crane is proposed as a part of the project.

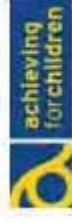
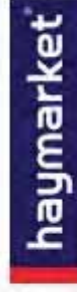
The revised layout allows potential to provide space for dog walking and informal recreational activity, zone to be defined.





# Craneford Way Playing Fields Parameter Plan

[www.reec.org.uk](http://www.reec.org.uk)



Vehicle access to the SBN School will be via the southern portion of Egerton Road. This will also provide limited access to the College.

Vehicle access to the Secondary School will be via the northern portion of Egerton Road.

The main vehicle access to the College and Train Hub will be via Langham Drive.



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

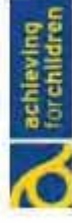
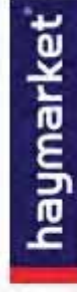
Vehicle access to the residential development will be via the southern portion of Egerton Road.

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

Vehicle access to the playing fields has been removed.

# Illustrative Master Plan

[www.reec.org.uk](http://www.reec.org.uk)



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.

This route will be designed with traffic calming measures and controls.



1. High school (150-160) - 2. Library
3. Financial services - 4. Science building
5. New secondary school - 6. Sports centre
7. New secondary school - 8. New secondary school
9. New secondary school - 10. New secondary school
11. New secondary school - 12. New secondary school
13. New secondary school - 14. New secondary school
15. New secondary school - 16. New secondary school
17. New secondary school - 18. New secondary school
19. New secondary school - 20. New secondary school
21. New secondary school - 22. New secondary school
23. New secondary school - 24. New secondary school
25. New secondary school - 26. New secondary school

1. New secondary school - 2. New secondary school
3. New secondary school - 4. New secondary school
5. New secondary school - 6. New secondary school
7. New secondary school - 8. New secondary school
9. New secondary school - 10. New secondary school
11. New secondary school - 12. New secondary school
13. New secondary school - 14. New secondary school
15. New secondary school - 16. New secondary school
17. New secondary school - 18. New secondary school
19. New secondary school - 20. New secondary school
21. New secondary school - 22. New secondary school
23. New secondary school - 24. New secondary school
25. New secondary school - 26. New secondary school

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 neighbourhood.

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

A new path with a minimum 8m setbacks 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.

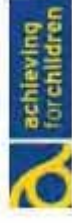
It is proposed to upgrade Marsh Farm Lane as part of the project.

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

# EIA Update and Mitigation

Dr Topsy Rudd

[www.reec.org.uk](http://www.reec.org.uk)



## Summary of EIA Work To Date

---

- Awaiting LBRuT Scoping Opinion therefore uncertainty over scope of EIA. LBRuT issuing advice in form of pre-application letter prior to formal SO in Jan 2015.
- Illustrative Masterplan updated to reflect conversations with Environment Agency and FORCE regarding restoration of River Crane.
- Construction processes and phasing still being discussed within internal team – will need to be revisited in assessments (Jan/Feb 2015).
- Initial assessments completed for townscape and visual, daylight and sunlight and cultural heritage .
- Further survey work being completed for transport to reflect comments at LCF November 2014, and meeting to be held with TfL in late Jan/early Feb 2015 to discuss draft Transport Assessment.
- Air quality and noise need to be completed with transport outputs.



## Summary of Stakeholder Consultation

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- Environment Agency/FORCE:
  - Focus on potential for project to contribute to restoration of River Crane.
  - Environment Agency completing work to understand flows along River Crane, and potentially looking to create a two phased channel with bank re-grading.
  - Project to make a contribution to future restoration works via S106 and ensure there is an 8m set back from bank on River Crane to allow for re-grading.
  - Discussions with FORCE also covered: planting and landscaping on site (hedgerows, mowing regime for sward heights, stag beetle loggeries), retention of wall between Craneford Way West and Marsh Farm Lane, and no lighting within River Crane corridor.
- Meetings also being arranged with Transport for London, GLA and Sport England.
- Consultation with English Heritage and Thames Water, and other stakeholders to continue as assessments progress.

## Demolition and Construction

---

- High level programme for construction, approximately 6 years from 2016 to 2022:
  - Phase 1 Q1 2016 – Q4 2017: upgrade of Craneford Way East sports field and construction of new education buildings on northern playing field.
  - Phase 2 Q3 2017 – Q4 2018: demolition of existing site and construction of first part of residential scheme and technical hub.
  - Phase 3: Q1 2018 – Q4 2019: demolition of remainder of existing site (south west corner) and construction second part of residential scheme.
- Typical plant: excavators, crushers, tower and mobile cranes, temporary floodlights.
- Indicative volumes of demolition and construction materials estimate to provide likely HGV movements – average of 16 trips per day over 6 year period, peak in Phase 1 during construction with average of 24 trips per day.
- Working hours in accordance with LBRuT's Considerate Contractors Advice Note: 08:00-18:00 Mon to Fri, 08:00-13:00 Sat, no working on Sun or Bank Holidays.
- Construction Environmental Management Plan to be produced for site.

## Main Findings of Assessment Work Completed to Date

---

### Initial outputs of townscape and visual amenity assessment:-

- Assessment completed using appropriate guidelines from Landscape Institute and Institute of Environmental Management and Assessment.
- Sensitive receptors:
  - Townscape: Crane Corridor Local Character Area, Chertsey Road Character Area.
  - Visual receptors are local residents, people using footpath/cycle network, people using open space and protected views from Richmond Hill.
- Potential impacts:
  - Impact of loss of existing trees to be quantified using the arboricultural assessment when complete (being updated with Illustrative Masterplan).
  - Negligible effect on majority of character areas during construction, potential minor adverse at Chertsey Road Local Character Area, potentially significant effects on views.
  - Accurate visual representations to be used to understand impacts of built development.
- Mitigation to include:
  - Landscape strategy, potential feedback into design if accurate visual representations record major adverse impacts.

## Main Findings of Assessment Work Completed to Date

---

### Initial outputs of daylight and sunlight assessment:-

- Assessment completed using Building Research Establishment (BRE) report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011)".
- Assessment considered both maximum parameters and Illustrative Masterplan.
- Sensitive receptors are neighbouring properties, neighbouring gardens, public open spaces, and new residential properties.
- Potential impacts:
  - Properties on Craneford Way, Challenge Court and the majority on Egerton Road comply with the guidelines for daylight and sunlight.
  - Very marginal breaches of guidelines on some properties on Egerton Road (ground floors) when considering maximum parameters (daylight and winter sunlight).
  - Illustrative Masterplan is entirely supportable from a daylight and sunlight perspective.
- Mitigation to include:
  - Minor adjustments to the scale/layout of certain parameter blocks at reserved matters application to alleviate breaches to ground floors on Egerton Road.

## Main Findings of Assessment Work Completed to Date

---

### Initial outputs of cultural heritage assessment:–

- Assessment completed using Institute of Field Archaeologists Standard and Guidance for Archaeological Desk-Based Assessment (1999) and other relevant guidance.
- Assessment considers maximum parameters as worst case.
- Sensitive receptors include Crane Valley Archaeological Priority Area (APA) on site, and Conservation Areas (CA) e.g. adjacent Rosecroft Garden CA, and Listed Buildings in wider area.
- Potential impacts:
  - Potentially significant impact on unknown archaeological deposits within the Crane Valley APA (southern playing field) and northern playing field.
  - Potential minor impact on views and setting of Rosecroft Garden CA (links with visual amenity assessment).
- Mitigation to include:
  - Written Scheme of Investigation with trial holes and trenches to explore and record unknown archaeological deposits in northern and southern playing fields.
  - Landscape Strategy to reduce visual impact on Rosecroft Garden CA.

# Transport Update

Corey Russell



# Transport Update

- Additional survey work being undertaken on Whitton Road.
- Feedback from highway department at Richmond Council
- Feedback from TfL
  - pre-application meeting being arranged (expected to be in January, will be attended by Richmond highway officer)
  - planned improvements to the A316
  - need for assessment of Whitton Road Roundabout and the Hospital Bridge Roundabout

# Current Residential Access Proposals

- Heavy vehicles and College/secondary school traffic to be via Langhorn Drive
- If residential traffic were to egress onto the A316 via langhorn Drive, there are safety concerns
- Residential traffic would cross the student piazza
- Langhorn Drive is not in College ownership
- Residential traffic would need to share Langhorn Drive with Harlequins stadium traffic
- Langhorn Drive/A316 junction operates left in/left out and the hospital bridge roundabout is some 1.8km South of the junction

# Current Residential Access Proposals

- Urban Design dictates that the residential should connect to the existing residential accesses
- In urban design terms, having a scheme with a boundary along Egerton Road with no access is considered an issue
- Given the time which could be added to journeys by the left in/left out arrangement at the A316, there is a potential risk that some residents may park on Egerton Road.
- The College has instructed the new design team to re-test all assumptions

# Any Other Business

Robin Ghurbhurun

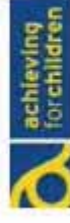
Verbal update on Funding arrangements

# Richmond Education & Enterprise Campus

## LOCAL COMMUNITY FORUM

Monday 9<sup>th</sup> February 2015

[www.reec.org.uk](http://www.reec.org.uk)



# Presentation Agenda

- |   |                             |                  |
|---|-----------------------------|------------------|
| 1 | Actions since the last LCF  | Nolan Smith      |
| 2 | Update on Town Planning     | Huw Williams     |
| 3 | Revision to parameter plans | Nolan Smith      |
| 4 | EIA mitigation              | Topsy Rudd       |
| 5 | Transport & TfL update      | Corey Russell    |
| 6 | Community facilities        | Robin Ghurbhurun |
| 7 | Viability assessment        | Nolan Smith      |
| 8 | Any other business          | Robin Ghurbhurun |



# Summary of actions since the previous LCF meeting

Nolan Smith

# Summary of activity since the previous meeting

- Atkins are re-testing the parameter plans
- Public consultation completed
- College have submitted a full LEP application
- Amendments to the Craneford Way playing fields
- Consultation with Tfl
- Consultation with the GLA
- Consultation with Sport England
- Pre application advice letter received

