

Compliance Statement

In respect of

College Building Zone 3 - College
Development Zone
Richmond-Upon-Thames College
Egerton Road
Twickenham
TW2 7SJ

On behalf of

Richmond-Upon-Thames College
and Richmond-Upon-Thames
Council

RPS CgMs Ref: 23045

May 2017

QUALITY MANAGEMENT

Prepared by:	Robert Mackenzie-Grieve
Authorised by:	Mark Buxton
Date:	June 2017
Project Number/Document Reference:	23045

COPYRIGHT © RPS CgMs

The material presented in this report is confidential. This report has been prepared for the exclusive use of Richmond-Upon-Thames College and shall not be distributed or made available to any other company or person without the knowledge and written consent of RPS CgMs.

CONTENTS

1	INTRODUCTION	1
2	BACKGROUND.....	5
3	ACCORDANCE WITH THE PHASING PROGRAMME	7
4	LAND USE AND SCALE OF DEVELOPMENT	9
5	MITIGATION MEASURES	15
6	LAYOUT	20
7	SCALE	22
8	APPEARANCE.....	23
9	LANDSCAPING.....	25
10	CONCLUSIONS	27

1 INTRODUCTION

- 1.1 This Statement outlines how the Reserved Matters details for the College Building Zone 3 (Sports Centre) (Phase 2) accords with Condition U08031 – Compliance Report - of Outline Planning Permission 15/3038/OUT. College Building Zone 1 (Phase 1) comprises the main College Building within the College Development Zone and College Building Zone 2 (Phase 3) comprises the STEM building.
- 1.2 Condition U08031 requires any Reserved Matters application to be accompanied by the following information where appropriate. For the College Building Zone 3 the following information is required to be submitted:
- i. “a statement to demonstrate how the proposed development of a Development Zone, or phase thereof, is in accordance with the Phasing Programme;*
 - ii. an explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Zone, or phase thereof, are consistent with the limitations set in conditions nos: U07999, U08000, U08001, U08002, U08006 and U07931.*
 - iii. an explanatory statement detailing how the proposed development of a Development Zone, or phase thereof, addresses the mitigation measures outlined in the Environmental Statement and Environmental Statement Addendum”*
- 1.3 Condition U08031 also sets out the information to be submitted in relation to each of the four Reserved Matters (in this case, Layout, Scale, Appearance and Landscaping). The condition requires the following information to be submitted in regard to **Layout** for the College Building Zone 3:
- a) “a report and plans detailing the layout of the proposed building or buildings and any relevant roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates.*
 - b) a reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates are consistent with the parameters and principles for the layout of the wider development set out in condition nos U07999 and the Design Code,*
 - c) a report and plans detailing the internal layout of any buildings within a particular Development Zone, or phase thereof, and, in the case of the Schools and College Development Zones, an explanatory statement demonstrating that the individual educational buildings have been designed to meet government baseline design guidance including minimum floor areas of teaching, ancillary and external spaces*

- d) *a report and plans detailing any layout below ground level*
- e) *a report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access, including step-free entrances, and inclusive design as set out in the Design Code and Mayors' Accessible London' Supplementary Planning Guidance"*

1.4 In relation to **Scale** the following information is required:

- a) *"a statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans and Design Code"*

1.5 In relation to **Appearance** the Reserved Matters details shall include:

- a) *"plans, drawings, sections, elevations and photomontages to explain in full detail the massing, design and materials to be used on all external surfaces, fenestration (including framing and glazing details), balconies/roof terraces/winter gardens, canopies, entrances, porches, cladding systems, renewables technologies, Rooftop Plant, flues, vents, lift overruns and signage, podium parking, and, where practicable, samples shall be provided and*
- b) *a statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code*
- c) *an external illumination or lighting strategy for a building*
- d) *a statement to demonstrate how the siting and design of a building or townscape element serves a prominent role as a distinguishing feature, focal point, landmark or wayfinder for that Development Zone and/or the College site*
- e) *a statement to demonstrate how the siting and design of a building has incorporated active frontages, including shared amenity spill out areas in the College Development Zone, to engage with the public realm and promote activity and security"*

1.6 In relation to the **Landscaping** the information required is as follows:

- a) *"full details, including plans, drawings, elevations and specifications, of both hard and soft landscaping works, these details shall include all ecological enhancements measures including stag beetle loggeries, planting of native species, creation of ecology corridors (2 metre wide minimum), proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; school playgrounds and other outside spaces, hard surfacing materials; minor artifacts and*

structures (e.g. street furniture, street lighting, public art, play equipment, ecological information boards, fences, walls, gates, screens, tree pit grilles, canopies, seating, resting benches, litter bins, refuse or other storage units, signs (including cycle routes and parking), lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; and a program or timetable of the proposed works.

- b) *Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.*
- c) *Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.*
- d) *All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).*
- e) *Specification for anticipated surface changes between Development Zones and the size, type and appearance of all paving or other hard surfaces within the particular Development Zone, or phase thereof.*
- f) *Details of proposed green or brown roofs including detailed specifications and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Zone, or phase thereof*
- g) *All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings."*

1.7 Section 2 of this report sets out the background to this Reserved Matters submission in relation to the Outline Planning Permission.

