

Community Engagement Report for Turing House School – Hospital Bridge Road

Prepared by Stonyrock Limited on behalf of Bowmer & Kirkland



25th October 2018

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Annexe One: Consultation materials

Annexe Two: Feedback responses

1.0 Executive summary

This Community Engagement Report has been prepared on behalf of Bowmer & Kirkland by Stonyrock. It supports the application for a permanent site for Turing House School on Hospital Bridge Road in Twickenham.

In summary:

- During 2018 Stonyrock consulted with the local community on proposals for Turing House School. Technical specialists from the project team held meetings with statutory consultees and relevant authorities that are detailed in separate application documents.
- The community consultation strategy has been to involve a wide range of stakeholders, including:
 - Immediate neighbours of the site
 - Whitton and Heathfield ward councillors
 - Parents of Turing House School students
 - Richmond Borough community
- Our consultation activity included:
 - Meetings with parents and governors
 - Meetings with political stakeholders
 - Three events; two day public exhibition and separate private preview for parents and neighbours
 - Distribution of a newsletter, press releases, posters, emails, letters and project website
 - Collation and analysis of survey feedback from consultees.
- The community survey allowed local people to share their views on the plans. The survey could be returned by Freepost, at the exhibition or filled in on the project website.
- Headline figures from the consultation response;
 - 456 people attended the exhibition and preview event
 - The newsletter was delivered to 4000 addresses
 - 45% of respondents supported the principle of a school at the site
 - 698 survey responses were received by the closing date of 27th July 2018.
- Question 2 from the survey asked which elements of the proposals respondents would consider to be the most important. The top three from all respondents were;
 - Safe access arrangements – 64%
 - Robust travel plan – 59%
 - Secondary school places – 52%

- Whilst the consultation showed general support for Turing House School it also identified comments and questions from the local community on several issues regarding the Hospital Bridge Road site. These comments are responded to in Section 5.2.
- In their undertaking of consultation for Turing House School on Hospital Bridge Road, Stonyrock have followed best practice, the guidance provided by the National Planning Policy Framework (NPPF) and Richmond Borough Council's Statement of Community Involvement.



Newsletter and exhibition boards



2.0 Introduction

The scope of the consultation exercise was to inform local residents and stakeholders about the new permanent home plans and to seek their feedback. The exercise complemented the consultations undertaken by other members of the project team who continue to liaise with statutory consultees through the planning application process.

2.1 Purpose of this document

In addition to detailing the programme of consultation, this document provides analysis of all responses received in the consultation until the closing date of 27th July 2018. The full feedback responses are contained in Annexe Two and have been carefully considered by the project team.

2.2 Development site

The site is located in Heathfield Ward, off Hospital Bridge Road, and is approximately 6.5 hectares in size. The site is designated as Metropolitan Open Land. The site is bound by the railway line, cemetery, Sempervirens nursery, Heathfield Recreation Ground and properties on Redfern Avenue and Springfield Road.



Hospital Bridge Road site outline

2.3 Proposed development

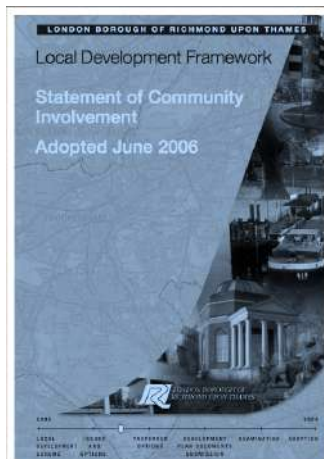
The plans on display at the exhibition included a five-form entry secondary school and 300 place 6th Form, associated internal and external sports facilities, new pedestrian and vehicular access and servicing. The proposals have been carefully considered to take into account known concerns locally particularly regarding traffic and open space. They include;

