

3.3 EASEMENTS & RIGHTS-OF-WAY

A brief overview of the easements that will constrain the redevelopment.

3.3.1 EXISTING CROSS-SITE RIGHT-OF-WAY

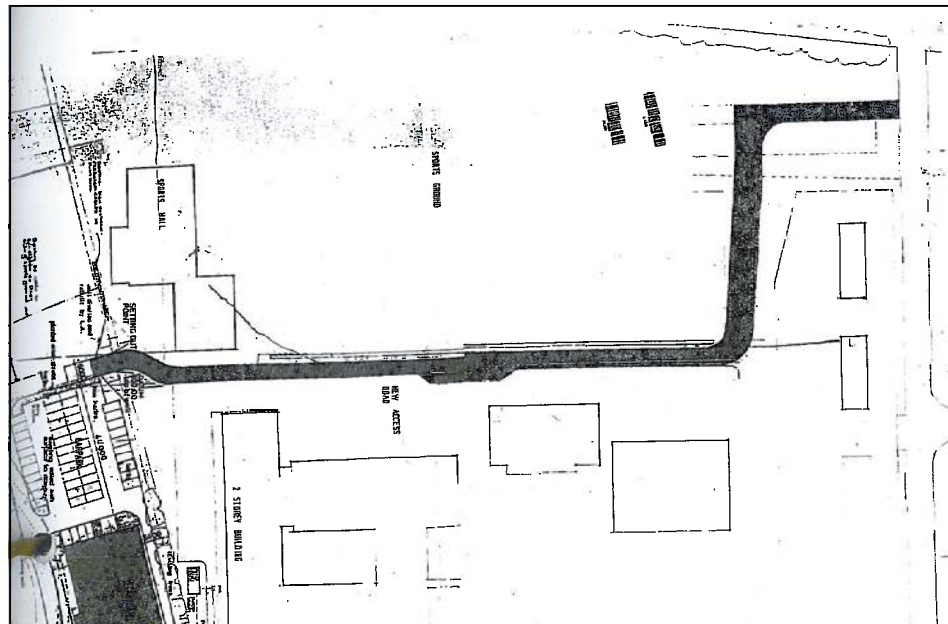


DIAGRAM 3.3.1 HARLEQUINS RIGHT-OF-WAY ACROSS THE COLLEGE SITE (source: Title Deed)

A Licence relating to a right-of-way across the College Site in favour of Harlequin Estates (Twickenham) Limited (“HETL”) exists.

Negotiations with Harlequins undertaken in preparation for this application have established that the routing of the right-of-way can be altered in accordance with the redevelopment proposals.