- 1.8 The subsequent sections of this report provide the statement/information required under parts i), ii) and iii) of the Condition U08031:
- Section 3 – Accordance with the Phasing Programme
 - Section 4 – Accordance with conditions U07999-U08002, U08006 and U07931 of Outline Planning Permission 15/3038/OUT
 - Section 5 – Mitigation Measures
- 1.9 The following sections indicate to the Council where the relevant information specifically requested in relation to each of the outstanding Reserved Matters are located:
- Section 6 – Layout
 - Section 7 – Scale
 - Section 8 – Appearance
 - Section 9 – Landscaping
- 1.10 Section 10 of this report comprises our concluding remarks.

2 BACKGROUND

- 2.1 The outline application includes a number of Primary Control Documents. These documents set out: what is proposed in the outline application; how the proposed development can be accommodated on the site; and what the proposed development is expected to look like. The Primary Control Documents are:
- Red Line Boundary Plan (PL01);
 - Development Specification (prepared by CGMS, received by London Borough of Richmond on 5th February 2016);
 - Parameter Plans (PL02, PL03, PL04 Rev A, PL05 Rev B, PL06 Rev A, PL07 Rev A, PL08 Rev A, PL09, PL10 Rev A, PL11 Rev A, PL12 Rev A, PL 13 Rev A, PL14 Rev A, PL15 Rev A and PL16); and
 - Design Code Rev B, received by the London Borough of Richmond on the 3rd March 2016
- 2.2 It has always been the intention that each occupier/developer would make their own application for the approval of Reserved Matters for each element of the scheme consistent with the outline consent and the parameters set out within the Primary Control Documents. The Parameter Plans therefore separated the development into different development zones for the College Buildings, Tech Hub, Schools, Residential units and Playing Fields. This Reserved Matters application relates only to the College Development Zone.
- 2.3 Furthermore, some of the Development Zones are coming forward in phases. This Reserved Matters submission relates solely to the Sports Centre '*College Building Zone 3*'. Details for the STEM Centre will follow in a separate submission.
- 2.4 The development subject of the outline permission constituted 'Schedule 2 development' as defined in the EIA Regulations and it was accepted that the scheme would constitute 'EIA development' under the Regulations. This led to the submission of an Environmental Statement (ES) prepared REE Cascade as part of the outline planning application. The ES was based upon maximum development parameters and therefore adopted 'worst case' assumptions.
- 2.5 The College Building Zone 3 site is 0.25ha and thus below the 1ha threshold for Urban Development project in the EIA Regulations. The proposed development also falls within the parameters set by the outline planning application which was subject to a comprehensive Environmental Statement prepared by REE Cascade Consulting. In our opinion, the College Building Zone 3 does not constitute EIA development.
- 2.6 The Reserved Matters details submitted for the College Development Zone Building Zone 3 relate to:
- 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.
- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

3 ACCORDANCE WITH THE PHASING PROGRAMME

- 3.1 Condition U07996 of Outline Planning Permission 15/3038/OUT, requires the development to be constructed in accordance with the Phasing Programme identified in principle in the Development Specification. Details for each particular Development Zone are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- 3.2 The Phasing Programme is identified within Section 6 of the Development Specification with Phasing Plans provided within Appendix 1 of that document. For the College Building Zone 3 the following information from the Phasing Programme is relevant (the timescales stated are indicative):
- It is envisaged that all College buildings will be completed by late 2018;
 - Phase 1E (Winter 2017/2018) – Demolition of KLM, the remainder of A block, the Refectory and E Block as well as remaining out-buildings and the pumping station to take place between November 2017 – January 2018
 - The remaining College buildings will be accessed solely from Craneford Way during this period.
 - Phase 2A (Winter 2017 – Autumn 2018) – The construction of the STEM, Sports centre, the two [further] MUGA pitches and the external play areas for the SEN School will commence in December 2017. The contractors' compound and storage areas will be located to the east of the proposed buildings;
 - The works will also include the construction of the new public footpath to Craneford Way and the installation of the 3G pitches on the College Playing Fields will also take place during the summer of 2018.
 - Phase 2C (Winter 2018) – Once the Sports and STEM buildings are complete The College will decant from their existing sports hall and remaining blocks into the completed facilities.
 - Phase 3A (Winter 2018- Summer 2019) – External works for the car parking to the south of the new Sports building.
- 3.3 As the Council will be aware, Reserved Matters details for the Schools Development Zone (16/3293/RES) were approved in November 2016 and Reserved Matters details for the College Building Zone 1 (Phase 1) Development Zone (16/4747/RES) are pending consideration at the time of this submission. Construction work began on the Schools Development Zone in February 2017.
- 3.4 Therefore in line with the principles of the phasing plan, once the construction of the Schools Development Zone and College Building Zone 1 is completed and the relevant facilities have decanted into the new main College building, demolition of KLM, A Block, Refectory, E Block, out buildings and pumping station will begin. This Reserved Matters application seeks to provide the necessary details in order to allow the commencement of Phase 2A once this is completed.

This application has also been submitted prior to the Reserved Matters for College Building Zone 2 to meet the necessary funding requirement from the EFA for part of the Sports Centre.

3.5

At this stage the construction timetable for the College Building Zone 3 is still some way off and linked to the approval of the Reserved Matters application for College Building Zone 1. Therefore, it is not possible to produce a detailed phasing plan for Building Zone 3 at this time. This will be submitted to discharge condition U07996 at a later date. Details for the College Building Zone 2, as shown in Parameter Plan PL-04 Rev A, will also be submitted under separate Reserved Matters and Discharge of Conditions applications at a later date.

