



Richmond Education and Enterprise Campus Development

Environmental Statement Volume 1 - Non Technical Summary

Produced for Richmond upon Thames College

June 2015

In association with:



Northeast Lifford
& Partners
Planning Design Services



oxfordarchaeology
empowering the human journey

and Anglia Consultants

Client: Richmond upon Thames College

Title: Richmond Education and Enterprise Campus Development Environmental Statement

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Produced By



Dr A Fairhead
Senior Environmental Scientist

Authorised for Release By



Dr T Rudd
Technical Director

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NON TECHNICAL SUMMARY

1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This is the Non Technical Summary of the Environmental Statement submitted as part of the Outline Planning Application for the proposed Richmond Enterprise and Education Campus in Twickenham, within the London Borough of Richmond upon Thames. The Site location is shown in **Figure 1**.
- 1.1.2 The Outline Planning Application will be submitted by Richmond upon Thames College ('the Applicant'), who owns the existing site and operates the College. Richmond upon Thames College is supported through the Richmond Enterprise and Education Campus partnership. This consists of Richmond upon Thames College, London Borough of Richmond upon Thames, Achieving for Children, Haymarket Media Group and Harlequin Football Club, and was formed for the purposes of the Richmond Enterprise and Education Campus development. The partnership has signed a collaboration agreement to co-operate in every respect of the proposed Richmond Enterprise and Education Campus development design and operation.
- 1.1.3 The Environmental Statement was prepared by Cascade Consulting on behalf of Richmond upon Thames College.
- 1.1.4 This Non-Technical Summary forms part of the Environmental Statement but can also be read as a separate document. It is provided as Volume 1 of the Environmental Statement, with Volume 2 providing the detailed Environmental Impact Assessment and its conclusions, and Volume 3 the related Appendices.
- 1.1.5 The Non-Technical Summary describes in non-technical language the findings of the Environmental Impact Assessment, as reported in the Environmental Statement. This is an assessment of the likely significant effects that the development will have on the environment during the demolition of the existing buildings on the Site, construction of the new college and school buildings, houses and sports ground and once the new development is in place and occupied by students and residents (the 'operation' of the development).
- 1.1.6 The Environmental Impact Assessment combines information from organisations such as the London Borough of Richmond upon Thames and the Environment Agency with specific surveys carried out on behalf of Richmond upon Thames College, to provide a picture of the current environmental conditions within and around the development Site. The likely methods for construction and operation of the development are then assessed to predict how these will affect the environment.




Richmond upon Thames



Richmond upon Thames Campus



 Map to scale Scale: 500 metres (as appropriate) Copyright © R. Ash & Co. Ltd. Copyright 2015  Drawing Number: H&K Number 09-002	
Project Title: Richmond Education and Enterprise Campus Development	
Figure Title: Site Location	
Figure Number: Figure 1	Date: June 2015

- 1.1.7 The conclusions describe the likely significant beneficial (positive) and adverse (negative) environmental effects that the development is predicted to have on people and the environment, and the measures (known as 'mitigation measures') that will be put in place to control any adverse environmental effects. The Environmental Impact Assessment also explains whether any significant environmental effects will remain after these measures have been put in place.
- 1.1.8 The Environmental Statement is a key part of the Outline Planning Application for the Richmond Enterprise and Education Campus, and its content must be taken into account by the Local Planning Authority, the London Borough of Richmond upon Thames, when it is deciding whether to grant planning permission for the development.