- **Secondary school places** – Turing House School is helping to provide much needed, high quality, secondary school places for the Borough.
- **Sympathetic placing of buildings within the site** - The proposed layout of the site places the school buildings within the smaller section of the site adjacent to the nursery and in line with Sterling Road properties.
- **High quality design standards** – A new purpose built school to accommodate 1050 students aged 11-18 and to match the demands of the 21st century curriculum. Designed to modern sustainable standards in line with the London Plan.
- **Safe access arrangements** – The proposed access arrangements will be shared with Sempervirens Nursery and will maintain its current location. Both the school and the nursery will have separate gates, so they can control access and operate independently. Pedestrian and cycle access to the school will be segregated.
- **Community use of facilities** – New sports facilities (including a sports hall, 3 court UGA, dance studio and outdoor pitches) and hall hire.
- **Retention of majority of site's open space** – retaining existing habitat corridor and open vistas from Heathfield Recreation Ground.
- **Support for local economy** – new schools add to the vibrancy of communities, with new customers for local shops, and opportunities for local suppliers.
- **Job creation** – once Turing House School reaches its capacity it will have built a team of over 100 teaching and non-teaching staff. Jobs will also be created during construction of the school.
- **Robust Travel Plan** – Full transport assessments have been carried out to test the impact on the surrounding network. Transport advisors are consulting with Transport for London on public transport services and capacity. Turing House School have recently been awarded Richmond Borough's Gold accreditation for their school travel plan.

In response to feedback from the community and from pre-application discussions with the planning authority amendments have been made to the proposals shown at the public exhibitions. These changes are covered in Section 5.2 of this document. They include changes to the building design, a second pedestrian and cycle only entrance via Heathfield Recreation Ground and the designation of an area of the site as public open space.

3.0 Policy context

3.1 Local policy context



London Borough of Richmond upon Thames' Statement of Community Involvement (SCI) sets out how the Council involves local communities in developing planning policies and in connection with planning applications.

It covers who will be consulted, when local communities will be involved and which methods will be used.

The SCI was reviewed as part of the July 2018 local plan process, no additional amendments were made.

Page 25 of the SCI states;

Major applications - pre-application discussions and early consultation

"The objective of pre-application discussions should be to confirm whether the principle of development is acceptable and to clarify the format, type and level of detail required to enable the authority to determine an application." * Development Control Officers expect their own pre-application discussions with prospective applicants to be held on the basis of well-considered options, accompanied by plans, albeit in draft form, in order to discourage speculative proposals. No fee is charged for these discussions.

The approach will vary according to the developer or landowner, but the Council encourages pre-application discussions and community involvement from the outset. Seeking community views on the acceptability of proposals, especially before an application is finalised, strengthens people's ability to exert influence and provides an opportunity for problems to be ironed out, thus reducing the potential for later confrontation. There is however a need to recognise and maintain the distinction of the roles and responsibilities of the applicant on the one hand and the local planning authority representatives on the other. For this reason, Council officers generally leave developers to pursue their own methods of consultation at this stage, using their own resources, so that officers can remain at 'arm's length' from discussions, meetings, exhibitions and information distribution. Officers will, however, ask for feedback on how pre-application consultation has been conducted and what the outcome has been. Whether prospective applicants embark on community involvement at this stage or not, officers recognise the importance of respecting a developer's confidentiality, especially where this concerns commercially sensitive information.

3.2 National policy context

The National Planning Policy Framework was published on 27th March 2012 and revised on 24th July 2018. It sets out the Government's planning policies for England and how these are expected to be applied. With regard to pre-application engagement it states:

“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:

- *providing an understanding of the relevant planning policies and other material considerations associated with a proposed development*
- *working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development*
- *discussing the possible mitigation of the impact of a proposed development, including any planning conditions*
- *identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage. The information requested must be reasonable*
- *putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application*

The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.”

4.0 Consultation

4.1 Engagement plan

The extensive, open and collaborative engagement programme was designed to:

- Identify different stakeholder groups
- Establish a collaborative relationship with all stakeholders
- Present the permanent home plans clearly and widely
- Provide information on catchment, borough need and site choice
- Listen to views from the community
- Adapt plans and respond to any issues raised.

