

# Haymarket Tech Hub

REEC Campus  
Compliance statement

26th July 2019



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# 1.0 Introduction

Outline planning permission (15/3038/OUT) was granted on 16 August 2016 for the creation of the Richmond Education and Enterprise Campus (REEC) on the site of Richmond College in Twickenham. The development comprises:

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

- 1) A new campus for education and enterprise purposes, comprising; 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.

Matters relating to appearance, landscaping, layout and scale were reserved across all Development Zones, with only access for the development approved in full detail.

The approved parameter plan PL-03 divides the REEC Site into 5 development zones:

- School Development Zone
- College Development Zone
- Tech Hub Development Zone
- Residential Development Zone
- College Playing Fields Development Zone

This Reserved Matter (RM) Application has been prepared on behalf of Haymarket Media and relates to the Tech Hub Development Zone only.

Condition U08030 of the outline permission confirms that no works can commence within the Tech Hub Development Zone until written approval of the following Reserved Matters for this Development has been obtained from the Local Planning Authority (LPA):

- the layout of buildings above and below ground level and associated roads,
- routes and open space
- the scale of buildings
- the appearance of the buildings
- landscaping

This application therefore seeks approval for:

*Detailed Reserved Matters application including Appearance, Landscaping, Layout and Scale for the Tech Hub Development Zone pursuant to Conditions U08030 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16. Demolition of existing sports hall and the construction of a 2-storey office building (Use Class B1) together with associated parking, cycle parking and landscaping.*

In addition, the application provides confirmation that the requirements of the following conditions attached to the outline application will be met:

- U07931 Specific Use
- U07940 Rooftop Plant & Projections
- U07948 No service vehicles/HGVs - Egerton Road
- U07961 Access via A316
- U07964 People with disabilities - Parking
- U07975 No Vehicular Access
- U07994 Outline - Material Start
- U07995 Outline - Submission of RMs
- U07996 Phasing Condition
- U07998 Gradients of Ramps
- U07999 Approved Drawings
- U08000 Gross Floorspace
- U08001 Building heights
- U08002 Vehicle and Cycle Parking
- U08013 No Work - Harlequins and RFU Match/Event
- U08014 Construction Vehicle Access
- U08030 Tech Hub - Reserved Matters
- U08031 Compliance Report
- U08005 Electric Vehicle Charging Points
- U07944 Bat Measures – As Applied Ecology Report

## Condition U08031

Condition U08031 requires any RM Application to be accompanied by a Compliance Statement that includes:

- 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 notes: 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 the Environmental Statement Addendum.

As required by the condition, this report includes the following:

- **Section 2** - demonstrates how the RM Application is in accordance with the Phasing Programme;
- **Section 3** - provides details of how the land uses and scale of development are in accordance with conditions U07999, U08000, U08001, U08002, U08006 and U07931;
- **Section 4** - provides details of how the mitigation measures identified in the Environmental Statement (ES) and ES Addendum are secured in the RM submission.

In addition, Condition U08031 provides specific information requirements to be submitted in relation to the matters that were reserved:

- **Section 5** – Layout
- **Section 6** – Scale
- **Section 7** – Appearance
- **Section 8** – Landscaping

# 2.0 Phasing Programme

## Condition U07996

Condition U07996 of the outline planning permission, requires the development to be constructed in accordance with the Phasing Programme identified in principle in the Development Specification. The condition requires further details for each particular Development Zone to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development in that zone.

Section 6 of the Development Specification sets out the Phasing Programme for the whole College Site. A Phasing Scheme is also contained within Appendix 1 of the Development Specification, which provides phasing plans. Phases 2C to 3A of the Phasing Programme are relevant to the Tech Hub Development Zone (although due to delays on previous phases, the dates stated are treated as indicative):

### **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 2D (Winter 2018)**

*All remaining College buildings will then be demolished. Including the sports hall north of the new College campus haul road. It is envisaged the area of the whole site that will be used for Haymarket to undertake their construction will be hoarded off from the public and movements kept to a minimum from main times of the College i.e. drop off/collection. All sites will be accessed from Langhorn Drive.*

### **Phase 3A (Winter 2018 - Summer 2019)**

*Works on the upgrading of the junction with the A316 will then commence along with construction of the Tech Hub; at the same time, the remaining external works on the College will be undertaken as well as the car park between the College and the Tech Hub.*

The development of the Tech Hub is contingent on the completion of the new sports hall and decanting the sports hall use into the new facilities (Phases 2C and 2D). This will then allow the existing sports hall to be demolished and the site to be hoarded in preparation for the construction of the Tech Hub.