# Summary of activity since the previous meeting

- Pre application advice letter received from LBRuT
- Completion of additional traffic surveys on Whitton Road
- Viability assessment methodology submitted to LBRuT. LBRuT to review.
- Counsel's opinion received and shared with LBRuT

# Update position on the Town planning application

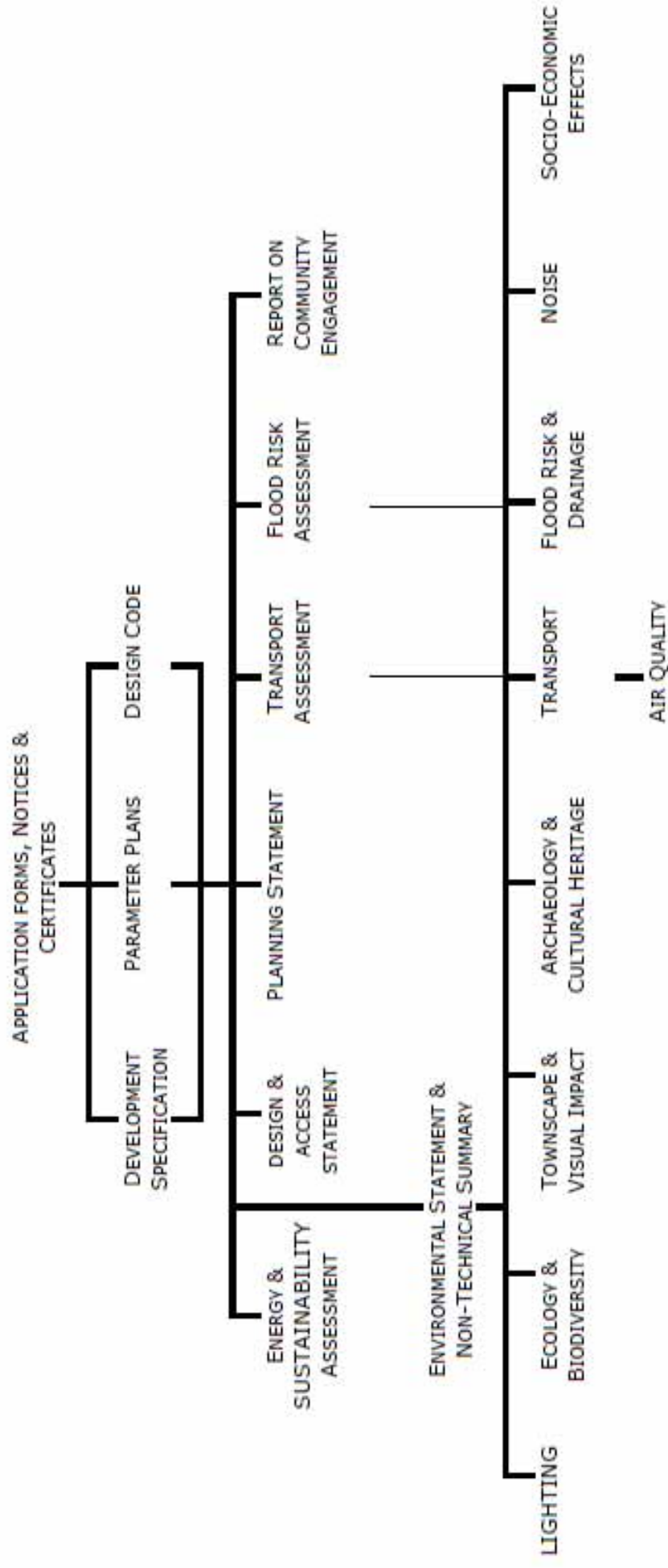
Huw Williams

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# The proposed Outline Planning Application

Structure of the application – remains unchanged



# The Planning Application

- The College has received Counsel's opinion to the Awaiting response to the scoping request for the environmental statement
- Counsel have advised that the application structure is legally sound
- Consultations have been ongoing

# The Outline Planning Application

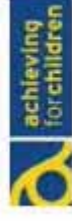
- Consultation with the GLA
- Energy strategy
- Access arrangements
- Urban Design comments
- Positive initial comments
- GLA wish to see a detailed design code
- GLA wish to see more detailed information on the residential proposals



# Update on the parameter plans and amendments

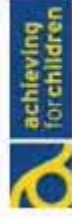
Nolan Smith

[www.reec.org.uk](http://www.reec.org.uk)



# Current development Zone parameter plan

[www.reec.org.uk](http://www.reec.org.uk)





# Likely amendments to the parameter plans

- Atkins have been re-testing the layouts
- Commitment to retaining all construction traffic off Langhorn Drive
- Aim to access all college traffic and parking off Langhorn Drive
- Revisit the illustrative master plan and position of the sports building
- Addition of a gate access to the Craneford Way pitches

# Likely amendments to the parameter plans

- Aim to rationalise internal road layouts
- Building layout changes (mostly contained within current parameter plans)
- Need to accommodate the GLA suggestions
- Reinforce the bridge link over the Crane
- Revisions to be issued following LBRUT consultation
- Revision to the planning submission date

# EIA Update and Mitigation

Dr Topsy Rudd

[www.reec.org.uk](http://www.reec.org.uk)



## Summary of EIA Work To Date

---

- Formal pre-application advice received from LBRuT – being reviewed for comments relating to scope of EIA. Scoping Opinion still awaited.
- Meetings held with TfL and GLA, initial pre-application advice received from Sport England.
- Conference call being arranged between Environment Agency and FORCE re:S106 contribution for River Crane restoration.
- Geophysical survey being arranged to better understand the archaeological potential of the northern and southern playing fields – consultation with English Heritage ongoing.
- Implications of pedestrian bridge across River Crane being considered in assessments.
- Assessments to be progressed once design freeze complete for revised masterplan – updated parameters, illustrative scheme and scheme description.



# Transport & TfL Update

Corey Russell

[www.reec.org.uk](http://www.reec.org.uk)



# TfL consultation

- Trip data deemed to be acceptable
- TfL require car parking levels to be confirmed
- Trip generation for the free school to be enhanced by the inclusion of Twickenham Academy
- Trips for College community access to be added and clarified
- Focus on Green travel
- TfL proposing a cycle way in their green strip adjacent to the A316
- TfL have no plans to pay for a right/left turn from Langhorn Drive
- Feasibility study for right/left turn suggested

# Additional traffic Data

Date	07:00 – 10:00			16:00 – 19:00			Average weekdays
	North-bound	South-bound	Total	North-bound	South-bound	Total	
Original Survey							
13 <sup>th</sup> – 17 <sup>th</sup> Oct 2014	978	880	1858	1230	818	2048	5
Additional Survey							
15 <sup>th</sup> – 19 <sup>th</sup> Dec 2014	963	895	1858	1260	823	2083	5
22 <sup>nd</sup> – 25 <sup>th</sup> Dec 2014	609	607	1216	852	608	1460	4
30 Dec 14 – 2 Jan 15	334	372	706	832	598	1430	4
5 <sup>th</sup> – 9 <sup>th</sup> Jan 2015	947	798	1745	1182	821	2003	5
13 <sup>th</sup> – 16 <sup>th</sup> Jan 2015	1018	972	1990	1143	841	1984	4
19 <sup>th</sup> – 21 <sup>st</sup> Jan 2015	1006	934	1940	1044	833	1877	3

# Average queue lengths

AM peak period 0700 - 1000

Survey Day	Whitton Road		Court Way	Heathfield South
	North	South		
Tuesday 13 <sup>th</sup> January	3	11	2	1
Wednesday 14 <sup>th</sup> January	2	9	2	2
Thursday 15 <sup>th</sup> January	5	10	2	1

## Key

00 Average queue across peak period

# Example of queue length survey data

Richmond College  
Queue Length Survey

Site 4 of 4  
Latham Road  
B361 Whitton Road  
Court Way

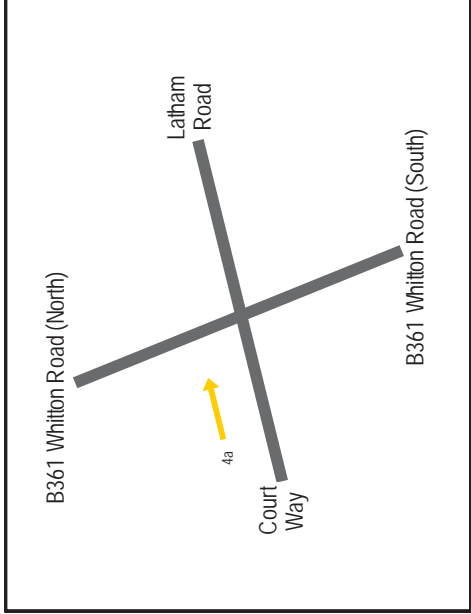
Lat/Long  
lat 51.4571584° lon -0.333296°

Date  
Tuesday 13 January 2015

Weather  
Sunny/Intervals  
Temp: 7° C

0700 - 1000 (Weekday AM Peak)

TIME	4a
0700 - 0705	1
0705 - 0710	0
0710 - 0715	1
0715 - 0720	1
0720 - 0725	1
0725 - 0730	1
0730 - 0735	1
0735 - 0740	2
0740 - 0745	1
0745 - 0750	5
0750 - 0755	1
0755 - 0800	2
Hourly Average	1.42
0800 - 0805	1
0805 - 0810	1
0810 - 0815	1
0815 - 0820	1
0820 - 0825	2
0825 - 0830	2
0830 - 0835	0
0835 - 0840	5
0840 - 0845	1
0845 - 0850	1
0850 - 0855	1
0855 - 0900	2
Hourly Average	1.50
0900 - 0905	3
0905 - 0910	1
0910 - 0915	2
0915 - 0920	1
0920 - 0925	1
0925 - 0930	2
0930 - 0935	1
0935 - 0940	1
0940 - 0945	1
0945 - 0950	2
0950 - 0955	1
0955 - 1000	1
Hourly Average	1.42



During the three hour period there were two periods (five minute intervals) when the queues were noted to be 5 vehicles long, these were the maximum queues observed.