3.3.2 SEWERS EASEMENTS & GAS DISTRIBUTION

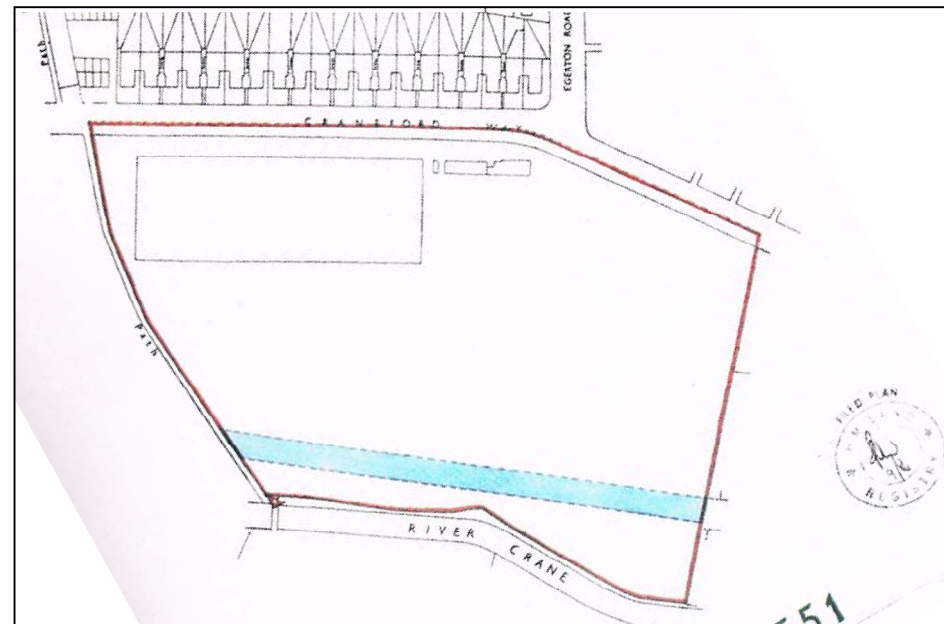


DIAGRAM 3.3.2 EASEMENT ASSOCIATED WITH THE TWICKENHAM RIVER CRANE SEWER (source: HM Land Registry)

Deeds for the Playing Field Site indicate that there is an easement restricting the construction of a structure of any kind within 10ft to the north and 20 feet to the south of the centreline of the Twickenham River Crane Sewer which runs across the site.

Any development in this area will need to comply with the terms of the easement, or may require negotiations with the beneficiary of the easement. It should be noted that even if development over the sewers is possible, it will likely involve additional approvals, complexity, and expense.

There is also a Deed of Easement between the Council (now College) and HETL (Harlequins), which grants rights relating to the installation and maintenance of gas and sewage pipes on the western boundary of the main College site. It is understood that these routes lie under Marsh Farm Lane, and will need to be retained and protected as part of the redevelopment.

Additional gas and sewer lines run around the Redevelopment Site, including under Egerton Road and along the A316 corridor.

3.3.3 ELECTRICITY DISTRIBUTION

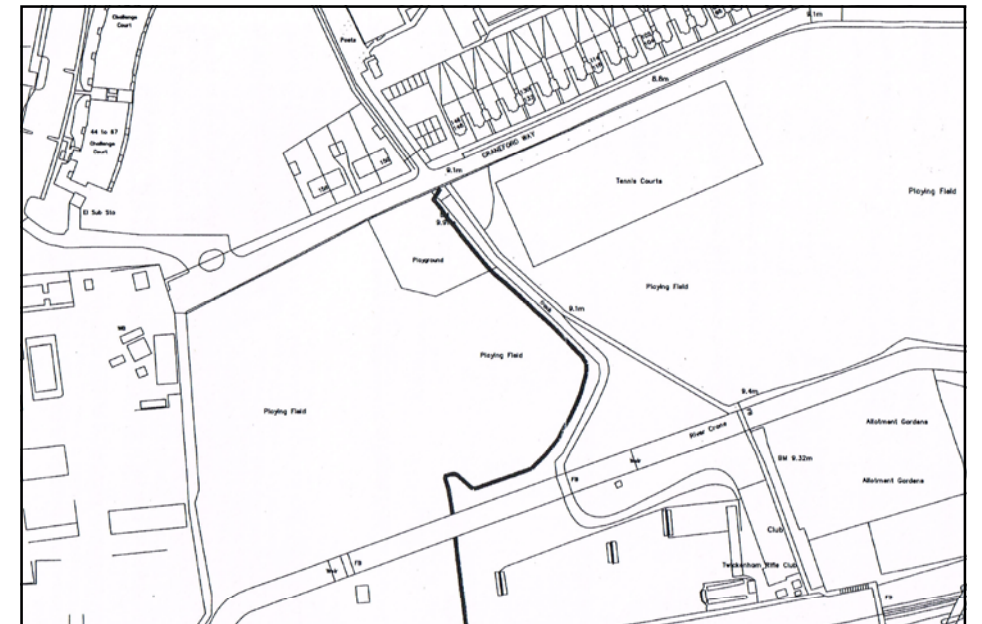


DIAGRAM 3.3.3 LOCAL ELECTRICAL INFRASTRUCTURE (source: UK Power Networks)

Electrical distribution routes connect from south of the River Crane, around the open space to the west of the Playing Fields Site and continue north along the Main Site under Marsh Farm Lane. These will need to be retained and protected as part of the redevelopment.

Additional electrical distribution routes run around the Redevelopment Site, including under Egerton Road and along the A316 corridor.

3.4 PLAYING FIELD SITE

A brief overview of the Playing Field Site, including issues of access, organisation and flooding.