1.2 THE ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

- 1.2.1 The Outline Planning Application for the Richmond Enterprise and Education Campus is accompanied by an Environmental Statement to comply with the requirements of the UK Environmental Impact Assessment Regulations⁴. These Regulations require certain types of projects to be the subject of an Environmental Impact Assessment, with the results submitted in an Environmental Statement that must accompany its planning application.
- 1.2.2 The scope of this Environmental Impact Assessment was agreed with the London Borough of Richmond upon Thames who provided an Environmental Impact Assessment Scoping Opinion in February 2015. This Scoping Opinion agreed the study area for the assessment, the environmental topics that should be studied in the Environmental Impact Assessment, and how they should be assessed.
- 1.2.3 London Borough of Richmond upon Thames consulted the following organisations before providing a Scoping Opinion:
- Environment Agency
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 - Transport for London
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⁴ Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended)

- Courtway Residents
- Dene Estate Residents Association
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- South West London Environment Network/Richmond BioDiversity Partnership.

1.2.4 **Table 1** describes the topics scoped into the assessment as agreed during the Environmental Impact Assessment scoping process and confirmed in the Scoping Opinion.

Table 1 Scope of the Assessment

Topic	Effects scoped into the assessment
Transport	<ul style="list-style-type: none"> • Effect of increase in traffic generated during the demolition and construction phase (heavy goods vehicles, staff car movements etc), car parking provision during demolition and construction. • Effect of increase in vehicle movements on the local and wider road networks during operation including capacity at junctions. • Effect of development on public transport network during all development phases. • Effects on local pedestrians, buses, trains, cyclists, cars and other vehicles (to include Depot service vehicles) from demolition, pre and post-construction works. • Effects on walking and cycling accessibility through the development area and on the public highway in the adjacent area and towards Twickenham town centre and rail station.
Noise and vibration	<ul style="list-style-type: none"> • Effect of new noise and vibration sources during demolition and construction and impacts on receptors both within and around the site. • Effect of changes to the existing noise climate at sensitive receptors located around the site and the access routes associated with operation of the completed development. • Effect of existing noise sources on new sensitive receptors within the development. • Effect on residents from change in recreational use of the College playing fields south of Craneford Way.
Air quality	<ul style="list-style-type: none"> • Effect of localised changes in levels of road traffic pollutants caused by exhaust emissions from construction traffic, traffic congestion or increased traffic flows on the local road network including diversionary routes during construction. • Effect of dust emissions from construction materials, plant and machinery, and associated nuisance on sensitive receptors. • Effect of localised changes in levels of road traffic pollutants resulting from traffic on routes to and from the site(s) during operation.
Ground conditions	<ul style="list-style-type: none"> • Potential sources of contamination on site and creation of pathways impacting sensitive receptors. • Impacts of potential contamination left in-situ. • Management of potentially contaminating materials arising from clearance, demolition and construction.
Waste	<ul style="list-style-type: none"> • Appropriate management and disposal of wastes arising during construction

Topic	Effects scoped into the assessment and operation of the development.
Water resources and flood risk	<ul style="list-style-type: none"> Identifying opportunities for waste minimisation and reuse and recycling of materials and waste during construction and operational phase. Achieving compliance with waste legislation in all phases. Effects of construction activities on water quality and turbidity in surrounding watercourses. Effects on groundwater flow as a result of below ground works and structures. Effects on flood risk within the catchment of the River Crane. Effects on site drainage and runoff patterns from the new operational site and the requirement for Sustainable Drainage Systems (SuDS). Changes to potable water supply and foul water drainage capacity.
Daylight, sunlight and overshadowing	<ul style="list-style-type: none"> Effects of reduction in daylight and sunlight levels at existing residential properties and gardens adjacent to the Richmond Enterprise and Education Campus development. Effects on daylight and sunlight within new residential element.
Ecology	<ul style="list-style-type: none"> Effects of direct habitat loss on ecologically significant habitats. Mortality or injury to protected or ecologically significant species within the footprint of the site. Deterioration or fragmentation of surrounding habitats, including locally designated sites. Disturbance (by noise, lighting, encroachment) of protected or ecologically significant species within surrounding habitats. Effects of increased recreational pressure on designated sites and other ecologically significant habitats. Opportunities for biodiversity enhancement and gain.
Landscape and visual amenity	<ul style="list-style-type: none"> Effects of the development on the townscape character of the site and surrounding areas - appropriateness of the scale, mass and design of the proposed for its townscape context and the effect on trees that play a notable role in the townscape. Effects of changes in views and visual amenity.
Cultural heritage	<ul style="list-style-type: none"> Effects of the development on archaeological sites located within the Crane Archaeological Priority Area. Effects on as yet unrecorded archaeological features that may exist on the Kempton Park gravels upon which the site is located. Effects of the development on the setting of Rosecroft Gardens Conservation Area and All Hallows Church, a Grade I Listed Building.
Socio-economics	<ul style="list-style-type: none"> Effects on the local labour market, housing market, education and health facilities, and community facilities. Changes to provision of recreational facilities and open space/playing fields.