# Community Access

- GLA require a community use agreement
  - Sport England require a community use agreement
  - Timetable yet to be mapped out
  - Education function to have use during operating hours
  - Out of hours community use in principle
  - College internal functions will be real work environments.
- Community access to be encouraged

# Viability assessment

- BNP Paribas have submitted a methodology to LBRUT
- College have approved a fee for LBRUT consultants to review the methodology (Bespoke).
- Residual valuation approach
- Principle of enabling development



# Any Other Business

Robin Ghurbhurun

# Richmond Education & Enterprise Campus

## LOCAL COMMUNITY FORUM

Monday 2<sup>nd</sup> March 2015

[www.reec.org.uk](http://www.reec.org.uk)



# Presentation Agenda

- |   |                            |                           |
|---|----------------------------|---------------------------|
| 1 | Section 10 consultation    | Mandy Skinner             |
| 2 | Actions since the last LCF | Nolan Smith               |
| 3 | Scoping opinion            | Topsy Rudd & Huw Williams |
| 4 | Transport & TfL update     | Nolan Smith               |
| 5 | Revised plans              | Nolan Smith               |
| 6 | Any other business         | Robin Ghurbhurun          |

# Section 10 consultation update

Mandy Skinner

[www.reec.org.uk](http://www.reec.org.uk)



# Actions since the previous LCF meeting

Nolan Smith

[www.reec.org.uk](http://www.reec.org.uk)



# Summary of activity since the previous meeting

- Atkins are re-testing the parameter plans
- College have submitted a full LEP application
- TfL feasibility study scope defined
- GLA pre application letter now received
- Scoping Opinion returned
- Illustrative master plan
- Internal scheme layouts tested

# Scoping Opinion

Topsy Rudd & Huw Williams

[www.reec.org.uk](http://www.reec.org.uk)





## Summary of EIA Work To Date

---

- Scoping Opinion received from LBRuT (13 February 2015) – requirement to revise scope of EIA work being reviewed and response to LBRuT being formulated.
- Key issues arising from revised masterplan being considered to allow iterative design process before finalising parameters and illustrative scheme.
- Consideration of the redevelopment's adverse and beneficial effects to be undertaken in line with relevant assessment guidance for each environmental topic – residual effects chapter will provide a summary.
- Conference call held between Environment Agency and FORCE re: S106 contribution for River Crane restoration.

## Summary of EIA Work To Date

---

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- Key issues arising from revised masterplan being considered to allow iterative design process before finalising parameters and illustrative scheme.
- Consideration of the redevelopment's adverse and beneficial effects to be undertaken in line with relevant assessment guidance for each environmental topic – residual effects chapter will provide a summary.
- Conference call held between Environment Agency and FORCE re: S106 contribution for River Crane restoration.

## LBRuT EIA Scoping Opinion – Key Issues

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- Phasing and timeslices:
  - demolition/construction/operation (including occupation) phasing plan for each development zone to be produced.
  - timeslices to consider overlap between demolition/construction and occupation (e.g. occupation of college/schools whilst residential constructed) to ensure any onsite sensitive receptors are considered as necessary.
- Cumulative effects assessment:
  - site allocations for Harlequins FC and Council depot to be considered as necessary. Level of detail of assessment to be agreed with LBRuT.
- Transport:
  - consideration of traffic during matches/major events at Harlequins FC and Twickenham Stadium – how this affects use of college/school and residential.
- Heights:
  - review of heights against LBRuT's Taller Buildings policy (DM DC 3) via townscape and visual amenity assessment.
- Other:
  - consider: noise from Craneford Way East playing field, AQMA, energy centre emissions, treatment of sports pitches (fencing, materials), living roofs/green walls, community use of on site facilities, wind.

## Iterative Design Process – Parameters and Illustrative Masterplan

---

- Heights – being tested via townscape and visual amenity assessment. High level assessment at this stage to determine if heights unacceptable, if unacceptable only in specific locations, how building massing can be changed to reduce effects.
- A316 – width of green corridor along A316 boundary being explored as conflict between amount of space that can be provided for landscaping and need for car parking provision on site.
- Marsh Farm Lane – change in character being reviewed as limited space for landscaping which would turn footpath into an ‘urban’ route bordered by tall building.
- Landscaping – being reviewed in terms of amount of hard landscaping vs soft landscaping along prominent routes around/through site.
- Craneford Way East – treatment/materials to be used, specification of fencing and tree loss being reviewed to reduce impacts to character and openness of MOL.

## Approach to Adverse and Beneficial Effects – Residual Effects Summary

---

- Residual Effects chapter of ES will document adverse and beneficial effects before mitigation, the mitigation proposed, and the residual effect.
- Aim to reduce adverse effects and provide overall balance with beneficial effects where possible.
- LBRuT will use information to decide on whether development is acceptable or not.
- Supported by Planning Statement which looks at compliance of development with relevant policies.
- Potential beneficial effects: restoration of River Crane, onsite ecological enhancements (green roofs, replanting, log piles), improved access to MOL and open spaces – link to Twickenham Rough, circular route around Craneford Way East playing field, improved sports facilities for REEC and community use.
- Potential adverse effects: demolition and construction dust and noise, increased noise from use of Craneford Way East playing field, tree loss, townscape and visual issues because of heights.

**NOTE: Assessments have yet to be completed so effects are not confirmed.**

## Content of Residual Effects Chapter - Example

Construction Phase						
Before Mitigation				After Mitigation		
Type of Change and Impact	Magnitude	Adverse/Beneficial/Neutral	Permanent/Temporary	Duration	Overall Significance	Significance of Residual Impact
Noise and vibration						
Disturbance to residential properties from daytime construction noise	High	Adverse	Temporary	30 months	Major adverse	Minor/moderate adverse
Transport						
Increased HGV movements impacting on the local road network	High	Adverse	Temporary	30 months	Major adverse	Moderate adverse
Operation						
Flood Risk						
Reduction in tidal overtopping (during an extreme event) leading to flooding of Rhyl	High	Beneficial	Permanent	Permanent	Major beneficial	Major beneficial
Navigation						
Improved pontoons, berthing and access to Foryd Harbour	Low	Beneficial	Permanent	Long term	Minor beneficial	Minor beneficial

## River Crane Restoration

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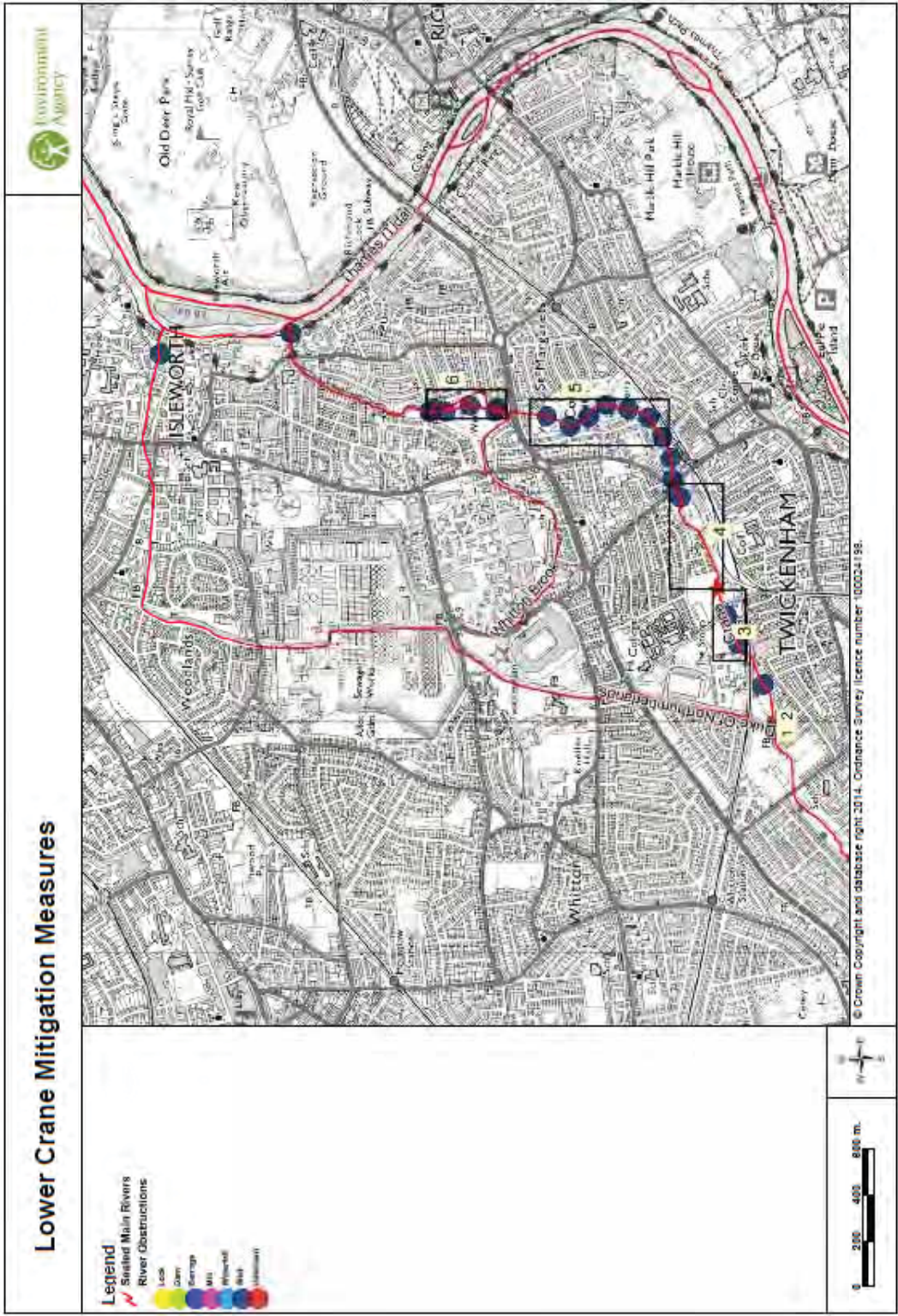
- REEC making a contribution to improving environment and access along this strategic corridor, despite impacts from redevelopment itself being limited (bridge).
- Flow between Duke of Northumberland's River and River Crane key to understanding best approach to restoration – whole reach approach rather than piecemeal per development.
- Environment Agency releasing report on flow investigation in next couple of months.
- S106 to be used to secure use of funding within River Crane catchment and specific measures to be documented in this:
  - Monies to be delivered either during the 'process stage' to support the completion of the Environment Agency's feasibility study; and/or
  - Monies to be used during the 'implementation stage' to undertake specific measures.