Communications tools used to deliver the engagement plan included:

- Personal letters, email and meetings with key stakeholders such as immediate neighbours, parents and governors and local politicians.
- A regularly updated project website with have your say function
- E-bulletins to subscribers
- Media management and press ad
- A newsletter with freepost feedback mechanism distributed to the admissions area, neighbourhood of the proposed permanent site and parents (5000 issued in total)
- Separate preview of exhibition for political stakeholders, site neighbours and parents (a Thursday evening)
- Public exhibition on a Friday afternoon and evening and Saturday daytime
- Community Engagement Report

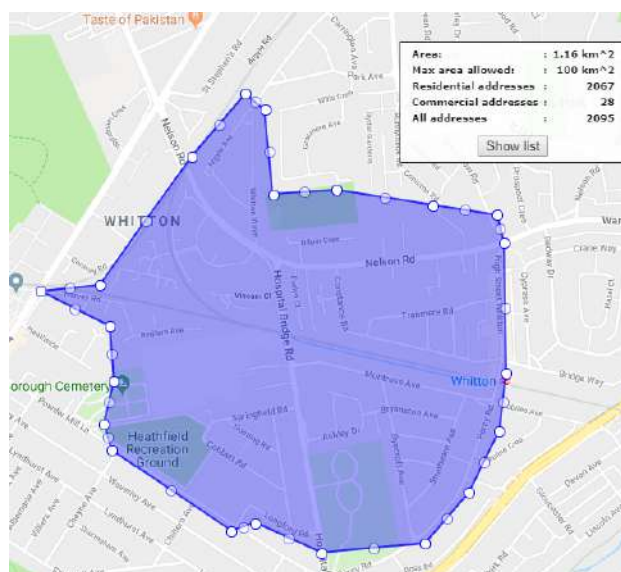
Further activity will be undertaken beyond submission to include:

- Second newsletter summarising submission, website update and e-bulletins to subscribers
- Guidance on how to comment on the planning application
- Sharing information on committee outcome, programme update and next steps.

See Annexe One for full details of the consultation materials.

4.2 Consultation area

The project team wished to ensure that those most likely to be affected by the permanent home plans were engaged with the consultation. Letters, emails, posters, a website, press releases and adverts were used to publicise the exhibition and invite people to have their say. A newsletter with Freepost feedback mechanism was also delivered in two key areas. The first was the nearest 2000 addresses to the Hospital Bridge Road site and the second was the nearest 2000 addresses to the school's catchment point.



Hospital Bridge Road distribution map



School admissions point distribution map

4.3 Engagement activity

A thorough and inclusive consultation programme included the following;

Activity	Date 2018
<i>Press Release 1</i>	16 th March
Meeting with Whitton and Heathfield ward councillors	21st May
Invitations to 266 immediate neighbours of site	29 th June
Invitations to key stakeholders and current parents	29 th June
<i>Press Release 2</i>	29 th June
Richmond & Twickenham Times advert (print & online)	1 st July
Website launch	2nd July
Newsletter distribution (4000 addresses)	3rd July
Posters on LBRUT community noticeboards	4 th July
Notice in LBRUT 'Your Community Newsletter' email	5 th July
<i>Press Release 3</i>	10 th July
Stakeholder, parents and neighbours preview event	12th July
Public exhibition	13th and 14th July
All material presented at exhibition available on website (including transport report and VR walk through)	15 th July
Consultation closes	27 th July
<i>Press Release 4</i>	28 th July
Update email to subscribers 1	30 th July
Presentation to Richmond Council members	21st September
Update email to subscribers 2	At submission

4.5 Exhibition

The exhibition was held at Whitton Methodist Church, Percy Road over three days;

- Thursday 12th July, 6-9pm (preview event)
- Friday 13th July, 3-8pm and Saturday 14th July, 10am-2pm (public events)