3.4.1 VISUAL CHARACTER OF PLAYING FIELD SITE



PANORAMIC VIEW OF CRANEFORD WAY EAST

3.4.2 ACCESS

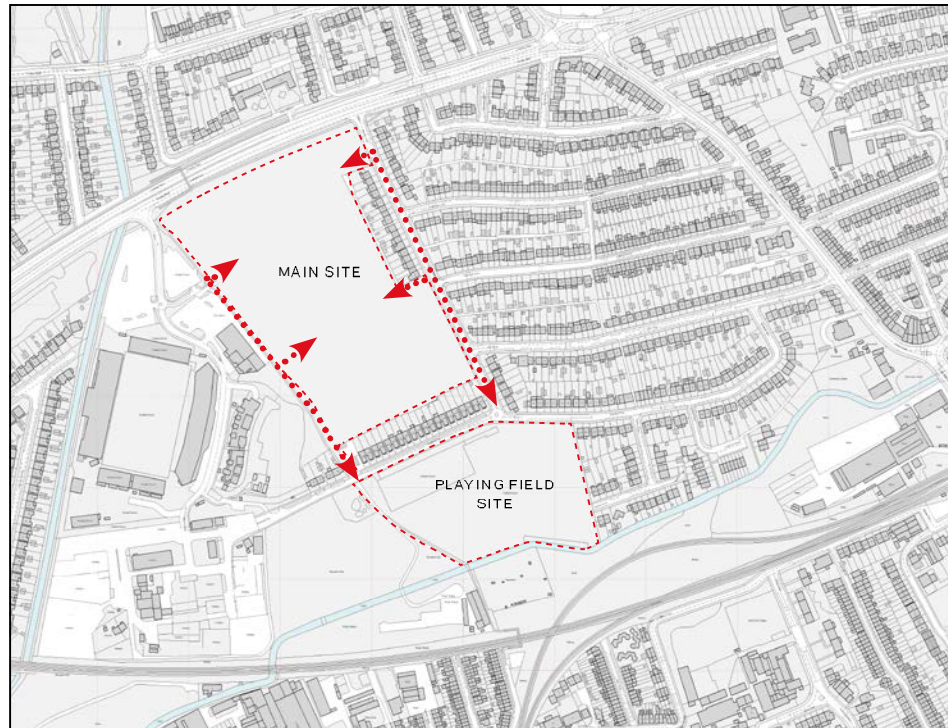


DIAGRAM 3.4.1 ACCESS TO PLAYING FIELD SITE FROM MAIN SITE

Due to the separation of the Playing Field Site from the Main Site access between the two is from either side of the houses along Craneford Way. This is currently facilitated along Egerton Road through a gate in the fence or along Marsh Farm Lane directly into the site through the unenclosed western boundary.

The separation of the site is not currently considered a serious problem as the access is short, safe and convenient. However, the separation does reduce the amount of surveillance that is possible, which has resulted in the frequent fouling of the unenclosed sports pitches. The separation between the sports centre on the redeveloped site and the playing fields is not ideal, and should be minimised as much as possible in the redevelopment proposals.

3.4.3 CURRENT ORGANISATION



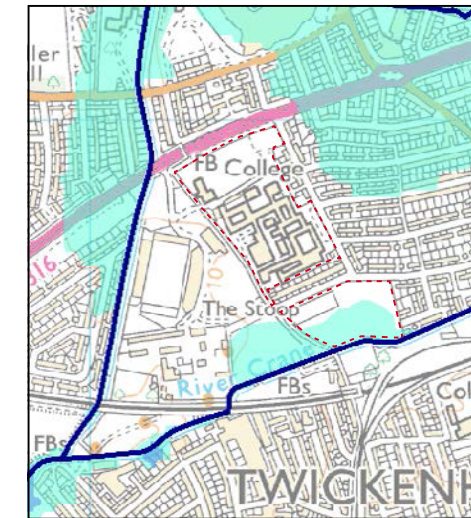
DIAGRAM 3.4.2 PLAYING FIELD ORGANISATION

- CAR PARKING & DERELICT HARD PLAY AREA
- FORMAL RUGBY PITCH
- HARD PLAY AREA
- INFORMAL SPORTS PITCH
- INFORMAL LANDSCAPE AREA

The majority of the Playing Field Site is composed of open space, suitable for formal sports. An area at the north of the eastern site contains a hard play area, much of which is in poor condition and unusable for sports.