4 LAND USE AND SCALE OF DEVELOPMENT

- 4.1 College Building Zone 3 will be used in accordance with Conditions U08000, U08002 and U07931 (i.e. Gross Floorspace, Parking and Use conditions). In line with these conditions the proposed buildings within the College Building Zone 3 will be used for Class D2 and ancillary uses (i.e. the Community use of the Sports Centre, Staff offices, gym and sport lab).
- 4.2 Condition U07999 requires the development to be carried out in accordance with the approved Parameter Plans, Development Specification, Design Code Rev B and detailed access drawings. The following Parameter Plans are relevant to the College Development Zone:
- PL01 - Red Line Boundary Plan
 - PL02 - Site Access Parameter Plan
 - PL03 - Site Development Zones
 - PL04 Rev A - Building Zone Parameter Plan
 - PL05 Rev B- Building Zone Height Parameter Plan
 - PL06 Rev A- External Space Parameter Plan
 - PL07 Rev A- College Development Zone Building Zone Parameter Plan 1
 - PL08 Rev A- College Development Zone Building Zone Parameter Plan 2

4.3 Compliance with these drawings is explored below:

PL01 - Red Line Boundary Plan

4.4 The site plan submitted with this application shows that all proposed works fall within the red line boundary established by Parameter Plan PL01.

PL02 - Site Access Parameter Plan

4.5 Vehicular access/egress for the new Sports Centre will be from the improved junction off A316 and Langhorn Drive for both vehicles and pedestrians. This therefore complies with parameter plan PL-02.

PL03 – Site Development Zones

4.6 The submitted redline plan for the proposed Sports Centre and parking facilities are located within the College Development Zone therefore complying with parameter plan PL-03.

PL04 Rev A – Building Zone Parameter Plan

4.7 Parameter Plan PL-04 Rev A divides up the Development Zones into Building Zones, with three building zones identified for the College Development Zone. The submitted plans for the College

Development propose a conjoined Sports Centre and STEM building which will be brought forward within College Building Zone 2 and 3 in compliance with the Parameter Plans.

4.8 This application relates to the College Building Zone 3 (Sports Centre).

PL05 Rev B – Building Zone Parameter Plan

4.9 The proposed Sports Centre has a parapet height of 13.50m (22.7 AOD) and is therefore within the maximum 19m height permitted in accordance with zone 9 of PL-05 Rev B parameter plan.

PL06 Rev A – External Space Parameter Plan

4.10 The proposed Sports Centre is within the maximum parameters for building zone 3 shown on the parameter plans. However due to the site ownership, the length of the building has been constrained allowing for additional hard landscape and car parking areas being slightly larger than those shown on Parameter Plan PL06 Rev A and additional landscaping due to the reduced size of the building. However, it is important to note that the parameter plan refers to external areas ‘predominately’ being used for hard & soft landscaping and indeed all other external spaces outside buildings and roadways. Therefore a degree of flexibility is rightly built in to the Outline Parameters for future detailed submissions.

4.11 Submitted plan LD PLN 231 Hardworks provides the proposed external space layout for the College Building Zone 3 Development. The changes are minimal compared with the Outline Parameters PL06 Rev A.

4.12 We consider that these changes do not impact the development and therefore should not be considered as a departure from the Outline Planning Permission.

PL07 Rev A – College Development Zone Building Zone Parameter Plan 1

4.13 The proposed Sports Centre footprint is shorter and has a similar width to College Building Zone 3 illustrated on the plan and as a result sits comfortably within the Parameters. It therefore complies with parameter plan PL07 Rev A.

PL08 Rev A – College Development Zone Building Zone Parameter Plan 2

4.14 Parameter Plan PL08 Rev A sets out the maximum and minimum length, width and height for the College building zone 3. The proposed Sports Hall has a length of 40.74m and width of 37.52m at second floor level. These dimensions are within the maxima and minima set out with parameter plan PL08 Rev A. Therefore the proposed college development complies with Parameter Plan PL08 Rev A.

Development Specification

4.15 The Development Specification sets out the following principles for the College Development Zone and the uses within it:

- *The College Development will accommodate a replacement on-site sports centre (Use Class D2) of up to 3,900sqm to meet the requirements of the college curriculum and also provide sports facilities for use by the Secondary School Sports to provide a coherent community*

sports centre offer. The facilities will operate autonomously during the academic day but in accordance with the Heads of Terms for Community Use will also be made available for community use on evenings, weekends and outside of term times;

- *The principal point of access for vehicular traffic (including servicing and deliveries) to the College Zone will be from the North West via the improved junction off the A316. This improved junction will provide access to two areas of College parking providing up to 150 spaces along the northern boundary, between the College building and the Tech Hub and South of the Sports Centre. A vehicular exit from the College Zone will also be provided via an improved junction north of the existing barrier on Egerton Road (Note: this is now precluded by condition U07961).*
- *Access for pedestrians and cyclists to the College Development Zone will be available from the west via Langhorn Drive and the A316, and from the south via an improved pedestrian access route along Marsh Farm Lane.*
- *The development will accord with the Parameter Plans.*
- *The total floorspace for education (Use Class D1) and ancillary sports use (Use Class D2) proposed in the College Development Zone will not exceed 26,100sqm. The Development in this Zone will not, in combination with other floorspace proposed on the site, exceed the overall floorspace set out in the Description of Development and in the Schedule of Development Proposed.*

4.16 The proposed Sports Centre will have a total floorspace of 3,192sqm GEA. This floorspace is below the maximum allowed for by the Development Specification.

4.17 Vehicular, cyclist and pedestrian access for the Sports Centre will be from the North West via the improved junction off the A316 via Langhorn Drive. The car park for the Sports Centre will provide 19 spaces for staff and visitors and one minibus space. The Sports Centre access to Langhorn Drive will be provided via Marsh Farm Lane as part of the Phase 3 (Building Zone 2) of the College Development Zone. This will be completed before the proposed Sports Centre opens.