## River Crane Restoration – Current Situation



# River Crane Restoration – Draft Mitigation Measures for RBMP2





## River Crane Restoration – Draft Mitigation Measures for RBMP2

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1. Increase flow in the lower Crane particularly during low flow periods.
2. Install fish pass at Mereway Road weir.
3. Remove concrete channel to restore 330m of river in Craneford Playing Fields on the left bank and Old Shooting range site on the right bank.
4. Remove concrete bed and bank and restore natural two-stage channel along 500m through Twickenham Rough.
5. Remove concrete channel to restore 600m of river in Moor Mead Park.
6. Remove concrete channel to restore 300m at Cole Park Island.
7. Fish easement for 19 weirs between Mereway Road and the Thames (i.e. remove or modify weir).
8. In channel habitat enhancements to improve morphological diversity in reaches between Mereway Road and the R. Thames that cannot be fully restored.

# Transport & TfL Update

Nolan Smith

[www.reec.org.uk](http://www.reec.org.uk)



# TfL feasibility study

- Investigate possible junction facilities
- Produce a model explaining traffic impact
- Model should consider worst case scenarios taking into account peak times
- Consider various junction options
- Modelling should use current data
- Utility relocations
- Cost estimates
- Environmental assessments
- 1:200 drawings
- Consider if lighting needs to be improved

# Update on the proposed plans and amendments

Nolan Smith

[www.reec.org.uk](http://www.reec.org.uk)



# Any Other Business

Robin Ghurbhurun

[www.reec.org.uk](http://www.reec.org.uk)

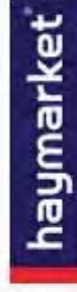


# Richmond Education & Enterprise Campus

## LOCAL COMMUNITY FORUM

Monday 13<sup>th</sup> April 2015

[www.reec.org.uk](http://www.reec.org.uk)





# Presentation Agenda

- |   |                           |                  |
|---|---------------------------|------------------|
| 1 | Summary of activity       | Nolan Smith      |
| 2 | Revised phasing plans     | Nolan Smith      |
| 3 | Langhorn Drive            | Nolan Smith      |
| 4 | EIA update and mitigation | Topsy Rudd       |
| 5 | Any other business        | Robin Ghurbhurun |

# Summary of activity since the previous meeting

Nolan Smith

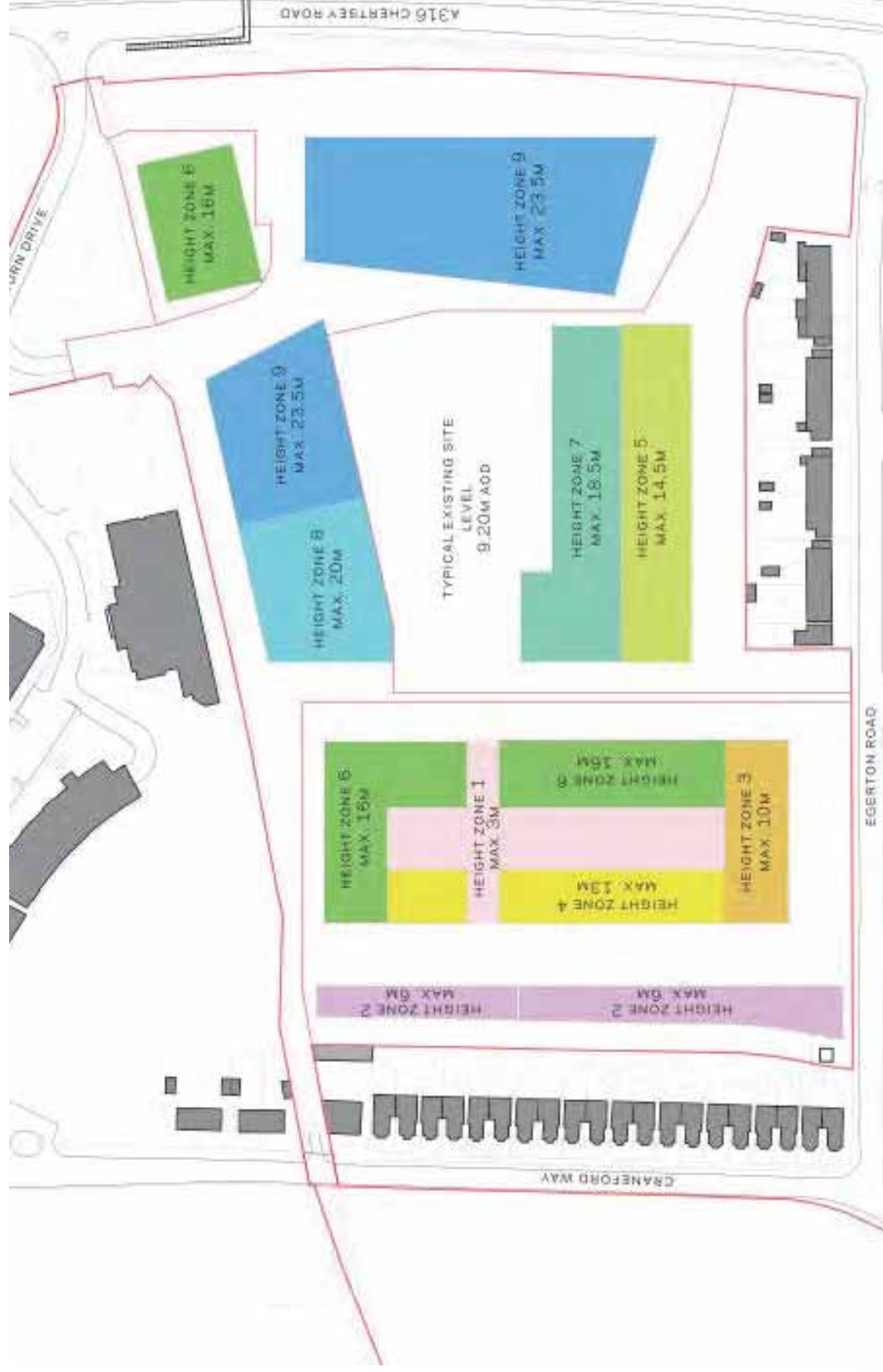
# Summary of activity since the previous meeting

- Revised parameter plans completed
- Revised phasing plans completed
- Development specification updated
- Design code for residential drafted
- Langhorn Drive study activated
- EIA assessments commenced on new master plan

# Summary of activity since the previous meeting

- All phasing plans and development specification issued to planners
- Building heights amended
- Scoping opinion was returned and comment has been made and a consolidated response has been provided to the planning department

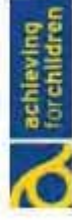
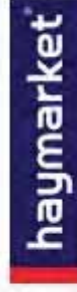
## Heights