456 people came along over the three days. The display included exhibition boards, a model of the proposed new school buildings and VR walk through of the internal plans. All the information presented was made available on the website after the exhibitions for those unable to attend. Attendees were encouraged to provide feedback using the newsletter forms. Members of the project team and technical specialists were available to answer questions, including:

- Contractor - Bowmer & Kirkland
- Project Leaders - ESFA
- Planning Consultants - DPP
- Architects – Stride Treglown
- Landscape Architects - Ares
- Transport Consultants – Robert West
- Turing House School – Leadership Team and Governors
- Community engagement - Stonyrock



5.0 Feedback

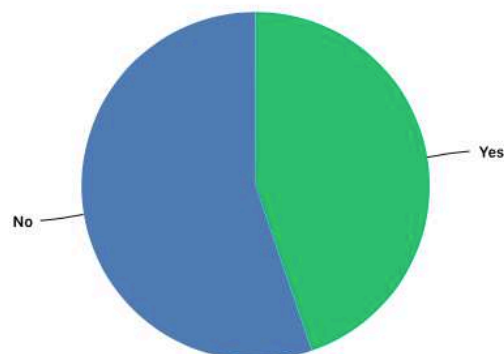
5.1 Summary of responses

Feedback forms were available at the public exhibition, on the dedicated website and included in the newsletters delivered to 4000 local addresses. In total, 698 feedback forms were returned either by Freepost, at the exhibitions or online. All of the responses have been anonymised and are contained in Annexe Two. Summaries of the responses received are listed below:

Question 1.

Do you support the principle of a modern, purpose built school at the proposed site?

Answered: 686 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	44.75%	307
No	55.25%	379
TOTAL		686

Question 1 – Summary of responses

Before the project community engagement took place there was a politically led campaign against the Hospital Bridge Road site, including during the Borough elections in May 2018.

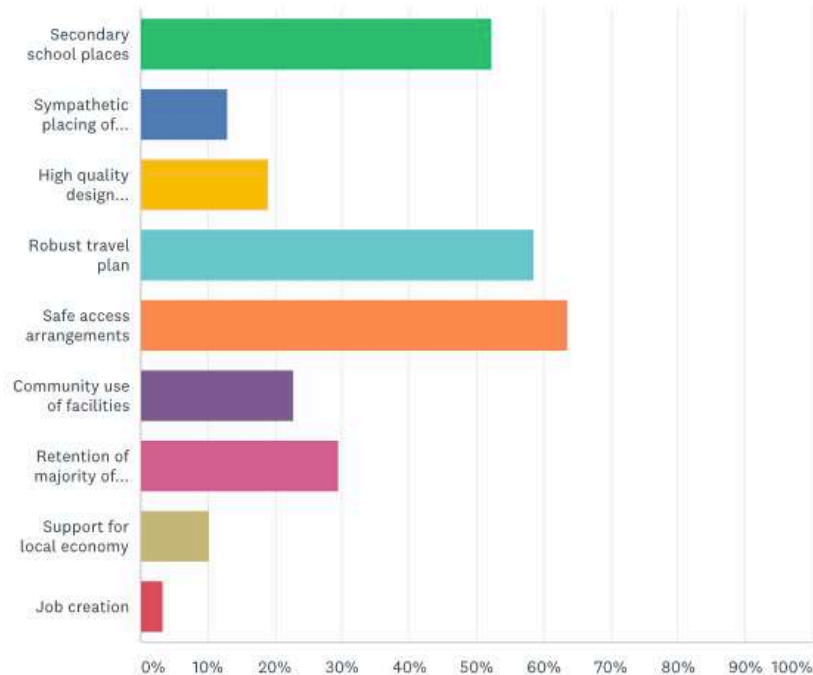
Our detailed and open engagement with the community has brought a wider audience to the project, 45% of whom support Turing House School on Hospital Bridge Road.

Many people also commented that they were not able to support the site until lack of alternative sites was demonstrated through the planning process.

Question 2.