Design Code

4.18 Section 2.2 of the Design Code contains the key features and parameters specific to the College Development Zone. These key features specifically relating to the Sports building include:

- *The College site should be provided with access via the A316 in order to minimise impacts on the existing neighbourhood. Pedestrian and cycle access to the College Development Zone should be possible from a number of directions via the A316 and Marsh Farm Lane. Vehicular access to the College Development Zone should incorporate access connections onto the site from the A316 via Langhorn Drive;*
- *The College Development Zone may incorporate several areas of car parking. These should be accessed from the A316, and should be provided to the north and north-west of the College Buildings. An additional car parking area may be provided to the south of College Building*

Zone 3. In total, the College should have no more than 150 car parking places, including 8 accessible spaces and 1 minibus parking place.

- *The main entrances to the College Buildings should also be distinct and visible in order to assist in wayfinding and placemaking.*
- *The main entrances to the College building should be visible from the arrival point at the entrance area. The ground floors of buildings that front directly onto the Public Realm should be designed as Active Frontages wherever possible.*
- *There is no setback between College Building Zones 2 and 3 in order to allow these building to be joined.*
- *The southern end of College Building Zone 3 should be highlighted in the important approach to the site from the South and should be designed accordingly. The main entrances to the College Buildings should be distinct and visible in order to assist in wayfinding and placemaking.*
- *The College buildings should achieve the requirements for BREEAM Excellent for Further Education.*
- *The internal environment of the college building should be designed in accordance with recognised design standards including BS8233:2014, BS4142:2014 and BB93 for acoustics, BS EN 12464 and BS EN 5489 for lighting and CIBSE Guide A for ventilation.*
- *College buildings should provide space standards appropriate to their context and intended use.*
- *Buildings should be designed with predominantly Active Frontages along ground floors where they interface with the Public Realm. Appropriate materials should be used to maximise transparency and create vibrant frontages.*
- *Entrances should be fully integrated with the architecture of the building and have a clear hierarchy.*
- *The use of living roofs including green and brown roofs, on lower buildings should be encouraged and all buildings with a flat roof footprint larger than 110sqm should incorporate Living Roofs where practical;*
- *In buildings where the rooftop is overlooked, the plant shall be located in solid or perforated enclosures; the height of the rooftop plant and enclosures for rooftop plant may project above the limit of the building zone they are located in (up to 2.5m);*

4.19 As stated above the College site, including the Sports Centre will be accessed via the A316 and Langhorn Drive. Pedestrian and cycle access will also be possible from a number of directions via both the A316 and once the improved works to Marsh Farm Lane have been completed.

4.20 Landscaping Drawing 6377 LD PLN 030 Rev A shows the car park for the Sports Centre. The Sports Hall car park will be accessed from the vehicular route along Marsh Farm Lane. Details for this route will be provided in a later Reserved Matters submission.

- 4.21 As stated in the Design and Access Statement the College Building's main entrances have been designed to be fully integrated within the architecture of the building. The building's orientation, footprint, landscape and external lighting will also ensure the College entrance is visible for students and visitors accessing the site from Marsh Farm Lane.
- 4.22 The proposed Sports Centre will achieve BREEAM Excellent as set out in the Design and Access Statement.
- 4.23 The College building's plant is located in effect at second floor level which is nominally 1.6m below roof level. A living roof has also been provided.

Detailed access drawing

- 4.24 Access to the College Development Zone will be provided from the current Langhorn Drive access. Details of the proposed improvements to this junction are provided on Transport Drawing 30713/AC/050. However, this improved junction is being provided in a later phase of the College Development Zone. The College will use the existing Langhorn Drive/A316 junction until the upgraded junction is provided as part of the Phase 3A set out in to the Outline Development Specification.

Condition U08000

- 4.25 Condition U08000 sets out the Use Class, minimum floorspace and maximum floorspace permissible for each development zone.
- 4.26 As stated above, the proposed Use Class of the Sport Centre building is Class D2 complying with condition U08000 and will have a total GEA of 3,192sqm. Condition U08000 also sets the Minimum and Maximum floorspace figures for the College Sports Centre. These are 2,900sqm and 3,900sqm respectively.
- 4.27 The proposed Sports Centre is within the floorspace figure set by the Condition U0800.

Condition U08001

- 4.28 Condition U08001 sets the minimum and maximum heights (with the exception of rooftop plant and projections) and maximum number of storeys for each building height zone within each development zone.
- 4.29 The College Development Zone comprises 2 building height zones. The Sports Centre is located in Building Height Zone 8 with a minimum height of 13.00m, a maximum height of 19.00 and a maximum of five storeys.
- 4.30 The proposed Sports Centre has a maximum parapet height of 13.50m and is 3 storeys (taking account that the Sports Hall is the equivalent of 2 storeys high) and therefore complies with the parameters.

Condition U08002

- 4.31 Condition U08002 provides the number of vehicle and cycle parking spaces for each development zone. The condition requires that 150 vehicle parking spaces and 40 short stay cycle parking spaces are provided within the Development Zone.
- 4.32 The main College building is proposed to provide 132 parking with an additional 19 parking spaces provided for the Sports Centre. A total of 151 vehicle parking spaces are therefore proposed across the College Development Zone. The Sports Centre will provide 40 short stay cycle parking spaces in accordance with condition U08002.
- 4.33 The Development Zone is therefore providing 1 more vehicle parking space compared to the number required by the condition. We consider this to be de minimus and not to result in any harm. If there is perceived to be harm caused by the additional space, this would be outweighed by the increase landscaping provided by the reduced size of the building.