Condition U07994 (Outline Material Start) requires works to commence on the Tech Hub Development Zone within 2 years of the date of the final approval of the reserved matters. However, Condition U07995 (Outline – Submission of RMs) requires all applications for the approval of reserved matters to be submitted no later than 3 years from the date of the outline permission (16/08/2016). Therefore, whilst the demolition of the sports hall is only due to be undertaken Q2 2020, this RM application is being submitted to meet the requirements of Condition U07995. It is envisaged that development will commence on the Tech Hub in Q4 2021 to meet the requirements of Condition U07994.

The development of the Tech Hub will therefore be constructed in accordance with the Phasing Programme set out in the Development Specification and Conditions U07994 and U07995 of the outline permission.

# 3.0 Proposed Land Use, Parking and Scale

## Condition U08031

As set out above, Condition U08031 requires any RM application to be accompanied by 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: U07999, U08000, U08001, U08002, U08006 and U07931.

The relevant conditions relate to the following:

- Condition U07999 requires the RM applications to be in accordance with the approved documents and drawings;
- Condition U08001 requires the RM applications to be within the building heights specified in the condition;
- Condition U08002 requires the vehicle and cycle parking within each RM application to meet the requirements set out in the condition;
- Condition U08006 relates to residential mix (and is not relevant to this application); and
- Condition U07931 requires the RM applications to be in accordance with the table of uses set out in the condition.

## Condition U07999

This condition requires the development to be carried out in accordance with the relevant approved plans and documents including:

- Parameter Plans:
  - PL01 – Site Location Plan
  - PL02 – Site Access Parameter Plan
  - PL03 – Development Zones
  - PL04 Rev A – Building Zones Parameter Plan
  - PL05 Rev B – Building Zone Height Parameter Plan
  - PL06 Rev A – External Space Parameter Plan
  - PL09 – Tech Hub Building Zone Parameter Plan 1
  - PL10 Rev A – Tech Hub Building Zone Parameter Plan
- Development Specification;
- Design Code Rev B; and
- Detailed access drawings.

The Design and Access Statement, which accompanies this RM Application, sets out in detail how the proposed development is consistent with the parameters and principles set out in the parameter plans, the Development Specification and Design Code and therefore meets the requirements of this condition.

## Condition U08000

Condition U08000 sets out the Use Class (B1), minimum GEA floorspace (1,200sqm) and maximum GEA floorspace (1,700sqm) permissible for the Tech Hub Development Zone.

This RM Application complies with the condition as the use class will remain as B1 and the GEA will not exceed 1,700sqm. The proposed GEA of the Tech Hub will total 1,700sqm and the application is therefore in accordance with Condition U08000.

## Condition U08001

Condition U08001 sets the minimum (8.00m) and maximum height (15m - with the exception of rooftop plant and projections) and the maximum number of storeys (3) for the Tech Hub Development Zone.

The Tech Hub will be a maximum of 14.15m in height comprise of two storeys. The RM Application is therefore in accordance with condition U08001.

## Condition U08002

Condition U08002 confirms the number of vehicle (10) and cycle parking spaces (11 long stay and 4 short stay) required within the Tech Hub Development Zone. The RM Application will provide 10 car parking spaces and 4 short stay and 10 long stay cycle parking spaces in accordance with the requirement of the condition. In addition, one blue badge parking space will be provided in accordance with Condition U07964 of the outline permission.