Which elements of the proposals would you consider to be the most important? (Please tick no more than three boxes)

Answered: 574 Skipped: 124



ANSWER CHOICES	RESPONSES
Secondary school places	52.26% 300
Sympathetic placing of buildings within the site	12.89% 74
High quality design standards	18.99% 109
Robust travel plan	58.54% 336
Safe access arrangements	63.59% 365
Community use of facilities	22.82% 131
Retention of majority of open space	29.44% 169
Support for local economy	10.28% 59
Job creation	3.31% 19
Total Respondents: 574	

Question 2 – Summary of responses

The top three most important elements from all respondents were;

- Safe access arrangements – 64%
- Robust travel plan – 59%
- Secondary school places – 52%

Site layout, building design and community use were less important.

Question 3. Do you have any other comments?

555 people gave responses to question three, some in great detail, their answers are included in Annexe Two. All the comments received have been reviewed, analysed and categorised in order for the project team to be able to understand priority areas for the community.

<i>Category</i>	<i>Number of comments</i>
Traffic	253
School places	229
Access	211
Travel plan	189
Alternative sites	136
Railway bridge	98
General support	79
Pollution	63
Retention of open space	57
Parking	52
Community use	31
General concern	16
Placing of buildings	15
Building design	11
Support economy	5
Jobs	2

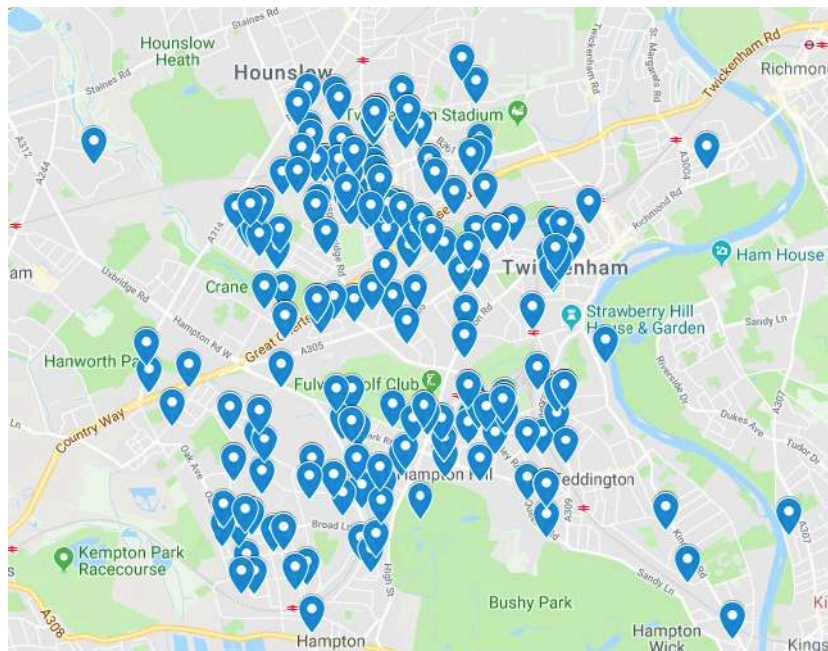
Question 3 – Summary of responses

As with question 2, the community responses are heavily focussed on traffic and travel, access arrangements and the provision of school places in the Borough.