Condition U08006

- 4.34 Condition U02674 sets out the necessary unit mix for the residential development zone and is not relevant for the College Building Zone 1.

Condition U07931

- 4.35 Condition U07931 requires no Development Zone or building within each Development Zone to be used other than for the specified purposes or ancillary uses listed within the condition. For the College Development Zone this has been identified as Use Class D2 with the “*Specified Purpose*” being Sports Halls – College and Schools. The Ancillary Uses is “*Community Sports Hall*”.
- 4.36 As identified throughout this document, the proposed use of the building is as a Sports Centre for College and Schools use with ancillary Community uses. We therefore consider that the proposed Phase 2 scheme is fully compliant with Condition U07931.

5 MITIGATION MEASURES

- 5.1 The third strand of outline Condition U08031 requires the submission of an explanatory statement detailing how the proposed development addresses the mitigation measures outlined in the Environmental Statement (ES) and the Environmental Statement Addendum.
- 5.2 This section demonstrates how the proposed development will seek to mitigate the issues which would otherwise result in an adverse effect on the local area and sets out how Phase 2 of the College Development Zone addresses the relevant mitigation measures.

Environmental Statement

Transport Mitigation Measures

- 5.3 The ES identifies that increased vehicle trips generation could have a moderate adverse impact during the site enabling demolition and construction process. It therefore identifies that a Construction Logistics Plan and Construction Environmental Management Plan is produced for the development, and that construction vehicles are to only use the strategic road network to access the site. In line with these requirements a Construction Logistics Plan and Construction Environmental Management Plan have been produced and submitted to discharge Conditions U08012 and U08015.
- 5.4 The Construction Method Statement as required under Condition U08011 sets out the methods which will be used to mitigate the impact of increased vehicle trip generation and will be submitted to discharge condition U08011 at a later date.
- 5.5 With these measures in place the ES considered that this potential issue would have a negligible residual effect.
- 5.6 The ES also identifies increase in traffic flows as having a potential major adverse to negligible residual effect. The ES identifies the need for a Construction Environmental Management Plan, Construction Logistics Plan and Construction Management Plan in order to address this impact.
- 5.7 As above, a Construction Management Plan has been produced to discharge Condition U08011 which includes a Construction Environmental Management Plan and Construction Logistics Plan. The plan sets out the mitigation measures required to address the potential impacts.
- 5.8 With these mitigation measures in place, the ES considered that the potential issues would have a negligible residual effect.
- 5.9 The ES identifies a number of operational issues arising from the proposed development including increased vehicle trip generation, increased bus trips and increase in traffic flows.
- 5.10 The ES proposes the formulation of a Framework Travel Plan and new A316 Chertsey Road/Langhorn Drive signal controlled junction to mitigate these impacts. The Framework Travel Plan was submitted in November 2016. The junction improvements are phased to come forward later than the development of the College Building within the Phasing Programme and are therefore outside the scope of this submission.

- 5.11 In accordance with the signed S106 agreement a further Travel Plan will be submitted to the Council for approval within three months of the occupation of the College Development Zone. The Travel Plan shall accord with the Framework Travel Plan. Once the Travel Plan has been agreed with the Council it will be implemented in full.
- 5.12 In order to mitigate the potential effects arising from increased bus trips, the ES identifies that TfL will develop bus service frequency improvements to accommodate the additional demand and the implementation of measures set out in the Framework Travel Plan. As above, the College will be submitting a Travel Plan in accordance with the Framework Travel Plan for approval by the Council within three months of occupation.
- 5.13 To mitigate the potential effects arising from the increase in traffic flows the ES identifies that measures from the Framework Travel Plan should be implemented. These measures will be included within the College Travel Plan.
- 5.14 The implementation of these mitigation measures reduces the likely residual impact to negligible.

Noise

- 5.15 The ES identifies that during the site enabling, demolition and construction process, Construction Noise from Phase 2 (2017-2018) will range between having a negligible to major adverse effect without the mitigation measures in the Construction and Environmental Management Plan (CEMP).
- 5.16 The Construction and Environmental Management Plan will be submitted to discharge condition U08015. The plan identifies a number of measures which will be implemented during construction to minimise the impact of noise.
- 5.17 Following the implementation of these measures the likely residual impact will be reduced to negligible to moderate adverse.

Air Quality

- 5.18 The ES identifies that during the site enabling, demolition and construction work, dust generated by demolition, earthworks, construction and vehicles could cause dust deposition to local habitat sites, dust deposition to buildings and parked vehicles and increased local airborne PM10 concentrations. The mitigation measure identified is to implement the best practice dust mitigation in accordance with the CEMP. The Dust Management Strategy applies the principles outlined in 'The control of dust and emissions from construction and demolition best practice'. This mitigation will reduce the likely residual effects to negligible.
- 5.19 Vehicle emissions from the additional traffic associated with the construction phase will lead to increase in the local NO₂, PM10 and PM2.5 concentrations. The mitigation measures will be suggested through the Construction Logistics Plan when this submitted to discharge condition U08012.
- 5.20 During the site operation, vehicle emissions from operational traffic from 2019 and 15 years post completion will lead to increases in the local concentrations of NO₂, PM10 and PM2.5. The ES identified mitigation measures to enhance pedestrian and cycling provision brought forward by

the scheme. The College Building Zone 3 is to deliver a total of 40 short stay cycle parking spaces thereby encouraging cycling to the site, while proposals outside the College's Phase 2 red line boundary will enhance the pedestrian facilities for all development zones.