1.2.5 The application for the Richmond Enterprise and Education Campus is an Outline Planning Application, meaning that not all of the details of the development have yet been decided. To make sure that the Environmental Impact Assessment is an accurate assessment as possible of the likely environmental effects of the development, the Environmental Statement is based on outline plans called 'parameter plans'.

1.2.6 These parameter plans show fixed areas within which the houses, schools, college and other buildings can be located; the access routes to them and parking for the Site; and where the open spaces and recreational areas will be. For each part of the development, its shape, its set back from the site boundary and the maximum size its buildings are allowed to be (called 'parameters') have also been decided, along with guidelines on how the final development will need to look. By using the maximum parameters within which the development could be built, the assessment covers the

'worst case' impact that the buildings, roads and other structures could have on people and the environment.

- 1.2.7 If outline planning permission is granted for the development, the details will then be agreed with the London Borough of Richmond upon Thames as 'reserved matters' before the development is granted full planning permission. If potentially significant environmental effects are identified at the reserved matters stage, further Environmental Impact Assessment will be required.

Consultation

- 1.2.1 Consultation has been undertaken throughout the development of the project with both technical consultees and the public. Technical consultation on each environmental topic is described in the Environmental Statement chapters.
- 1.2.2 The Richmond Enterprise and Education Campus partnership (see paragraph 1.1.2) has been involved throughout the design of the development. The partnership includes adjoining landowners such as Harlequin Football Club who own Twickenham Stoop and the London Borough of Richmond upon Thames who own the Council Depot. Early discussions were also held with Nuffield Fitness Club, which leases its site from Harlequin Football Club. Consultation with landowners will continue throughout the project.
- 1.2.3 Public consultation has involved meetings, drop-ins and a question and answer session for local residents. A Local Community Forum was established and has been consulted from the early stages of the design development, with 10 meetings held since June 2014. The organisations involved in the Forum are:
- Dean Estate Residents Association
 - Friends of the River Crane Environment (FORCE)
 - Heatham Alliance
 - Court Way Residents Associations
 - Heatham Residents Association
 - Heathfield South Neighbourhood Watch
 - Chudleigh Road Neighbourhood Watch
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- 1.2.4 Local ward members are also invited to attend.

1.3 THE EXISTING SITE AND SURROUNDINGS

- 1.3.1 Richmond upon Thames College (**Plate 1**) is located to the north west of Twickenham town centre. The existing site covers an area of 8.7 hectares and falls within the administrative boundary of London Borough of Richmond upon Thames. A plan showing the location of the Site is provided in **Figure 1** and the Outline

Planning Application boundary for the Richmond Education and Enterprise Campus development Site is provided in **Figure 2**. The development Site is 9.4 hectares, and is larger than the existing college site because it also includes an area for junction improvements on the A316 Chertsey Road (**Plate 2**).