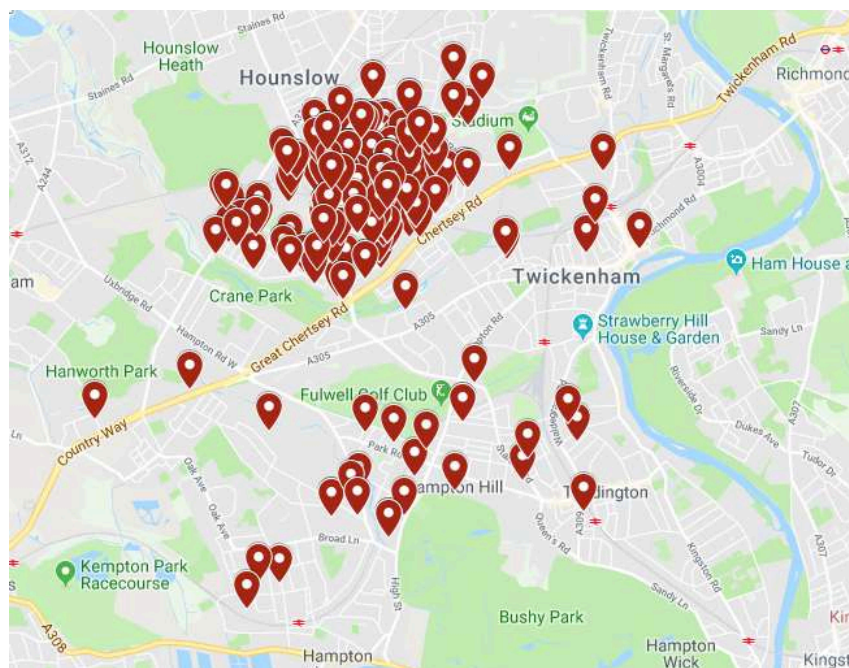
All three categories come out top amongst those who are supportive and those with concerns about the plans. Responses to these comments from the project team are in Section 5.2.

Question 4. About you.

People were asked to fill in their name, address, postcode and email address. The maps below pinpoint the postcode information that was given by those who support (blue) and those who do not support (red) Turing House School on Hospital Bridge Road.



281 postcodes from respondents who support THS on HBR.



329 postcodes from respondents who do not support THS on HBR.



Question 5.

Finally we asked if respondents would like to subscribe to updates about our proposal. 490 people asked to be kept updated. Regular e-bulletins will be sent to them as the project progresses.

5.2 Responding to the feedback

The project team have reviewed each individual comment received. We have detailed below the top ten feedback categories and the responses from our technical specialists. These have been considered in conjunction with feedback received from Council officers and other statutory consultees.

Feedback	Response
<p>Traffic: Concern with Hospital Bridge Road particularly but also Powder Mill Lane, A316 roundabout and residential streets around site at school drop off and pick up times.</p>	<p>We recognise that local residents will have concerns about traffic. Our transport consultants Robert West have been working with the Borough and TfL to discuss how best to mitigate concerns.</p> <p>The original traffic survey work was undertaken too close to the end of term as private schools and some students taking exams had already finished for the summer. The survey work has therefore been repeated this September. The level of traffic impact is expected to be accommodated within the daily traffic variation on the network.</p> <p>Taking into consideration both Highways Authority advice and feedback received from the community the transport strategy includes the following measures;</p> <ul style="list-style-type: none"> • Staggered time - Breakfast club and after-school clubs / activities • A secondary access to the school site from the south via Heathfield Recreation Ground • Improvements to public transport • Improvements to the existing site access • Improvements to pedestrian facilities on Hospital Bridge Road, Montrose Avenue and at the access to the site • A Car Park and Access Management Plan • Delivery and Servicing Plan • School Travel Plan • Generous cycle parking provision
<p>School places: Many comments came from people who welcome THS contribution to secondary school place choice in the Borough.</p>	<p>Richmond Council's most recent school capacity and place planning report from June 2018 has THS places as part of the secondary and 6th form forecasts for the western side of the Borough.</p> <p>The report predicts that even with THS and Twickenham School at capacity the Borough would not have enough</p>