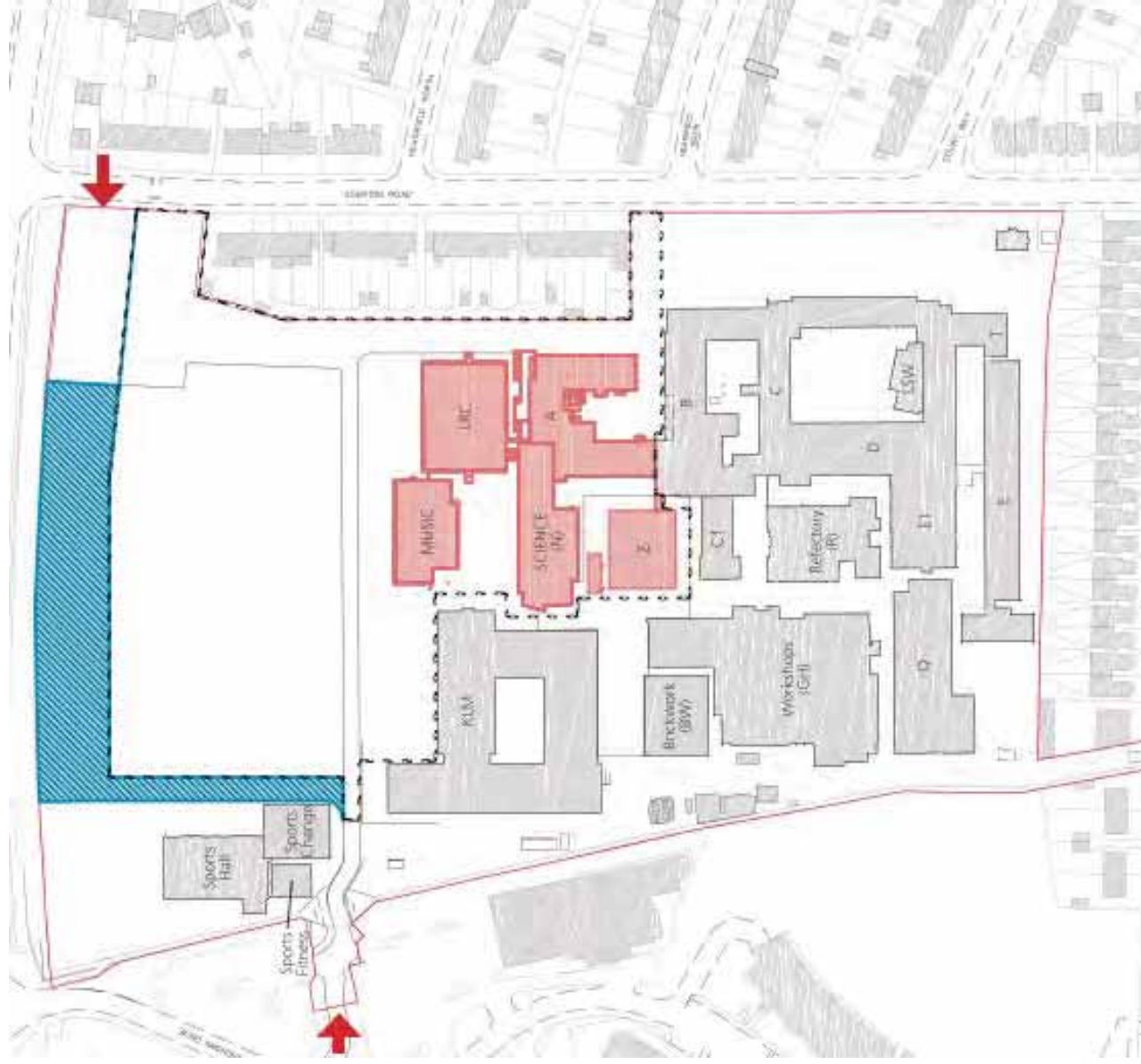


# Update on Phasing plans

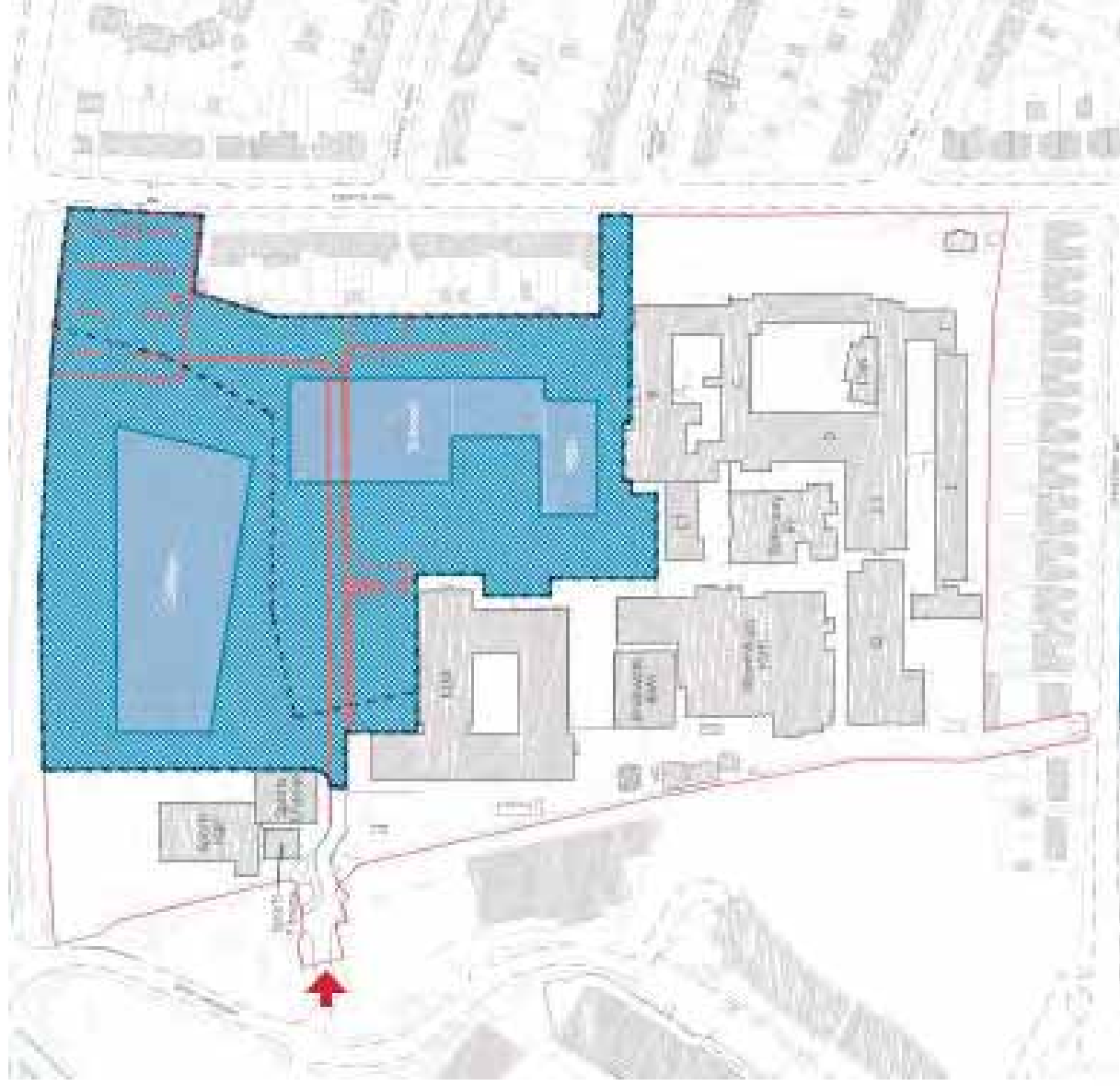
Nolan Smith

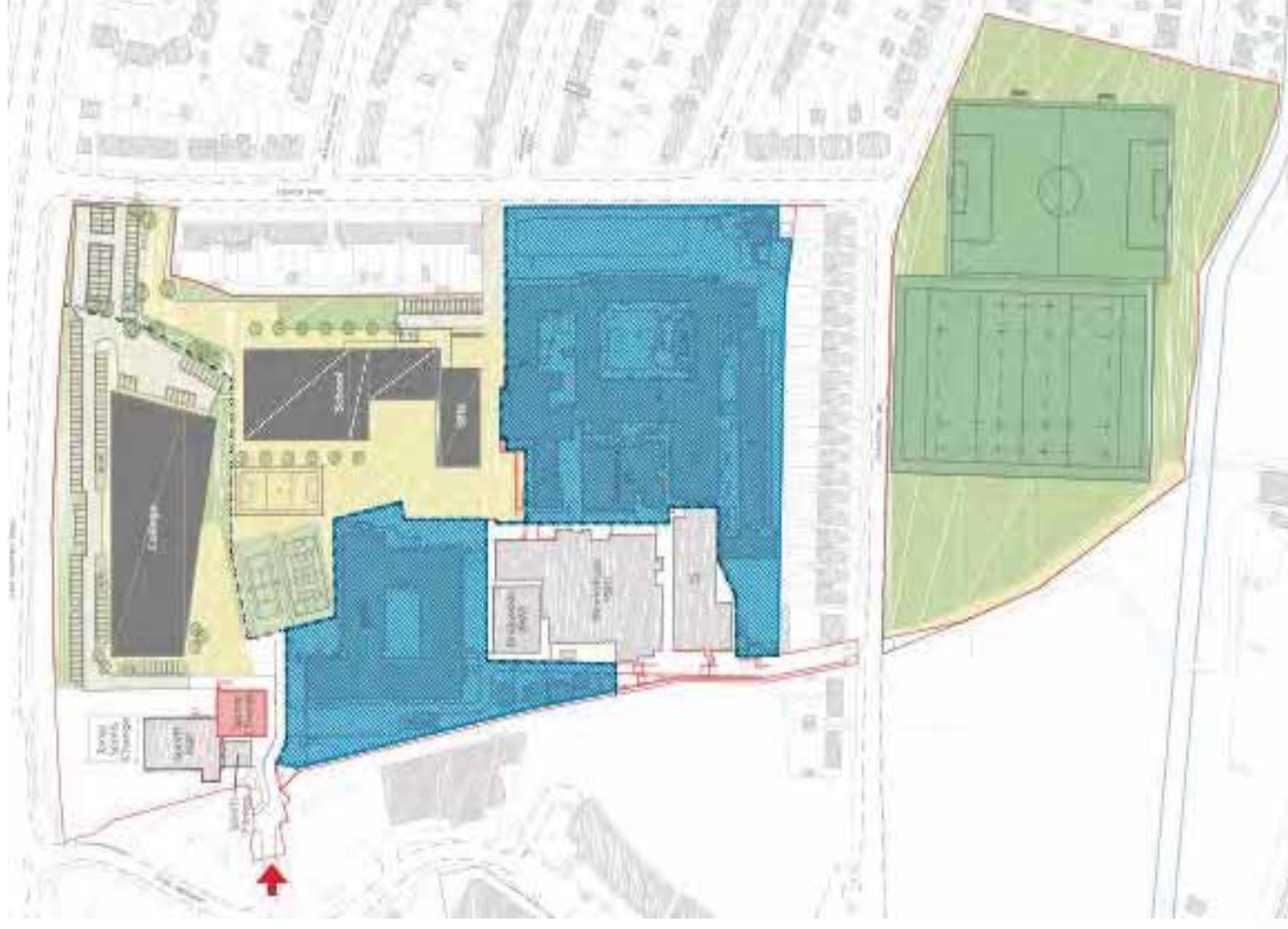
[www.reec.org.uk](http://www.reec.org.uk)