- 1.3.2 The Site currently contains numerous academic and facilities buildings associated with the existing Richmond upon Thames College, with the northern part of the Site occupied by a four-court sports hall with associated facilities, a grass sports pitch and car parking in the north east corner (**Plate 3**). The southern part of the Site comprises the College playing fields south of Craneford Way (**Plate 4**).
- 1.3.3 The Site is bounded by:
- A316 Chertsey Road to the north;
 - Egerton Road and a residential area known as the Heatham Estate, to the east;
 - River Crane and Twickenham Rough to the south; and
 - Langhorn Drive, Harlequin Football Club's rugby stadium - Twickenham Stoop, Nuffield Health Club, Challenge Court and Council playing fields and Depot to the west.
- 1.3.4 Marsh Farm Lane, a public right of way, extends along the western boundary of the Site (**Plate 5**) and connects the A316 to the open ground on Craneford Way playing fields and to allotments and buildings, including a rifle club, located to the south of the River Crane. Two watercourses run close to the Site; the River Crane (**Plate 6**) which flows east, forming the southern boundary of the College playing fields, and the Duke of Northumberland's River which flows north between Twickenham Stoop and the Dene Estate (Rosecroft Conservation Area). Further open ground is located to the south of the River Crane, known as Twickenham Rough. These features are illustrated in **Figure 3**.



Legend

- Site Boundary
- Existing Buildings



Project Title:
**Richmond Education and
 Enterprise Campus
 Development**

Figure Title:
Planning Application Boundary

Figure Number: Figure 2	Date: June 2015
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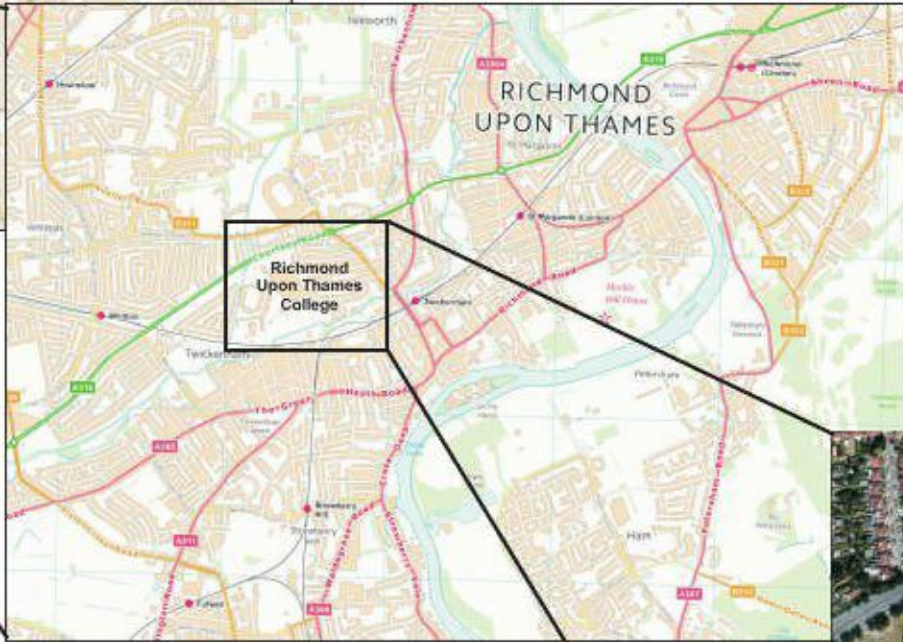
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Richmond Upon Thames



Richmond Upon Thames College



  <p>Not to scale</p> <p>Note: All locations are approximate Contains OS data © Crown Copyright 2015</p>  <p>Drawing Source: HoK Number SK-042</p>	
<p>Project Title:</p> <p>Richmond Education and Enterprise Campus Development</p>	
<p>Figure Title:</p> <p>Site Location</p> <p><small>For Information Only</small></p>	
<p>Figure Number:</p> <p>Figure 1</p>	<p>Date:</p> <p>June 2015</p>

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Legend

-  Site Boundary
-  Existing Buildings



 Not to scale
 Note: All locations are approximate
 Contains OS data © Crown Copyright 2015
 Drawing Source: HoK Number PL-01

Project Title:
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Figure Title:
Planning Application Boundary
For Information Only

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