<p>Some were unaware of the Council's own report on school capacity and place planning.</p> <p>There was concern about the effect of THS on Twickenham School.</p> <p>The school's admission point and purpose of the admissions policy required detailed explanation at the exhibitions.</p>	<p>places by 2020.</p> <p>All applicants for September 2018 who live in Whitton and Heathfield were offered a place at THS.</p> <p>THS have committed to review its admissions policy annually and will do so ahead of moving into a permanent home. This review will be undertaken in close liaison with Richmond Borough, in response to previous years' admissions patterns and forecast demand for school places locally so that THS continues to serve the Middlesex side of the Borough.</p> <p>Consultation on proposed admissions policy changes are required to be undertaken 18 months ahead of any new policy coming into practice.</p>
<p>Access: Local people and current HBR users have concerns over the access arrangements at the main entrance.</p>	<p>Careful planning of the main entrance enables segregated access for pedestrians, cyclists and vehicles accessing Sempervirens Nursery. Both the school and the nursery will have separate gates so they can control access and operate independently.</p> <p>As a direct response to early community concerns about the HBR access point the project team introduced a second pedestrian and cycle access point from Heathfield Recreation Ground. This was shared with the community at the exhibition and remains a popular suggestion for parents and local residents. The alternative access also enables alternative routes to school.</p> <p>Further access arrangements include;</p> <ul style="list-style-type: none"> • Dedicated cycle lanes into the school site • New crossings • Double yellow lines • 20mph speed limit
<p>Travel plan: Many comments were concerned that the school would not be able to enforce a travel plan and that the site was not convenient for students of THS.</p>	<p>Evidence Robert West have gathered shows that 23.5% of students walk to school and live within 1.6km radius of the temporary site. 35.5% of students live within 1.6km radius of the permanent site. 85% of students live within 3km of the permanent site. This shows that the school admissions area is concentrated towards the permanent site and more students could walk, scoot, or cycle to the school in the future.</p> <p>In September 2018 THS were awarded TfL's Gold Standard for their travel plan following the implementation by the</p>

	<p>school of various initiatives that has seen car trips by students reduce.</p>
<p>Alternative sites: there is concern amongst some people that alternative permanent sites for THS have not been fully considered.</p> <p>Of these responses many also suggest that once they understand why HBR is the only option they will be able to support the project.</p> <p>Recent campaigning has also lead to some confusion as to the viability of the David Lloyd/Uxbridge Road site.</p> <p>Some residents are concerned that as the site is allocated as Metropolitan Open Land (MOL) there are no circumstances that should allow it to be built on.</p>	<p>The ESFA undertook a thorough sequential site assessment to establish the best location in the Borough for THS. The HBR site is the only one available and suitable to accommodate THS. The sequential site assessment forms part of the application documents for THS.</p> <p>With regard to the David Lloyd/Uxbridge Road site, there are a number of planning restrictions which make it an inferior location and prevent it being an option for THS.</p> <p>Following the elections in May 2018 the new LibDem administration at Richmond Borough commissioned their own independent report on the David Lloyd site which was published on 23rd October 2018. The independent report supports previous statements made by Council officers on suitable sites in the Borough.</p> <p>It is acknowledged that the current site is MOL (therefore the presumption is against inappropriate development) but in other aspects it is relatively unconstrained (no designation as public open space, playing fields or a site of nature conservation importance) and our assessments have identified that there are no less constrained sites than this in western Richmond Borough which are available in the short term and viable for a secondary school use.</p> <p>The GLA and the Secretary of State have accepted in recent decisions that the need for school places and the lack of sequentially preferable sites on which that need can be met, do represent the very special circumstances necessary to permit development for state education purposes on MOL and Green Belt Sites.</p>
<p>Railway bridge: many local people raised concern that the railway bridge is narrow and too close to the site entrance.</p>	<p>The width of the bridge has not been identified as an issue and in fact the current geometry can be considered as a speed mitigation measure for vehicles approaching the site access. A speed hump is also proposed on Hospital Bridge Road beyond the bridge to enforce speed reduction for traffic approaching the site access and the proposed zebra crossing.</p> <p>The visibility spay assessment has been undertaken as part of the site access design and met the requirements for both 20mph and 30mph speed limit.</p>