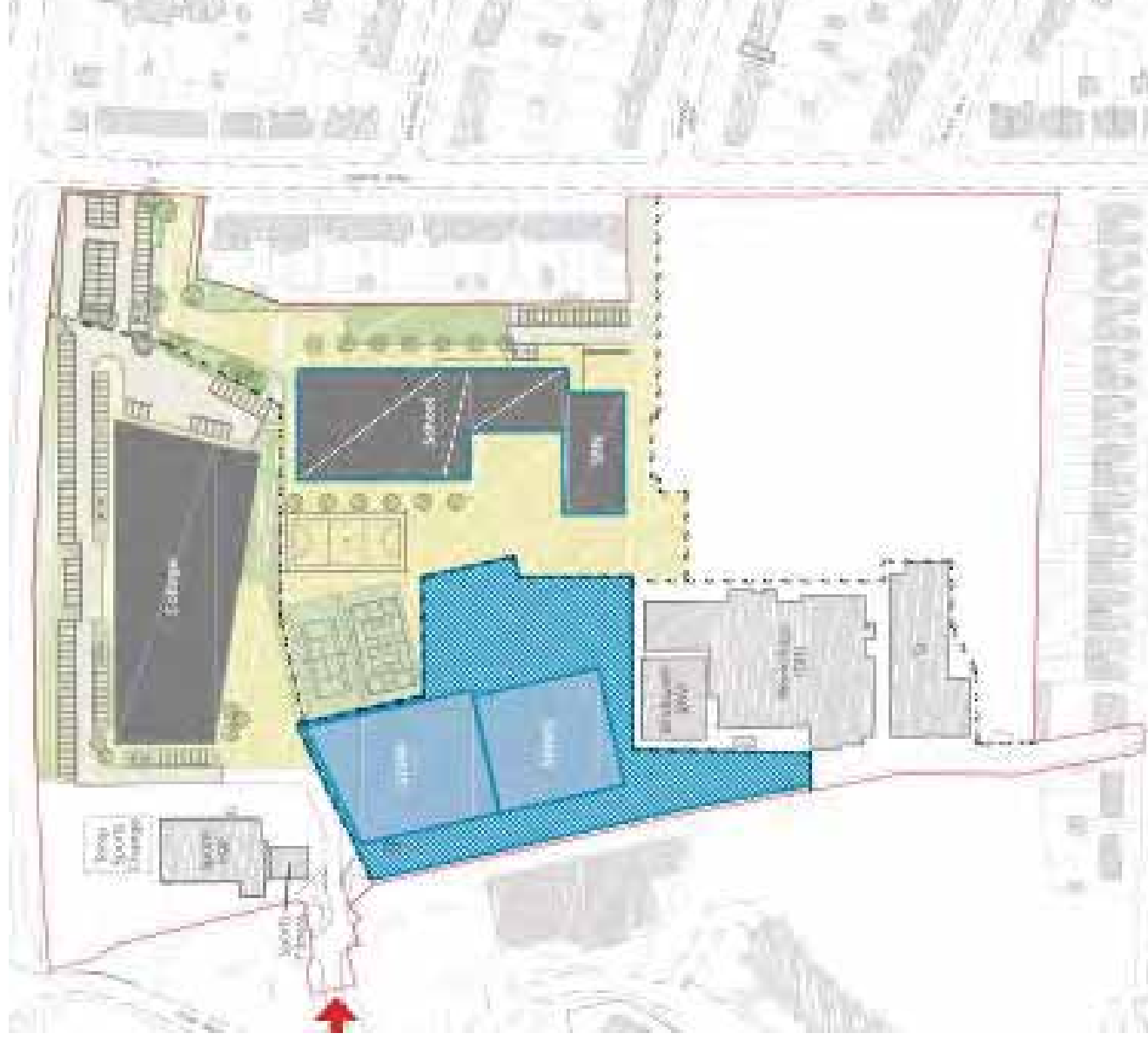


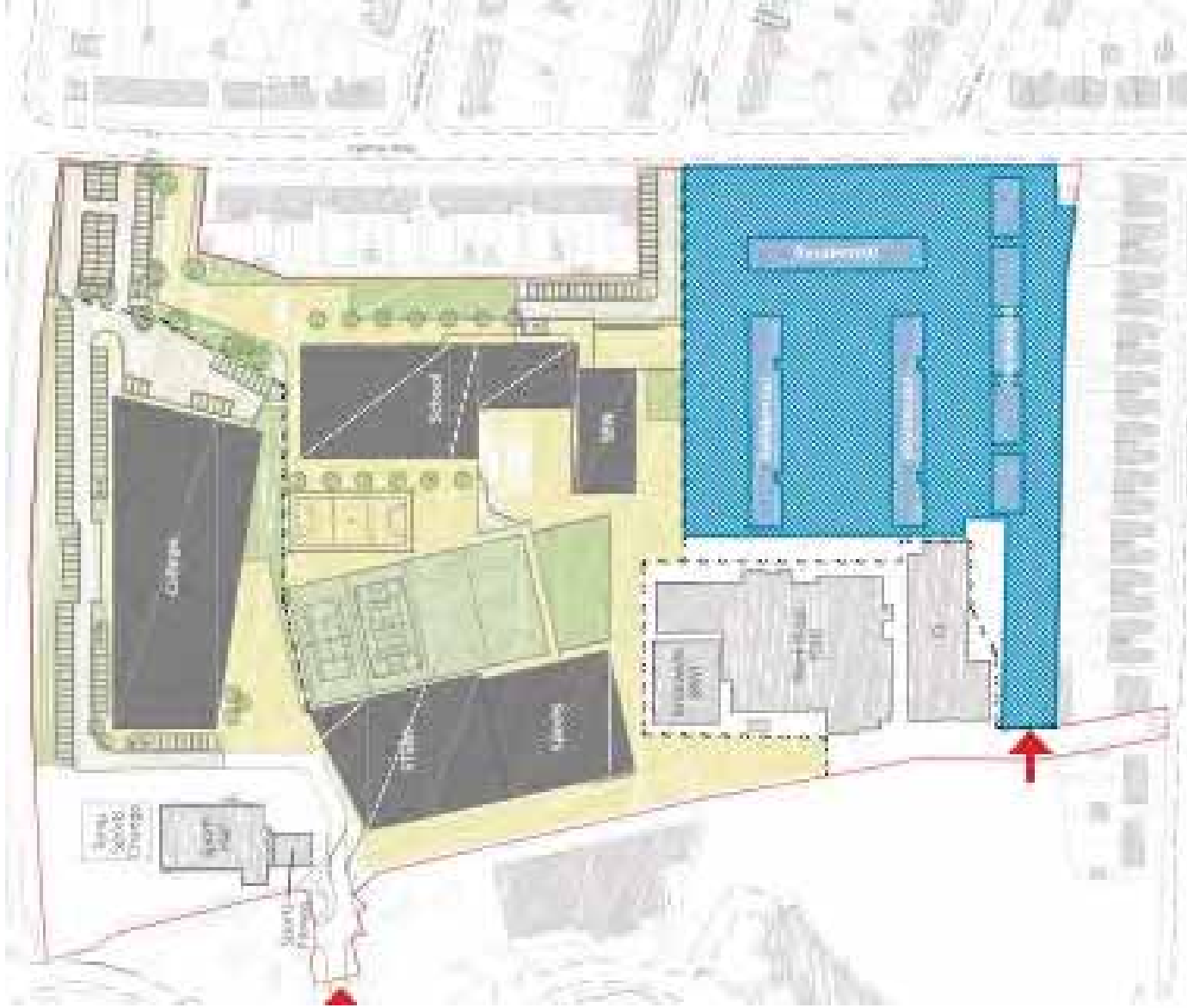


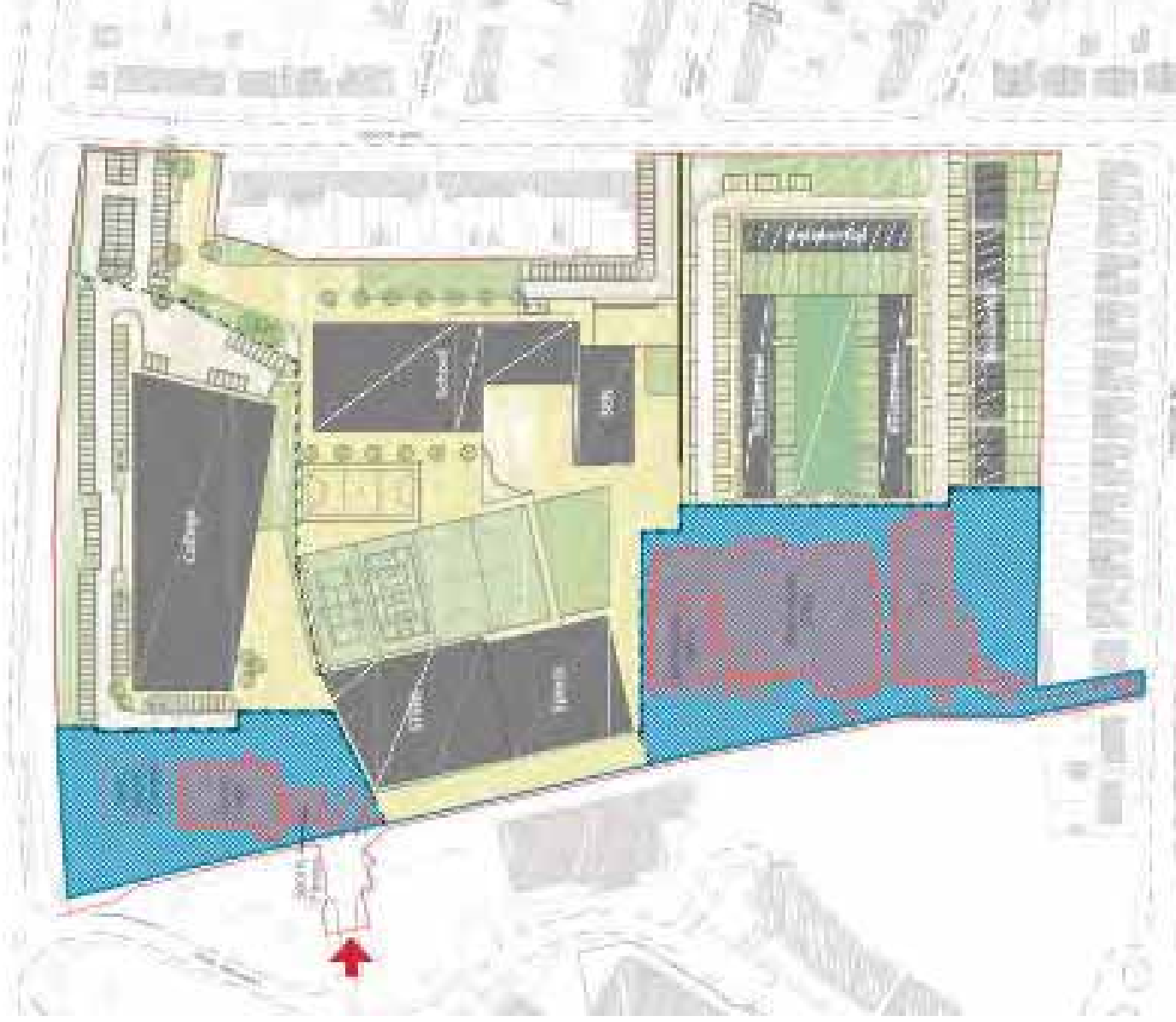


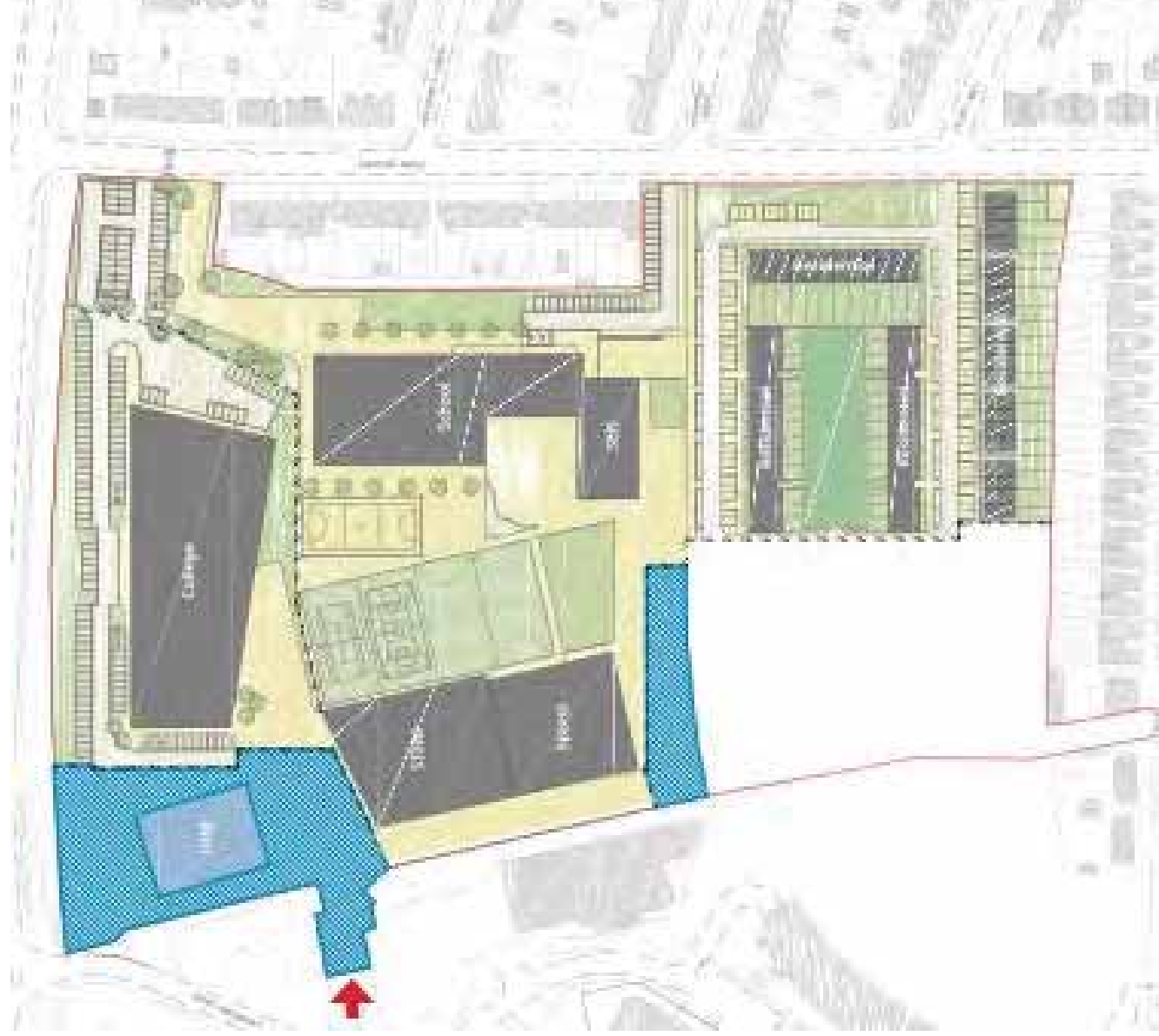




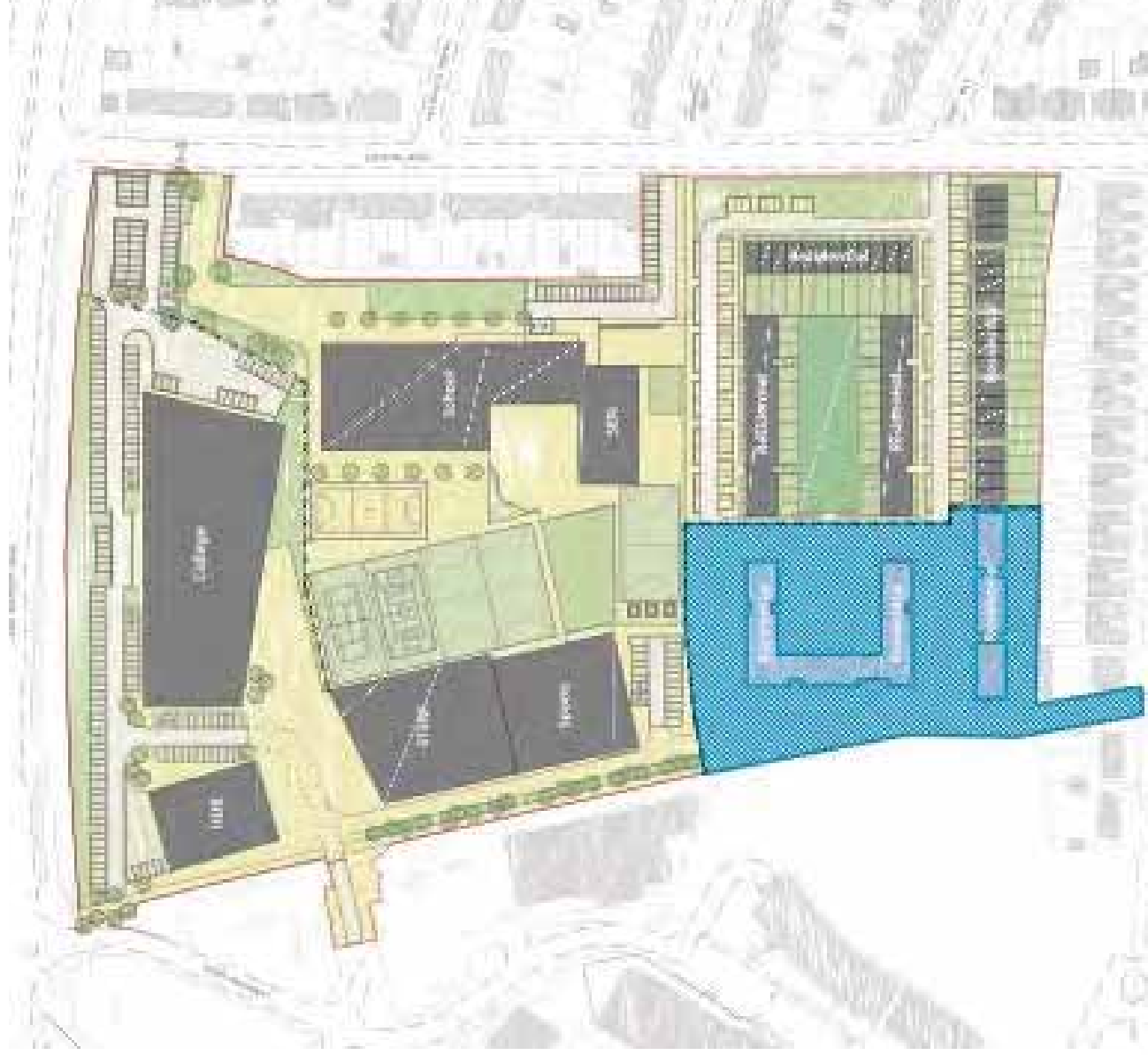












