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12 November 2015

Cathy Molloy
Planning Officer
London Borough of Richmond upon Thames
Civic Centre
York Street
Twickenham
TW1 3BZ

Dear Cathy,

Richmond upon Thames College Redevelopment, Planning Application Reference 15/3038/OUT: Proposed Changes to Parameters

We have reviewed the proposed changes to the parameters relating to the REEC scheme, as set out on drawing PL-05 Rev A. The changes would see a reduction in the maximum height of the main College building by 3.55m (north section) and 4.5m (west section). The maximum height of the western section of the School building would be reduced by 4m. The maximum heights of the Tech Hub and STEM building would also lower by 1m and 4.5m respectively. In addition the maximum footprint of the School building would be reduced at the western and northern ends. A reduction in the maximum height of the south-western portion of the residential development is also proposed.

These changes would alter the scheme from that assessed in the Environmental Impact Assessment, which was based on the maximum parameters set out on PL-01-PL16. However, the reduction in heights and footprint would have a positive impact on the conclusions set out in the REEC Environmental Statement (ES).

We consider that the conclusions of the following topics would be influenced by the proposed parameter changes:

- Townscape and Visual Amenity
- Daylight Sunlight and Overshadowing
- Water Resources and Flood Risk
- Ecology

The implications for these topics are briefly set out below.

The Townscape and Visual Impact Assessment (TVIA) presented as Chapter 16 of the REEC ES concluded that the overall impact from the completed REEC scheme would be moderate beneficial. The proposed reduction in maximum

heights and building massing are considered to have beneficial influence on the predicted visual and landscape effects.

The proposed reduction in heights would also have a positive influence on the conclusions of the Daylight, Sunlight and Overshadowing assessment which was presented as Chapter 14 of the REEC ES. The assessment concluded negligible effects relating to daylight and sunlight, with the exception of minor adverse impacts on winter sunlight at two properties on Egerton Road. The reduction in maximum height, in particular of the School building, would have a positive influence on the conclusions of this assessment.

The reduction in maximum building massing (footprint of the School building) would have a small but positive influence on the conclusions of REEC ES Chapter 13 Water Resource and Flood Risk, due to a likely reduction in the maximum area of hardstanding. The available space for new planting would also slightly increase, which would have a positive impact on the conclusions of Chapter 15 Ecology.

If you would like further details on any of the matters raised in this letter or would like to discuss the content of this letter, please to do not hesitate to contact either myself or Mark Buxton of CgMs (the applicant's agents).

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'A Fairhead', written in a cursive style.

Anne Fairhead

Senior Environmental Scientist