<p>Pollution: there is concern that development of the site will create more pollution in Whitton and Heathfield.</p>	<p>An air quality assessment has been undertaken which has identified that there are no existing air quality concerns on HBR. Furthermore the levels of traffic generated by the school will not add to concerns over air quality.</p> <p>The current noise environment does not constrain the development of a school on the site albeit classrooms closest to the railway are likely to require mechanical ventilation.</p> <p>The school is designed to be inherently energy efficient and will satisfy the requirements of the London Plan in terms of exceeding the Building Regulations requirements for Co2 emissions.</p>
<p>Retention of open space: Respondents were concerned that the school development would lead to a loss of open space in the Borough.</p>	<p>The permanent home layout has been carefully considered in order to minimise impact on the openness and character of the site. The buildings have been restricted to the least sensitive area of the site to the northeast between the railway line and the nursery. This allows for retention of green vistas from Heathfield Recreation Ground and maximising open space as playing fields and improvements to landscaping and habitat corridors.</p> <p>The site is currently closed for public access, however the proposed development will provide community use of the site through the hiring of the school's facilities.</p> <p>Furthermore part of the site will be dedicated as Public Open Space should consent be granted for Turing House School.</p>
<p>Parking: Neighbours of the site are concerned about parking on the streets around the school and whether the plans offer sufficient parking spaces.</p> <p>This issue has been campaigned on in recent local elections and the Council have been reviewing the requirement for CPZs in Whitton and Heathfield.</p>	<p>The proposed school provides an on-site car park for staff at a ratio of 1 space per 2 staff. This is in line with the maximum standards. Its utilisation will be supported by a Car Park and Access Management Plan. This document will provide the school with a management strategy that ensures that the car park is well utilised, gives priority to parking for staff who share their journey to work with other staff and manages travel behaviours to ensure that staff park on-site, rather than on-street.</p> <p>Furthermore, car travel by staff will be managed and aimed to reduce through the measures implemented within the School Travel Plan.</p> <p>The proposal for CPZ in the area should be seen as an</p>

	<p>additional measure that should help prevent staff parking within residential street. Regardless of this, the school will seek to manage staff parking and car travel to the school.</p> <p>Students drop-off is expected to occur on-street, however only a small proportion of students are expected to arrive by car. As such, impact on on-street parking is expected to be swift and low. Parking occupancy survey was carried out and showed that additional parking demand generated by students can be accommodated in the area.</p>
<p>Community use: many local people welcomed the opportunity for community use of the facilities. Although there was also some concern about additional traffic and parking outside of the standard school hours.</p>	<p>The school will act as a community resource and has been planned to support this in both the internal and external design.</p> <p>Transport strategies have been designed to accommodate out of school hours use.</p> <p>The school have already received enquiries from community groups and sports clubs interested in hiring the facilities.</p> <p>Richmond Council's Playing Pitch and Indoor Sports Assessments highlight the need for new facilities for community use within the borough.</p>

6.0 Conclusions and next steps

6.1 Consultation summary

- Key activities in the community engagement programme for Turing House School on Hospital Bridge Road have included stakeholder meetings, public exhibitions, newsletters, advertising, a dedicated project website and a community survey.
- The project team have carefully reviewed the community's response and are delighted that almost 700 residents have taken part in the consultation.
- Although 55% of respondents did not support Turing House School at Hospital Bridge Road the results also show that once the information from the Council's own report on viability of the David Lloyd site is shared with the community more people would be content with the Hospital Bridge Road site.
- The majority of people support Turing House School providing school places in the western side of the Borough.
- In addition to amendments made as part of the usual pre-application discussions with statutory consultees, three key changes have been made to the scheme as a direct result of feedback from the community and Councillors, these include;
 - Significant changes to the external building design
 - A second pedestrian and cycle entrance via Heathfield Recreation Ground
 - Part of the site dedicated as Public Open Space should consent be granted for Turing House School.
- The planning application carefully brings together the requirements of Turing House School, the ESFA, Richmond Borough Council, Whitton and Heathfield communities and current and prospective parents.

6.2 Ongoing engagement

Following the submission of the planning application Bowmer & Kirkland is committed to continuing dialogue with local residents and stakeholders. We will maintain the dedicated website and email updates throughout the planning process and if planning permission is granted throughout construction.