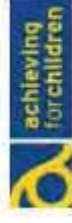
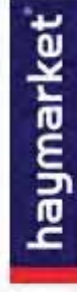




# Langhorn Drive

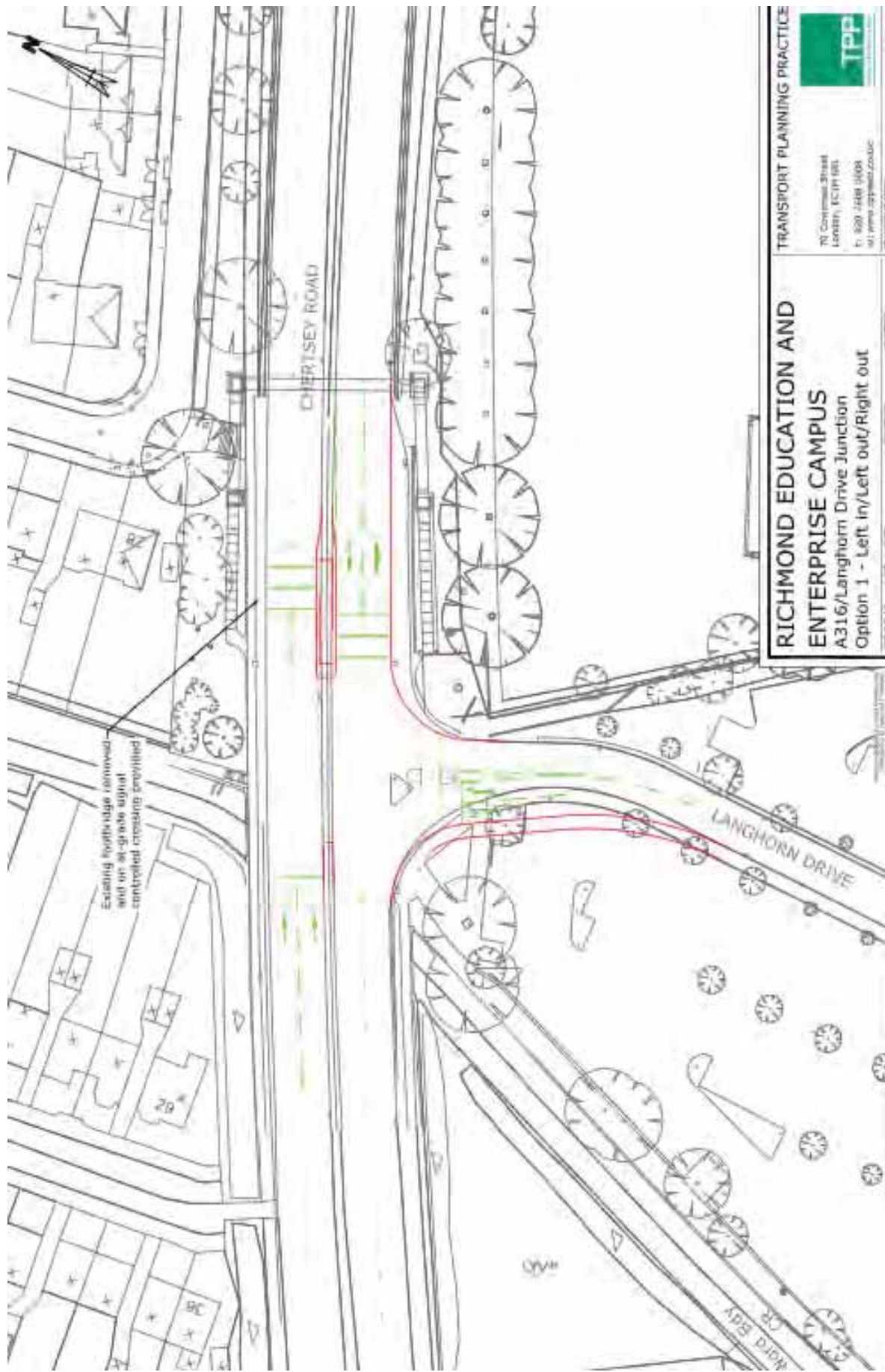
## Corey Russell

[www.reec.org.uk](http://www.reec.org.uk)