There are a number of mature trees around the boundary of the site, and some smaller growth to the southern and western edges. Along the River Crane there are a series of small areas that have grown relatively wild and provide additional habitat.

3.4.4 FLOOD RISK FROM RIVERS



- FLOODING FROM RIVERS OR SEA WITHOUT DEFENCES
- EXTENT OF EXTREME FLOOD
- MAIN RIVERS

DIAGRAM 3.4.3 FLOOD MAP FROM RIVERS/SEAS

(source: Environment Agency)

As evidenced by the flood map for the area from the Environment Agency, the southern 2/3 of the Playing Field Site is in an area that is subject to flooding from rivers in the event of an extreme flood. These areas are considered likely to be affected by a major flood, with a chance of flooding ranging from 1% to 0.1% each year. This correlates with flood zone 2.

3.4.5 SURFACE FLOOD RISK



- VERY LOW RISK
- LOW RISK
- MEDIUM RISK
- HIGH RISK

DIAGRAM 3.4.4 FLOOD MAP FROM SURFACE WATER

(source: Environment Agency)

The risk of surface flooding is very low on the Playing Field Site. The risk of surface flooding on the Main Site ranges from very low to medium, though it is mostly very low.

A detailed Flood Risk Assessment for the redevelopment proposals is provided as a separate planning application document.

3.5 VISUAL CHARACTER

The existing site is characterised by disorganised development with little coherence in appearance, planning or design. Whilst some of the buildings are not charmless, much of the existing campus is in poor repair and has limited architectural merit.



1. VIEW OF COLLEGE FROM PRINCIPAL SITE ENTRANCE (EGERTON ROAD)



3. SCIENCE (N-BLOCK) FROM NORTH



6. ART & DESIGN (KLM) BUILDING



9. HARROP BUILDING



12. LEARNING RESOURCE CENTRE (LRC)



2. CENTRAL COURTYARD AND LINK



4. TEMPORARY STORES IN CENTRAL COURTYARD OF MAIN BUILDING



7. WORKSHOPS BUILDING



10. BRICKWORKS BUILDING



13. SPORTS HALL AND FITNESS CENTRE FROM SOUTH



5. E1-BLOCK AND TEMPORARY STORES



8. ADMINISTRATION (Z-BLOCK) BUILDING



11. PIECEMEAL EXTENSIONS ON CANTEEN



14. VIEW OF MUSIC CENTRE AND KLM BUILDING FROM MAIN BUILDING



4.1 LONDON PLAN

A brief synopsis of the London Plan and its policies that most significantly impact the redevelopment.

4.1.1 LONDON PLAN

"The London Plan : The Spatial Development Strategy For London Consolidated With Alterations Since 2011 (March 2015)" (as amended to include the "Minor Alterations To The London Plan") (hereafter referred to as the *London Plan*) is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

The London Plan brings together the geographic and locational (although not site-specific) aspects of the Mayor's other strategies, and sets the framework for the development and use of land in London.

While the London Plan has been taken into account generally, the following policies are those that have the most specific impact on the proposed redevelopment:

- 2.18 Green infrastructure: the network of open and green spaces
- 3.3-3.15 Housing
- 3.18 Education Facilities
- 3.19 Sport Facilities
- 5 London's Response to Climate Change
- 6 London's Transport, in particular 6.3, 6.6, 6.9, 6.10 and 6.11

7 London's Living Places & Spaces, notably: 7.24-7.28 & 7.30 Blue Ribbon Network
Policy 2.18 is discussed as part of the All London Green Grid SPG in further detail in section 4.1.4.

Policies 3.3-3.15 are discussed in further detail in section 4.6 of this report.

Policies 3.18 and 3.19 are discussed in further detail in section 4.1.2.

Chapter 5 will affect aspects of the project related to the environmental performance and the design & construction standards of the project.

Chapter 6 will affect aspects of the project relating to access and transportation routes, including any streets, paths and car parking provided on the site.