## Condition U07931

Condition U07931 limits the use of the Tech Building to the specified purposes (Use Class B1 with a specified use of 'Media') or ancillary uses (Education - College School) listed within the condition.

The submitted RM Application confirms the use of the Tech Hub as B1 use and is therefore in accordance with Condition U07931.

# 4.0 Mitigation Measures

This section sets out how the RM application will secure the mitigation measures identified as necessary in the Environmental Statement (ES) and the Environmental Statement Addendum to make the proposals acceptable.

## Traffic and Transportation

Chapter 8 of the ES assesses the impacts of the development on the local transport network and identifies a number of impacts both during the construction phase and during the operational phase that require mitigation. The identified issues, the significance of the affects arising, and the mitigation measures required to ameliorate their impact are summarised in Table 8.29 of the ES which confirms that the residual effects arising from the development with mitigation in place would be either minor beneficial or negligible. The mitigation measures identified as necessary to make the development acceptable are secured either by condition or by the s106 Agreement and should be in accordance with the Outline Construction Environmental Management Plan contained in appendix 6.1 of the ES. The mitigation measures include:

### **Construction Environmental Management Plan, Construction Logistics Plan and Construction Management Plan**

The ES requires any construction works to be carried out in accordance with a Construction Method Statement and a Construction Logistics Plan that secures best practice measures to minimise the impacts of the construction process. The outline planning permission secures these documents for each development zone through conditions. A Construction Method Statement and a Construction Logistics Plan will be prepared in accordance with the detailed requirements of Conditions U08011 (Construction Method Statement/Site waste) and U08012 (Construction Logistics Plan) and agreed with the LPA prior to the commencement of any works on the Tech Hub Development Zone. These will be in accordance with the Outline Construction Environmental Management Plan contained in appendix 6.1 of the ES.

The documents will secure measures such as the use of strategic roads for access during construction, restrictions on parking on-site for contractors and a range of other measures to control traffic, noise, dust and safety during the construction process. These documents will also meet the requirements of compliance conditions such as U07948 (No Service Vehicles /HGVs – Egerton Road), U07961 (Access via A316), U08013 (No Work – Harlequins and RFU Match Event) and U08014 (Construction Vehicle Access) which seek to minimise conflict between construction work and the successful continued operation of surrounding uses.

In addition, a Construction Environmental Management Plan will be submitted prior to the commencement of works on Tech Hub Development Zone in accordance with the detailed requirements of condition U08015 (Construction Environmental Management) to secure wider environmental best practice measures during the construction process.

### **Marsh Farm Lane Upgrades**

The ES requires Marsh Farm Lane to be upgraded to provide a better north-south pedestrian and cycle link between the site and public transport nodes and Twickenham town centre, separated from the new internal vehicular access. Condition U07975 confirms that Marsh Farm Lane shall provide no access to and from Craneford Way other than for pedestrians, cyclists, and emergency vehicles. Condition U07974 required details of the improvements to Marsh Farm Lane to be submitted and approved by the Local Planning Authority prior to the commencement of works on the College Development Zone. Details to part discharge Condition U07974 for the section of the lane that falls within the Tech Hub Development Zone have been submitted alongside this application. These details are in accordance with Condition U07975.

The s106 agreement secures the completion of the works (defined as the "Collage Access Improvements") prior to the Occupation of 50% of the residential units within Phase 2. The outline permission therefore secures the delivery of the approved details as part of a later phase of the development.

### **A316 Chertsey Road / Langhorn Drive signal controlled junction**

The s106 agreement secures the improvements to this junction and requires the works to be carried out (or arranged/procured to be carried out) prior to the occupation of 50% of the Residential Units within Phase 1. The outline permission therefore secures this mitigation measure as part of a later phase of the development.

### **CPZ Contributions**

The s106 Agreement secured a £30,000 CPZ contribution payable prior to commencement of development on the Schools Development Zone. The document also sets out a mechanism for monitoring parking stress near the site to ascertain whether it is necessary to create a new CPZ/extend an existing CPZ to control parking impacts from the operation of the site. The s106 therefore secures this mitigation measure and if the relevant monitoring identifies that change is necessary to CPZs, this will be carried out as part of later phase of development.