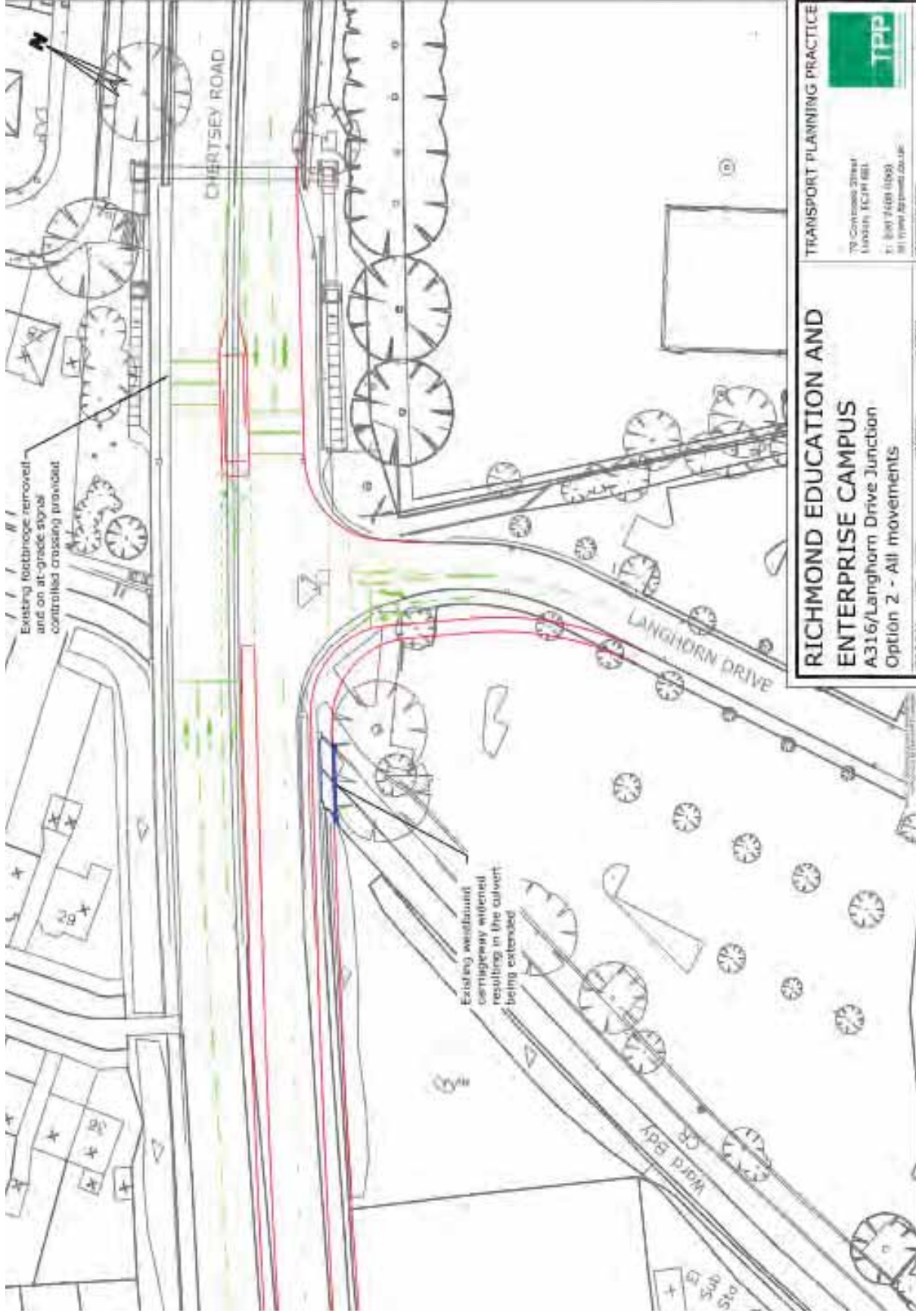


# Langhorn Drive/A316 data

- 7 day auto traffic count on Craneford Way/Langhorn Drive
  - Questionnaire survey
  - Postcode analysis
  - If RH turn was available, would you have used it ?
  - High percentage of persons would use a RH in and RH out
  - Low amount of traffic arising from the development.
- Traffic generated may not justify a new junction, conversely, it would not disrupt the A316







**RICHMOND EDUCATION AND  
ENTERPRISE CAMPUS**  
A316/Langhorn Drive Junction  
Option 2 - All movements

TRANSPORT PLANNING PRACTICE

TPP  
79 Convent Road  
London EC1M 6EL  
T: 020 7408 0593  
M: 07999 400000  
www.tpp.co.uk

# Langhorn Drive/A316 junction

- Road safety audit required
- Costings and impact
- Environmental impact
- Partner discussions
- Meeting with TfL & GLA

# EIA Update and Mitigation

Dr Topsy Rudd

[www.reec.org.uk](http://www.reec.org.uk)





## Summary of EIA Work to Date

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- Response to LBRuT Scoping Opinion regarding scope of EIA has been issued and assessments incorporated additions where appropriate.
- Additional baseline noise monitoring has been undertaken on Craneford Way.
- Assessments of the redevelopment's adverse and beneficial effects are ongoing for each environmental topic.
- Parameters and Illustrative Masterplan have been revised following initial assessment work:
  - Green corridor along Marsh Farm Lane
  - Habitat value of landscaping has been enhanced (e.g. use of native species, hedgerows providing connectivity)

## EIA Preliminary Results – Operational Phase

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- Daylight and sunlight (max parameters):
  - Assessment considered impacts of scheme on daylight levels experienced by 237 windows serving immediate neighbouring properties and the sunlight levels experienced by 113 south facing windows.
  - All of neighboring properties fully comply (under worst case) with guidance for daylight.
  - All of the neighbouring properties comply (under worst case) fully with the guidance for annual sunlight in relation to the max development parameters.
  - Three windows would have minor breaches of the guidance in relation to winter sunlight.
- Townscape and Visual (max parameters):
  - Unlikely that there will be significant adverse effects on townscape, views or visual amenity in the long term.
  - May be some initial limited localised moderate effects for some receptors.
- Drainage/Flood Risk (illustrative masterplan):
  - When development is complete the site runoff will be improved in comparison to existing situation.
  - Runoff will be contained on site through a combination of soakaways, additional SuDS features and open spaces.
  - Site drainage management will reduce runoff to rivers ,thus reducing potential flood risk.

## EIA Preliminary Results –Operational Phase

- Contaminated Land (max parameters):
  - Records show no significant soil contamination from historical land uses
  - No significant current sources of contamination
  - During excavation unsuitable fill material (ash and clinker) will be removed and disposed of off-site
  - No residual contamination risk from redeveloped site
- Waste (max parameters):
  - Excavation waste reused on site where possible
  - Demolition and construction waste – aim to meet Mayor of London target to reuse or recycle 95%
  - Operational waste servicing provision in line with LB Richmond planning standards and current good practice guidance
  - No significant adverse impacts on existing waste management infrastructure

## EIA Preliminary Results – Operational Phase

- Transport (max parameters and illustrative masterplan):
  - Bus Impact (note percentages will decrease if standing room taken into account)
    - During the morning peak period(08:00-09:00), a net increase of 265 bus passengers (12.6% of seats)
    - Evening peak period (17:00-18:00), a net increasing of 25 bus passengers (1.2% of seats)
  - Rail Impact (not percentages will decrease if standing room taken into account)
    - Morning peak period net increase of 92 rail passengers (1.6% of seats)
    - Evening peak period net increase of 31 rail passengers (0.7% of seats)
- Highway Impact
  - Six modelling scenarios based on traffic surveys and trip generation data for peak am/pm periods
  - With full development traffic, cumulative development traffic and future year traffic growth applied, reasonable amount of spare junction capacity still available and minimal vehicle queuing will be experienced
- Local Footway and Cycle Network
  - Anticipated two-way net increase/decrease by pedestrians and cyclists, assuming 50% staff and students go to station using riverside footpath

Street	AM Peak Hour		PM Peak Hour	
	Pedestrians	Cyclists	Pedestrians	Cyclists
Egerton Road to A316	26	30	-9	3
Court Way	27	21	70	2
Heathfield South	57	11	7	3
Langhorn Drive	188	19	50	11

## River Crane Restoration

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- Proposed bridge over River Cane has been removed from scheme, will reduce potential disturbance to river corridor.
- REEC committed to making a contribution to improving environment along the river corridor, despite likely low impact from redevelopment.
- Liaison with LBRuT regarding donation via NGO rather than S106 as mechanism to provide this contribution to the river restoration.

# Any Other Business

Robin Ghurbhurun

Verbal update on Funding arrangements