

24 July 2019

Simon Graham-Smith  
Senior Planning Officer  
London Borough of Richmond upon Thames  
Civic Centre  
44 York Street  
Twickenham  
TW1 3BZ

Dear Simon,

**Richmond upon Thames College, Egerton Road, Twickenham, TW2 7SJ  
Reserved Matters Application – Tech Hub Development Zone**

On behalf of our client, Haymarket Media Group and further to recent meetings, we have the pleasure of enclosing the Reserved Matters Application for the Tech Hub Development Zone of the Richmond upon Thames College redevelopment site.

**Background**

Outline Planning Permission was granted on the 16th August 2016 (Ref: 15/3038/OUT) for the following:

*Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide:*

*A new campus for education and enterprise purposes, comprising;*

- 1. Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm;*
- 2. A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students;*
- 3. A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students;*
- 4. A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm;*
- 5. Replacement on- site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;*
- 6. The upgrading of existing Craneford Way playing fields for use by the college, schools and local community;*
- 7. Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;*
- 8. Provision of on- site parking (non-residential) for up to 230 vehicles, open space and landscaping, and*
- 9. A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping.*

File Reference: [A11957/400/240719]

Development Specification and Design Code). They also demonstrate that the proposals secure the measures necessary to mitigate any significant environmental effects that arise as a result of the proposals (as set out in the ES).

***Proposed Development***

This Reserved Matters Application relates solely to the Tech Hub Development Zone and has been submitted to discharge the matters of Appearance, Landscaping, Layout and Scale pursuant to Condition U08030 of the Outline Permission (15/3038/OUT).

The application documents comprise the following:

- Covering Letter, Application form and CIL Form - prepared by tp bennett
- Compliance Statement - prepared by tp bennett
- Design and Access Statement - prepared by tp bennett
- Architectural Design Drawings - prepared by tp bennett
- Landscape Drawings - prepared by LUC
- Ventilation and Extraction Statement - prepared by Hurley Palmer Flatt
- Ecological Enhancement Report - prepared by Ricardo Energy & Environment
- Flood Risk Assessment & Drainage Strategy Report - prepared by Price & Myers
- BREEAM Pre-Assessment - prepared by Hurley Palmer Flatt
- Energy Strategy - prepared by Hurley Palmer Flatt
- Sustainability Statement - prepared by Hurley Palmer Flatt
- Sustainable Construction Checklist - prepared by Hurley Palmer Flatt
- Ground Investigation Report - prepared by soiltechnics

The appropriate fee for the determination of this application is £10,626. Payment has been made via the Planning Portal.

We trust that the above provides you with sufficient information. If you have any queries or require any further information please do not hesitate to contact this office.

Yours sincerely,



Kate Hayler  
Senior Planner  
for **tp bennett**

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