### **Travel Plan**

A Framework Travel Plan was agreed with the Council in August 2016 as Appendix 5 of the signed s106 Agreement. Schedule 6 of the Agreement relates to the Technical Hub Obligations specifically and requires a Technical Hub Travel Plan to be submitted to the Council for approval within 3 months of occupation of the Technical Hub Development Zone. The Travel Plan will be submitted in accordance with this requirement following occupation of the completed Technical Hub.

### **Cycle Facilities**

The Tech Hub Building will provide 4 short stay and 10 long stay cycle parking spaces. In addition, the building will provide welfare facilities including showers and lockers to encourage occupiers to walk or cycle to work.

## Noise and Vibration

Chapter 9 of the ES assesses the impacts of the development on noise sensitive receptors both during the construction phase and during the operational phase. The document recommends that mitigation measures are required during the construction phase in accordance with the Outline Construction Environmental Management Plan contained in appendix 6.1 of the ES. This seeks to employ measures such as limiting construction hours and the use of hoardings to reduce disturbance arising from the construction process. With these measures in place, the ES assesses the residual effects arising from construction as negligible to minor adverse. No mitigation measures are required in relation to the operational phase.

### **Construction Method Statement**

Condition U08011 secures the detailed mitigation measures identified as necessary to make the construction phase of the scheme acceptable. A Construction Method Statement will be prepared in accordance with the requirements of this condition, the requirements of condition U08018 (Acoustic Screens), and the Outline Construction Environmental Management Plan contained in appendix 6.1 of the ES. This will be submitted for agreement with the Council prior to the commencement of any works on Tech Hub Development Zone.

## Air Quality

Chapter 10 of the ES assesses the impacts of the development on sensitive receptors during the construction phase and the operational phase. The document recommends that mitigation measures are required during the construction phase as a result of dust generated by demolition, earthworks, construction and vehicle track out. The measures



recommended are set out in the Outline Construction Environmental Management Plan contained in Appendix 6.1 of the ES. This proposes measures such as using sprinklers to suppress dust, covering skips and avoiding idling engines to control air quality during construction. In addition, a Construction Logistics Plan is recommended to control vehicle emissions from additional traffic associated with the construction phase. With these measures in place and a schedule of monitoring, the ES assesses the residual effects arising from the construction process as negligible to minor adverse.

The ES identifies an exceedance of the annual mean air quality objective in 2019 at receptors in close proximity to the site as a result in NOx concentrations during the operational phase. This would lead to a moderate adverse impact. Mitigation measures are therefore recommended including upgrading Marsh Farm Lane to provide shared footway / cycleway and the provision of cycling facilities to help to encourage cycling as an alternative to short car, bus and rail trips. With these measures in place, the overall residual effect on air quality of additional traffic associated with the operational phase of development is predicted to be minor adverse.

#### **Construction Method Statement**

Condition U08011 secures the detailed mitigation measures identified as necessary to make the construction phase of the scheme acceptable. A Construction Method Statement will be prepared in accordance with the requirements of this condition and the Outline Construction Environmental Management Plan contained in appendix 6.1 of the ES. This will be submitted for agreement with the Council prior to the commencement of any works on Tech Hub Development Zone.

#### **Construction Logistics Plan**

Condition U08012 secures the Construction Logistics Plan identified in the ES as necessary to make the construction phase of the scheme acceptable. A Construction Logistics Plan will be prepared that meets the requirements of the condition and is in accordance with the Outline Construction Environmental Management Plan. This will be submitted for agreement with the Council prior to the commencement of any works on Tech Hub Development Zone.

#### **Improvements to Marsh Farm Lane**

As set in the previous sections, the improvements to Marsh Farm Lane are secured by condition and s106 agreement and will be completed during later phases of the development.

#### **Cycling Facilities**

The Tech Hub Building will provide 4 short stay and 10 long stay cycle parking spaces. In addition, the building will provide welfare facilities including showers and lockers to encourage occupiers to walk or cycle to work.