Ground Conditions

- 5.21 During Site Enabling, Demolition and Construction, ground gas health impacts are likely to have a moderate adverse effect for all development zones. The proposed mitigation measures suggested by the ES include the protection of construction workers and foundations designed to incorporate measures to prevent gas ingress.
- 5.22 A report on the Ground Gas Characterization will be produced to discharge Condition U08035 and will be submitted as part of the Discharge of Condition application. This document provides details of the foundation design to prevent gas ingress.
- 5.23 Ground instability impacts have been recorded as causing negligible to minor adverse effects for all development zones. The ES identified this could be mitigated in the design and specification process including the specification of resistant materials.

Water Resources and Flood Risk

- 5.24 During the Site Enabling, Demolition and Construction process, the ES has identified potential impacts on the Existing Drainage Systems and Water Supply Networks, Groundwater, Surface Water – Rivers, Water Quality and Hydromorphology. Impacts on these areas could result in potential minor adverse effects.
- 5.25 The ES identifies the implementation of a Sustainable Drainage Strategy and measures included within the CMP and CEMP as suitable mitigation measures to address the issues of existing drainage systems and water supply networks. These measures will reduce the residual effect to negligible. A Drainage Strategy will be submitted to discharge condition U08037, while a CMP and CEMP will be submitted to discharge conditions U08011 and U08015 respectively.
- 5.26 Groundwater, Surface Water – Rivers, Water Quality and Hydromorphology have all been included within the CMP to be submitted to discharge conditions U08011. The CMP will have due regard to the potential effects of the construction process on these systems.

Ecology

- 5.27 During Site Enabling, Demolition and Construction process the ES identifies that the proposed development is likely to have adverse to significant effect at a borough wide scale, and moderate adverse effect for the impacts associated with sediment and pollutant in run-off on the River Crane at St. Margaret's and the Duke of Northumberland River Borough II SINC's. The ES identifies suitable mitigation as incorporating best practice measures including use of spill kits and sediment barriers as set out in the CEMP. A CEMP for the College Phase 2 will be submitted to discharge condition U08015.
- 5.28 Issues relating to non-designated habitats include the loss of scattered trees and impacts associated with sediments and pollutants in run-off to the River Crane, both of which are likely to have a minor adverse effect. In relation to the loss of scattered trees the ES proposes the re-

planting of approximately 300 native trees as part of the site-wide landscaping plans. Two additional trees are proposed to be planted as part of the Sports Centre development with further planting proposed within Phase 3 of the College Development Zone.

- 5.29 In relation to the likely effect on impacts associated with sediment and pollutants in run-off to the River Crane, the ES identifies the same mitigation measures to be incorporated in the form of best practice measures including pollution and prevention measures such as spill kits and sediment barriers as set out in the CMP. As stated above a CMP will be submitted as part of the information to discharge condition U08011.
- 5.30 In terms of species, the ES identifies that the proposed development will have a minor adverse effect on the loss of bat foraging habitat, fragmentation of bat commuting corridors due to lighting, encroachment of construction activities into peripheral vegetation influencing bat commuting activity, and the generation of noise during construction influencing breeding bird assemblage and abundance in adjacent habitats.
- 5.31 A minor adverse effect on bat foraging habitat results along the northern and western site boundaries and in the College Playing Field. Landscaping improvement along Marsh Farm Lane will be submitted as part of the College Building Zone 2 (Phase 3) Reserved Matters submission which should mitigate any adverse effects on bat foraging along the western boundary. A bat box is also proposed to be located within the western façade of the Sports Centre.
- 5.32 The ES proposes incorporating the best practice guidelines to minimise light spill and maintaining periods of darkness as the mitigation measure to offset the effect of fragmentation of bat commuting corridors due to lighting. The CMP will identify the efforts which will be made to minimise light spill in hours of darkness.
- 5.33 The ES identifies controlling construction noise as the proposed mitigation measure for noise generated during construction influencing breeding birds. The CMP and CEMP submitted in relation to conditions U08011 and U08015 provide details on how the noise during construction will be controlled.
- 5.34 During operation, the ES identifies the impacts of lighting on bat and breeding birds as having a minor adverse effect. The proposed mitigation measures constitute the incorporation of best practice guidelines to minimise light spill. A Lighting Strategy will be submitted to discharge condition U08039.

Townscape and Visual Impact

- 5.35 During operation, the ES identifies that the redevelopment of the site would have a minor adverse impact on the setting of Marsh Farm Lane. The proposed mitigation measures constitute the design of the building and detailed landscape proposals. The design of the Sports Centre is set out on the drawings submitted as part of this Reserved Matters submission and supported by the Design and Access Statement. Landscaping is also proposed within the Building Zone, however, the majority of the landscaping and details for Marsh Farm Lane will be submitted as part of the Phase 3 submission for the College Development Zone.

Socio-Economics

- 5.36 According to the ES, the on-site activities associated with the Site Enabling, Demolition and Construction are likely to have a minor adverse effect. The ES indicates that suitable mitigation measures would be “*considered development programming*”. Considered development programming will be used during the construction programme and will include consideration of the use and location of machinery on site.
- 5.37 During operation the ES identifies a minor to moderate adverse effect in relation to open space. The development as a whole is providing a financial contribution towards a feasibility study on river restoration as well as a contribution towards open space which goes beyond the mitigation measures proposed in the ES.
- 5.38 The ES also identifies that the operation of the Sport and Recreation facilities will be moderate beneficial once operational.