Chapter 7 and its policies will affect the design and organisation of the site. These are too wide ranging to describe in detail here, but cover areas including neighbourhoods, development, crime, local character, public realm, architecture, heritage and open spaces. Many of these policies overlap with and support local policies.

Policies 7.24-7.28 and 7.30 are discussed in further detail in section 4.1.4.

4.1.2 EDUCATION & SPORT

Policy 3.18 is intended to support development of educational facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice.

The Mayor's policy supports the development of new schools, and in particular co-location of multiple schools of different types on shared sites. Additionally, the policy encourages the multiple-use of school facilities for community or recreational use.

Policy 3.19 supports the development of additional or enhanced sporting facilities, and as a corollary resists the net loss of the same.

4.1.3 BLUE RIBBON NETWORK

The Blue Ribbon Network is a strategically important series of linked spaces. The River Crane forms part of this network, and consequently the Craneford way sites are affected by the policies relating to the network.

The starting point for consideration of development and use of the Blue Ribbon Network and land alongside it must be the water. The water is the unique aspect and consideration must initially be given as to how it can be used, maintained and improved.

Policies 7.27 and 7.28 support the improvement for recreational use, and the restoration of the Blue Ribbon network respectively.

4.1.4 ALL LONDON GREEN GRID

The All London Green Grid (ALGG) Supplementary Planning Guidance (SPG) provides guidance on the implementation of London Plan policy to:

- 1) Protect, conserve and enhance London's strategic network of green and open natural and cultural spaces;
- 2) Encourage greater use of, and engagement with, London's green infrastructure;
- 3) Secure a network of high quality, well designed and multifunctional green and open spaces.

The Duke of Northumberland's River, the River Crane, and Marsh Farm Lane are all identified as part of the ALGG.

The ALGG policies specifically seek to:

- Improve access to the river and canal corridors to create a green network centred on the River Crane and the Duke of Northumberland's River.
- Develop an integrated approach to water management.
- Support river naturalisation and waterside habitat improvement projects, especially along lengths of the River Crane.
- Strengthen and integrate pedestrian & cycling connectivity both along and between the river corridors, public transport nodes and walking & cycling routes.
- Create a new 100ha metropolitan scale Crane Riverside Park to provide a continuous, accessible link between Hounslow Heath and Twickenham Station, which includes a long distance footpath, and improved access into the linear park for surrounding communities, and an enhanced wildlife corridor.

4.2 LOCAL PLAN

A brief synopsis of the Local Plan and its policies that most significantly impact the redevelopment.

4.2.1 LOCAL PLAN

The Local Plan, formerly known as Local Development Framework (LDF), provides a starting point for the local community to find out what the Council's planning policies are for the borough and sets out the current documents which form the Local Development Plan (LDP).

The London Borough of Richmond-upon-Thames Core Strategy, the Development Management DPD adopted November 2011, the Twickenham Area Action Plan and the saved Unitary Development Plan Review 2005 (UDP) (proposal sites only still saved) are Borough Local Plans - and the London Plan - are the statutory development plans for the Borough.

The UDP (proposal sites) referenced above will be replaced by the Site Allocations Plan when it is adopted.

The saved UDP specifically designates the College's Site "[t]o provide rationalisation, expansion and improvements to the College ... with enabling development and associated open space. If development takes place on the College playing field south of the A316 the College Craneford Way playing field to be upgraded."

4.2.2 CORE STRATEGY

The Core Strategy sets out the key planning policies which will, within the broader context of the London Plan, determine the future development of Richmond-upon-Thames.

The Core Strategy has 3 inter-related themes of 'A Sustainable Future', 'Protecting Local Character' and 'Meeting People's Needs'. These describe the vision, objectives, spatial strategies and strategic policies of the borough with regards to planning.

The Core Strategy specifically addresses redevelopment opportunities at Richmond College, as well as improvement of the River Crane Corridor, indicating that the redevelopment of these sites is part of overall borough spatial strategy.

As mentioned above, the Core Strategy includes numerous strategic policies with which the redevelopment will be expected to comply. These are too numerous to be detailed within this report.

4.2.3 DEVELOPMENT MANAGEMENT PLAN

The Development Management Plan (DMP) builds on the Core Strategy and includes more detailed policies for the management of development.