## **Ground Conditions**

Chapter 11 of the ES identifies that during the construction phase there is a moderate adverse impact on health arising from ground gases. In addition, the ES identifies ground instability impacts ranging in significance from negligible – minor adverse. The mitigation measures proposed include the protection of construction workers; a building foundation design that incorporating measures to prevent gas ingress; and the specification of materials that are resistant to ground instability. With these measures in place, the ES assesses the risks arising from Ground Conditions during the construction phase to be negligible.

#### **Protection of Construction Workers**

Since HSE Occupational Exposure limits for carbon dioxide may be exceeded, a safe system of work for any personnel entering enclosed spaces or deep excavations will be implemented. This will involve risk assessments, gas testing prior to entry and provision of breathing equipment where appropriate and is controlled by legislation outside of the planning process.

#### **Foundation Design**

Condition U08035 (Foundation Design – ground gases) requires details of the foundation design to be submitted to the Local Planning Authority. Details to discharge this condition have been submitted alongside this application and confirm that risks relating to ground gases will be adequately managed through the design of the building's foundations.

In addition to these mitigation measures, Condition U08033 (Potentially Contaminated Sites) requires details in relation to site investigation to be submitted and approved by the LPA prior to the commencement of development. A report by Solitechnics has been submitted in support of the RM application to discharge condition U08033.

## **Water Resources and Flood Risk**

Chapter 13 of the ES assesses the impacts arising from the construction and operational phases relating to flood risk effects and water resources. Table 13.6 of the ES provides a summary of minor adverse residual effects during the construction phase in relation to Drainage Systems and Water Supply Network, Groundwater, Surface Water (rivers), Water Quality and Hydro-morphology that require mitigation. The mitigation measures recommended include a Sustainable Drainage Strategy, measures in the Construction Management Plan and Construction Environmental Management Plan. With these measures in place, the ES confirms that the likely residual effects arising will be negligible.

#### **Sustainable Drainage Strategy**

An Outline Sustainable Drainage Assessment is contained in Appendix 13.2 of the ES. It sets out a series of actions in each phase to protect and utilise the existing site soakaways, new soakaways and temporary surface water attenuation ponds, sized and located for each of the three phases of construction within the development zones. Condition U07950 (Drainage) requires details of the drainage for the development zone to be submitted to the LPA. In addition, Condition U08037 (SuDs – Controlled Waters) encourages the installation of sustainable urban drainage systems on site but requires the Council to provide permission before any infiltration to ground occurs. This is because some parts of the site are contaminated and infiltration of potentially contaminated water would pollute groundwater. Drainage details and a Sustainable Drainage Strategy, in accordance with the requirements of these conditions and the Outline Sustainable Drainage Assessment, have been submitted alongside this RM Application to discharge these conditions. These details demonstrate how water resources will be protected in accordance with the requirements of the ES.

#### **Construction Management Plan and Construction Environmental Management Plan**

Conditions U08011 and U08015 require the submission and approval of a Construction Method Statement/Site Waste Plan and a Construction and Environmental Management Plan prior to the commencement of any works on the Tech Hub site. The documents will be prepared in accordance with the site-wide outline Construction Environmental Management Plan (CEMP) (contained in Appendix 6.1 of the ES) and conditions U08016 (River Crane – No Construction Storage) and U08017 (River Crane Protective Fencing). This will ensure that works are carried out in accordance with best environmental working practices, such as Environment Agency Pollution Prevention Guidelines, and will ensure that there are no impacts on local water sources.

## **Ecology**

Chapter 15 of the ES assesses the impact of the construction and operational phases on Ecology.

Table 15.5 of the ES provides a summary of effects during the construction phase in relation to Designated Sites, Non-designated Habitats and protected species ranging in significance from minor adverse to moderate adverse. The measures recommended to mitigate these impacts include:

- the incorporation of best practice measures (including controlling light spillage, construction noise and pollution prevention measures, such as spill kits and sediment barriers) as set out in CEMP;
- the re-planting of c.300 native trees as part of site landscaping plans;
- Landscape planting to strengthen tree lines along northern and western site boundaries and in College playing field to provide improved habitat for a diversity of prey species; and
- Demarcation of habitats using appropriate fencing and identification of risks through site induction and toolbox talks, as set out in CEMP.