Environmental Statement Addendum

- 5.39 The Addendum to the ES was submitted to Richmond Council after changes were made to the parameter plans which resulted in a reduction in the maximum heights and footprints of some of the buildings across the site.
- 5.40 As no reduction was made to the maximum height of the Sports Centre, there was no change to the conclusions set out in the Environmental Statement.

6 LAYOUT

6.1 In terms of the Layout, Condition U08031 sets out 7 matters which are required to be included as part of the Reserved Matters submission. These matters are as follows:

- a) *A report and plans detailing the layout of the proposed building and any relevant roads, pedestrian and cycle routes, parking and servicing area and the detailed layout of open spaces with a Development Zone;*
- b) *A reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing area and the detailed layout of open spaces within a Development Zone are consistent with the parameters and principles for the layout of the wider development;*
- c) *A report and plan detailing the internal layout of any buildings within a particular Development Zone and in the case of the Schools and College Development Zones, an explanatory statement demonstrating that the individual education building have been designed to meet government baseline design guidance including minimum floor area of teaching, ancillary and external spaces;*
- d) *A report and plans detailing any layout below ground level;*
- e) *A report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access, including step-free entrances, and inclusive design as set out in the Design Code and Mayors' Accessible London' Supplementary Planning Guidance;*
- f) *No Reserved Matter Applications for the Residential Development Zone, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating a) that the proposed development of the relevant residential buildings and units therein complies with the design and construction standards contained in the DCLG Technical Housing Standards, b) that 90% of all units within a building are complaint with Approved Document Part M4(2), c) that 10% of all units within a building are complaint with Approved Document Part M4(3), d) that discussions with a registered affordable housing provider have influenced the submitted design of the relevant residential building in accordance with the Design Code requirement, e) that private external amenity space provision accords with table 1*
- g) *A daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, balconies and internal rooms to dwellings with in the Residential Development Zone comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE: 1991).*

6.2 Matters f) and g) solely relate to the Residential Development Zone and therefore are not relevant for the College Development Zone and this Reserved Matters submission. How the application has sought to address matters a) to e) in the reminder of this Section.

Matter a

6.3 The Reserved Matters submissions includes a number of detailed design drawings, landscape drawings and a Design and Access Statement which provides details of the layout of the proposed building, pedestrian and cycle routes and parking for Phase 2 of the College.

6.4 Landscaping details are provided on Soft Landscape Plan PD PLN 431 Rev A.

Matter b

6.5 The Design and Access Statement demonstrates how the proposed development is consistent with the parameters and principles set out in condition U07999 and the Design Code.

Matter c

6.6 The Design and Access Statement set how Sports Centre complies with the majority of the Sports England requirements and provides justification where the Sports Centre cannot comply with these standards.

Matter d

6.7 No part of the proposed College building is provided below ground level. The Drainage Strategy and utilities plans (existing and proposed) which form part of this submission, provide information of the below ground level services.

Matter e

6.8 Sections 5.9 of the Design and Access Statement provide details of how the proposed Sports Centre has been designed to reflect the principles of maximum access and pedestrian first environment as set out in the Design Code.

6.9 These principles have been also been demonstrated in the detailed design and access plans submitted as part of the Reserved Matters submission.

6.10 Details of the inclusive design of the Sports Centre has also been included within the Design and Access Statement in Section 5.9.

7 SCALE

7.1 In relation to Scale, Condition U08031 contains one matter which is required to be included as part of the Reserved Matters submission:

a) A statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans and Design Code

Matter a

7.2 Section 5.7 of the Design and Access Statement sets out the Scale of the proposed College and how this is consistent with the Parameter Plans and Design Code.

8 APPEARANCE

8.1 In relation to appearance, Condition U08031 details 7 matters which are required to be included as part of the Reserved Matters submission:

- a) *Plans, drawings, sections, elevations and photomontages to explain in full detail the massing, design and materials to be used on all external surfaces, fenestrations, balconies/roof terraces/winter gardens, canopies, entrances, porches, cladding systems, renewables technologies, rooftop plant, flues, vent, lift overruns and signage, podium parking, and where practicable samples shall be provided and*
- b) *A statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code;*
- c) *An external illumination or lighting strategy for a building;*
- d) *A statement to demonstrate how the siting and design of a building or townscape element serves a prominent role as a distinguishing features, focal point, landmark or wayfinder for that Development Zone;*
- e) *A statement to demonstrate how the siting and design of a building has incorporated active frontages, to engage with the public realm and promote activity and security;*
- f) *A statement demonstrating how the design of the buildings within the Residential Development Zone have adopted the principle of Tenure Blind;*
- g) *Any Taller Building should be accompanied by a full design justification based on a comprehensive townscape appraisal;*

8.2 In terms of the Sports Centre, matter f) and g) are not relevant and have not been included in the assessment below.

Matter a

8.3 The following detailed design drawings establish the massing, design and materials to be used in Phase 2 of the College Development Zone:

- 5137894-ATK-SP-00-DR-A-0001
- 5137894-ATK-SP-00-DR-A-0002
- 5137894-ATK-SP-00-DR-A-1000
- 5137894-ATK-SP-01-DR-A-1001
- 5137894-ATK-SP-02-DR-A-1002
- 5137894-ATK-SP-02-DR-A-1003
- 5137894-ATK-SP-ZZ-DR-A-2000

- 5137894-ATK-SP-ZZ-DR-A-2001
- 5137894-ATK-SP-ZZ-DR-A-2100
- 5137894-ATK-SP-ZZ-DR-A-2101
- 5137894-ATK-SP-ZZ-DR-A-2500
- 5137894-ATK-SP-ZZ-DR-A-2600
- 5137894-ATK-SP-ZZ-DR-A-3000
- 5137894-ATK-SP-ZZ-DR-A-3001
- 5137894-ATK-SP-ZZ-DR-A-3100

8.4 Further details are also provided within sections 5.7, 5.8 and 5.9 of the submitted Design and Access Statement.

8.5 A sample materials board will also be provided separately to the Council following validation.

Matter b

8.6 Section 5.8 of the Design and Access Statement demonstrates that the selection of building materials accords with the Design Code.