The DMP includes information on which development management policies apply for which developments, and identifies the relevant supplementary planning documents which further inform these policies where appropriate.

Further detail on the Development management Plan, including details on the DMP Proposals Map for the area near the College can be found in section 4.3.

4.2.4 TWICKENHAM AREA ACTION PLAN

The Twickenham Area Action Plan covers the commercial town centre and provides a framework for achieving its revitalisation. The plan includes:

- Policies for the use of land and buildings
- Development and design guidance for key sites
- Public realm strategy and proposals for new parks and civic spaces and other environmental improvements
- Transport strategy and proposals for traffic management and improving the pedestrian environment
- An Implementation Strategy and Action Plan

The area covered by the Action Plan covers the town centre and abuts the Playing Field Site. This part of the action plan is referred to as the Northern Approach. The primary aspect of the plan that is seen as affecting the redevelopment is the policy goal to "enhance the Crane corridor for environmental and community benefits as well as creating a new route and providing, public access to open areas alongside the River Crane which will link the town to a much larger east/west linear park." This is specifically intended by the plan to provide a better pedestrian route to the College.

4.2.5 SITE ALLOCATIONS PLAN

The Site Allocations Plan (SA Plan) includes site specific proposals for the whole Borough, other than Twickenham town centre. The proposals will reflect the needs of the Borough, existing National, Regional and local policies, site specific constraints and opportunities and will be subject to public consultation as part of the statutory planning process. The SA Plan is currently in consultation draft form.

The SA Plan specifically allows for the redevelopment proposals that are being applied for, namely the "redevelopment to provide a new College, offices, secondary school and special school, residential including affordable and open space." The College site is referred to as TW10, and the draft form of the site specific policy for the site are found in the draft SA Plan.

When adopted the Site Allocations Plan will replace the UDP (proposal sites) referenced in section 4.2.1, and is relevant as a reflection of evolving policy.

4.2.6 SUPPLEMENTARY PLANNING GUIDANCE / DOCUMENTS

Numerous local SPGs and SPDs will have to be considered as part of the redevelopment. These include Site Specific Briefs, as discussed in sections 4.4 and 4.5, as well as more general guidance. Some of the SPDs/SPGs that are likely to be most relevant include:

- Design Quality;
- Residential Development Standards;
- Affordable Housing;
- Sustainable Development;
- Telecoms Equipment (due to the existing communications equipment on the College site);
- Design for Maximum Access;
- Nature Conservation & Development;
- Secure by Design;
- Sustainable Construction Checklist;
- Recycling for New Developments; and
- Trees.

Summary of each of these SPGs would distract from the core purpose of this report; however, the key implications of the most pertinent of these policies are covered in sections 4.4, 4.5, and 4.6.

In addition, the redevelopment will have to take into account the Draft Richmond-upon-Thames Sports, Open Space and Recreation Needs and Opportunities Assessment (2015) and Draft Playing Pitch Strategy.

4.3 DEVELOPMENT MANAGEMENT PLAN

The Development Management Plan (DMP) includes the detailed policies which will be used when new developments are considered. The DMP takes forward the strategic objectives in the Core Strategy and is consistent with it and with National and Regional Policies.

Source: Richmond DMP, page 8

4.3.1 OVERVIEW

The Development Management Plan forms the detailed planning policy framework which is built upon the local authorities Core Strategy. The DMP includes the detailed policies which provide the framework for local development. The DMP specifically allows for supplementary planning documents as further guidance for specific sites, two of which are applicable to the College site - The Crane Valley Supplementary Planning Guidance, and the Richmond-upon-Thames College Planning Brief.

The DMP Proposals Map indicates that the open areas on Craneford Way are classified as Metropolitan Open Land. This essentially precludes development on these sites, excepting "essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of MOL."

The western portion of the Craneford Way Site, and the Open Land to the west of the site are classified as Public Open Space. The Open Land to the west of the site is also covered by an Other Open Land of Townscape Importance Designation.

Twickenham Rough is classified as an Other Site of Nature Importance. The Rosecroft Conservation Area is to the far side of the Duke of Northumberland's River. There are no other notable planning constraints in the immediate area.