Table 15.5 of the ES also provides a summary of minor adverse effects during the operation phase in relation to protected species (bats and breeding birds). The ES recommends the incorporation of best practice guidelines to minimise light spill.

With these measures in place, the ES confirms that the likely residual effects from both phases will be negligible.

### Best Practice Environment Measures

Condition U08015 requires the submission of a Construction and Environmental Management Plan that requires pre-commencement habit surveys and appropriate working practices to safeguard flora, fauna and the River Crane during the construction process. This will be submitted and approved by the Council prior to works being commenced on the Tech Hub Development Zone. The document will be in accordance with the outline Construction Environmental Management Plan contained in Appendix 6.1 of the ES and will control light spillage, noise and pollution prevention measures during construction.

### Tree Planting Scheme and Landscape Details

Condition U08049 (Tree Planting Scheme) requires details of trees to be planted within the Tech Hub Development Zone to be submitted and approved by the LPA. A planting scheme has been submitted in support of the RM Application and to discharge this condition. This indicates the location of 21 out of the 300 replacement trees identified in the ES within the Tech Hub Development Zone (shown on drawing 10743.PLN.400). The majority of these are native species.

Appendix 15.2 of the ES contains a Breeding Birds and Bats Report prepared by Applied Ecology. Condition U07944 (Bat Measures - As Applied Ecology Report) requires the bat measures identified on page 15 of the report to be implemented in full prior to the occupation of the relevant zone. The recommendations on page 15 include the incorporation of enclosed bat boxes, maintaining peripheral habitat areas unilluminated and to developing a soft landscape strategy, that promotes insect diversity particularly around the periphery of the site for the benefit of bats and other wildlife.

Condition U07943 (Ecological Enhancement Measures) requires details of ecological enhancement measures at the completed site to be submitted and approved by the LPA. An Ecological Enhancement Report, prepared by Ricardo Energy & Environment, has been submitted in support of this RM Application and contains details in relation to this condition. Measures include tree planting, native hedgerow planting, a 2m wide ecological corridor along Marsh Farm Lane, native ground cover and a green roof. In addition, a bat box, a bird box, and a bug hotel are proposed.

The submitted soft landscaping scheme includes a focus on native planting along the site boundaries in order to create joined-up ecological corridors. This will enhance bat commuting and foraging opportunities and provide additional nesting sites for birds, complementing the planting on the College Development Zone, and enhancing the habitat connectivity throughout the wider REEC site. Improvements are proposed to Marsh Farm Lane, where the ecological corridor will provide connectivity for pollinators. This achieves the recommendations within the Applied Ecology Report (see Condition U07944) in terms of promoting insect diversity around the periphery of the site.

Condition U08050 (Landscape Management (Large Scheme)) requires a landscaping strategy for each Development Zone and details of how this

will be maintained. This will be submitted prior to the Tech Hub building being occupied.

### Lighting Strategy

Condition U07941 (External Illumination of Buildings) requires details of external illumination to be submitted to and approved by the LPA prior to the commencement of development on the Tech Hub site. Condition U08039 (Lighting Strategy) requires details of a scheme for lighting of external areas to be submitted and approved by the LPA prior to the commencement of development on the Tech Hub site. Details relating to both conditions will be submitted prior to the commencement of development and will demonstrate how the lighting for the buildings and external spaces have been designed to minimise light spillage and safeguard ecology.

## Townscape and Visual Effects

Chapter 16 of the ES assesses the impact of the construction and operational phases on sensitive townscape and visual receptors.