8.7 A sample materials board will also be provided separately to the Council following validation.

Matter c

8.8 The external illumination drawings and lighting strategy for Phase 2 of the College site have been submitted as part of this application.

Matter d

8.9 The rationale for the siting of the building is explained in Section 2.3 of the Design and Access Statement.

Matter e

8.10 Section 5.5 and 5.6 of the Design and Access Statement describes the proposed College building active frontages and how the public realm will promote activity and security.

9 LANDSCAPING

9.1 In relation to Landscaping, Condition U02699 requires the submission of the following 7 matters to be submitted as part of the Reserved Matters Application:

- a) *Full details, including plans, drawings, elevation and specification, of both hard and soft landscaping works, these details shall include all ecological enhancements measures including stage beetle loggeries, planting of native species, creation of ecology corridors , proposed finished levels or contours, means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; school playgrounds and other outside spaces, hard surfacing materials; minor artifacts and structures; proposed and existing utility services above and below ground; retained historic landscape features and proposals for restoration, where relevant; and a program or timetable of the proposed works;*
- b) *Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations;*
- c) *Soft landscape works shall include planting plans, written specifications; the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations;*
- d) *All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986; BS 4043:1989, Transplanting root-balled trees; and BS 4428:1989 Code of practice for general landscape operations;*
- e) *Specification for anticipated surface changes between Development Zones and the size, type and appearance of all paving or other hard surfaces within the particular Development Zone;*
- f) *Details of proposed green or brown roofs including detailed specification and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Zone;*
- g) *All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings.*

9.2 Matter g) is a compliance requirement and is therefore not relevant.

9.3 The rest of this Section identifies where in the supporting documents this information is provided.

Matter a

- 9.4 A number of detailed landscape drawings have been submitted as part of the Reserved Matters submission. These provide full details of both hard and soft landscaping proposed across the site.
- 9.5 A number of existing utilities drawings for Drainage, Gas, Power, Telecoms and Water have been provided to detail existing utility services above and below ground. Proposed utilities drawings are submitted in support of this application.

Matter b

- 9.6 An Arboricultural Method Statement will be submitted to discharge a number of the outstanding conditions including Condition U08022 and Condition U08020. The measures contained in the Method Statement are based on advice and guidance set out in BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

Matter c

- 9.7 Soft landscape drawing LD PLN 431 Rev A includes planting plans and written specifications; The specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted.
- 9.8 Any proposed tree planting will be undertaken in accordance with section 5.6 of British Standard 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

Matter d

- 9.9 The landscape plans contain the specification of typical tree/plant/shrub planting details in accordance with British Standard 3936:1986 (parts 1 and 4) and 4428:1989 '*Code of practice for general landscape operations*'.
- 9.10 British Standard 404:1989 was withdrawn in 2014 and therefore is not referenced in the specification notes.

Matter e

- 9.11 Details of hard landscaping proposed around the Sports Centre are provided as part of Hardworks Plan LD PLN 231 Rev A prepared in support of the Reserved Matters submission.

Matter f

- 9.12 Details of the proposed Green Roof are provided within the Ecological Enhancement Report submitted in support of this application. The Green Roof will comprise at 40% of the roof area not taken up by essential plan equipment. Justification for this percentage is provided within the Ecological Enhancement Report.

10 CONCLUSIONS

- 10.1 The information provided above demonstrates how the Reserved Matters details for the College Building Zone 3 accord with condition U08031 – Compliance Report of Outline Planning Permission 15/3038/OUT.
- 10.2 This condition requires a statement to be submitted demonstrating how the proposed development is in accordance with the indicative Phasing Programme for the redevelopment of the College site. The development complies with the phasing plan in principle with the next phase for the College site being construction of the Sports and STEM building once construction of the main College building is complete (Phase 2A).
- 10.3 Condition U08031 also requires an explanatory statement detailing how the proposed land uses and scale of development are consistent with conditions U07999 (Approved Drawings), U08000 (Gross Floorspace), U08001 (Building Heights), U08002 (Vehicle and Cycle Parking) and U07931 (Specific Use). This document demonstrates how the proposed development for the College building complies with these conditions apart from condition U08006 which is not applicable to this development zone.
- 10.4 The third requirement of outline Condition U08031 is the submission of an explanatory statement detailing how the proposed development addresses the mitigation measures outlined in the ES and ES Addendum. This Statement outlines the potential issues raised in the ES and ES Addendum for the College Building and highlights the mitigation measures which will be incorporated on site to address these issues.
- 10.5 Finally this document explains where identified matters for Layout, Scale, Appearance and Landscaping have been addressed within this Reserved Matters submission and within the Discharge of Condition submission where relevant.
- 10.6 Therefore we consider the detail provided within this Statement complies with condition U08031 and discharges the requirements contained therein for the Sports Centre.