4.3.2 DEVELOPMENT MANAGEMENT PLAN PROPOSALS MAP

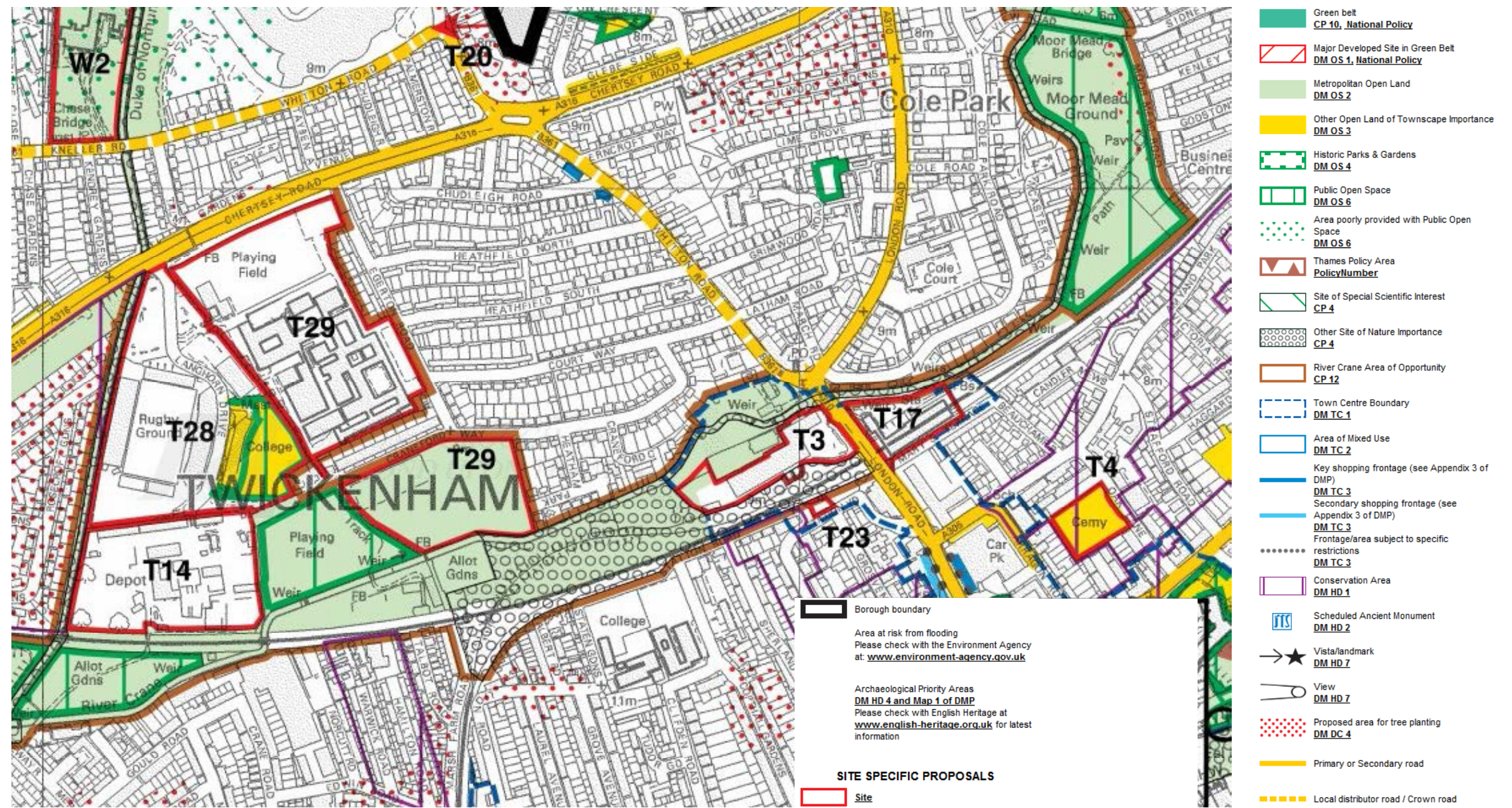


DIAGRAM 4.3.1 EXTRACT OF DMP PROPOSALS MAP FOR TWICKENHAM