Table 16.12 of the ES provides a Summary of Significant Residual Townscape and Visual Effects (including skyline) during the construction phase to sensitive receptors ranging in significance from minor adverse to moderate adverse. The measures recommended to mitigate these impacts include:

- Arboricultural Impact Assessment recommendations;
- Replanting of trees and other planting, enhancement of public realm and detailed design of buildings; and
- Use of hoardings/siting of cabins and site storage away from residential property.

Table 16.3 of the ES also provides a summary of minor to moderate adverse effects during the operation phase in relation to townscape and visual receptors. The measures recommended to mitigate these impacts include:

- Design of buildings and detailed landscape proposals.

With these measures in place, the ES confirms that the likely residual effects from both phases will be negligible to minor adverse.

### Arboricultural Impact Assessment (AIA) and CMP

An AIA is contained in Appendix 15.5 of the ES and an Outline Construction and Environmental Management Plan is contained in Appendix 6.1. These documents recommend a number of measures relevant to minimising townscape and visual effects including the implementation measures during the construction process to ensure that existing trees will not be damaged; the erection of solid hoardings to the site perimeter; and the location of site offices and storage to minimise the effects on adjacent residents.

Condition U08011 requires the submission and approval of a Construction Method Statement/Site Waste Plan prior to the commencement of development on site. The wording of the condition specifically requires that the document be written in conjunction with the Arboricultural Method Statement to ensure that trees are taken into account during construction. It also requires details of site hoardings and the layout of the site compound to be submitted. In addition, conditions U08020 (Trees Protective Fencing), U08021 (Trees – Evacuation) and U08022 (Arborist Method Statement) require details relating to the protection of trees to be submitted and approved by the Council prior to the commencement of development on site.

As set out above, the Tech Hub Development zone includes the planting of 21 additional trees and other native planting to enhance the public realm.

These conditions will be discharged prior to the commencement of development and will secure the mitigation measures necessary to ensure the continued health of the existing trees on site.

### Design and Landscaping



The Design and Access Statement and application drawings submitted in support of the application demonstrate the high quality design of the proposal. Detailed landscaping drawings have also been submitted which provide details of replacement planting and the high quality finishes to the new areas of public realm.

## Cultural Heritage

Chapter 17 of the ES assesses the impact of the construction and operational phases on sensitive cultural heritage receptors. Table 17.4 of the ES provides a summary of minor adverse residual effects during the construction and operational phase to archaeology and built heritage.

In terms of archaeology, the ES recommends that an agreed programme of mitigation of any significant impacts should be identified. It confirms that mitigation for any assets uncovered on the College Playing fields near the A316 is likely to comprise preservation by record (detailed excavation and recording) of any significant deposits identified during the evaluation.

With these measures in place, the ES confirms that the likely residual effects from both phases will be negligible to minor adverse.

### **Programme of Archaeological Works**

Condition U08032 requires a programme of archaeological works, in accordance with a written scheme of investigation, to be agreed with the Council prior to the commencement of works including demolition. This condition will be discharged prior to any works (including enabling works) commencing on site.

## Socio Economics

Chapter 18 of the ES assesses the impact of the construction and operational phases on sensitive receptors. Table 18.8 of the ES provides a summary of effects during the construction and operational phase and confirms that these will be limited to impacts to the functioning of the existing facilities on site as a result of construction and a minor to moderate adverse impact arising from the loss of open space.

The ES recommends mitigation measures that include considered development programming and a financial contribution towards a feasibility study on river restoration to mitigate the loss of open space.

### **Development Programming**

Condition U07996 requires the development to be constructed in accordance with a phasing programme to ensure the safe and continual operation of the existing college and new schools. The works to the Tech Hub will not prevent the operation of any part of the college or schools and has been programmed to take place after the new sports centre has been built and the college is ready to decant from their existing sports hall into the completed facilities (to secure continued access for students to physical education).

### **S106 Contribution**

The completed s106 contribution secured an Open Space contribution of £40,700 to be paid prior to commencement in respect of the College Development Zone.

# 5.0 Layout

In relation to the matter of Layout, Condition U08031 requires any RM Application to include:

*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;*

To satisfy this requirement, the RM Application includes detailed design drawings, landscape drawings and a Design and Access Statement. The plans numbers that relate specifically to this are set out below:

- Location Plan Site Boundary (D0002 P2)
- Proposed Site Plan (D0010 P8)
- Proposed Ground Floor Plan (D0100 P6)
- Proposed First Floor Plan (D0101 P4)
- Proposed Roof Plan (D0105 P6)
- General Arrangement Plan (LD-PLN.100 Issue 3)
- Hardworks Plan (LD-PLN-200 Rev D)
- Softworks Plan (LD-PLN-400 Rev E)

*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;*

The Design and Access Statement and the submitted application drawings, demonstrates how the proposed development is consistent with parameters and principles set out in condition U07999 (Approved Drawings) and the Design Code.

*c) A report and plans detailing the internal layout of any buildings within the Development Zone;*

The detailed drawings and Design and Access Statement submitted in support of the RM Application set out the internal layout of the building. The plans, which relate specifically to this requirement, are:

- Proposed Site Plan (D0010 P8)
- Proposed Ground Floor Plan (D0100 P6)
- Proposed First Floor Plan (D0101 P4)
- Proposed Roof Plan (D0105 P6)

*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.*

Conditions U07960 (Inclusive Access Strategy), U07963 (People with Disabilities – Non-Residential) and U07965 (Access for Disabled People) require details of inclusive access to the site and buildings, disabled parking and drop off points to be submitted and approved by the LPA. The RM Application is supported by an Inclusive Access Statement (that forms part of the Design and Access Statement) and demonstrates how the Tech Hub and surrounding hard landscaping has been designed to be accessible to all and meet the requirements of these conditions.

# 6.0 Scale

In relation to Scale, Condition U08031 requires any RM Application to be supported by:

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

Parameter Plan PL-09 establishes a building zone for the Tech Hub Building.

Section 06 of the submitted Design and Access Statement confirms that the proposed Tech Hub building falls largely within the permitted building zone. However, there are corner projections at each side of the west elevation, which marginally extend beyond this line on the north and south faces by approximately 1 metre. These are formed by the shading devices and louvers that are necessary to prevent solar gain and overheating through the glazed curtain walling system.

Para 5.10.1 of the approved Design Code (Rev B) states that, *“the dimensions of projections should be measured from the relevant face of the building, and can project beyond the edge of the building development zone to the distances identified below... This allowance is to ensure that the overall mass of the buildings can be controlled without requiring overly large building zones to be provided in order to accommodate minor, unavoidable, or beneficial projections”.*

Para 5.10.6 relates specifically to external shading and states that *“the provision of projecting shading devices, such as louvers, blinds, screens and awnings, on buildings are permissible up to a distance of 1m beyond the edge of the relevant building zone”.*

The scale of the Tech Hub building is therefore in accordance with the approved parameter plans subject to limited projections for which allowance is made within Section 5.10 of the approved Design Code (Rev B).

# 7.0 Appearance

With regards to appearance, Condition U08031 requires any RM Application to include the following:

*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 practical samples shall be provided.*

The following detailed design drawings set out the massing, design and materials to be used across the Tech Hub:

- Location Plan Site Boundary (D0002 P2)
- Proposed Site Plan (D0010 P8)
- Proposed Ground Floor Plan (D0100 P6)
- Proposed First Floor Plan (D0101 P4)
- Proposed Roof Plan (D0105 P6)
- Proposed Elevations Sheet 1 (D0200 P4)
- Proposed Elevations Sheet 2 (D0201 P2)
- Proposed Sections (D0300 P3)
- Proposed External Wall Sections (D0310 P1)
- General Arrangement Plan (LD-PLN.100 Issue 3)
- Hardworks Plan (LD-PLN-200 Rev D)
- Softworks Plan (LD-PLN-400 Rev E)
- Bin Store Detail (DET-601 Rev B)
- Tree Pit Detail (DET-602 Rev B)
- Proposed Sections (SEC-600 rev C)

Further details of the appearance of the building, design details and materials is set out in the Design and Access Statement.

*b) A statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code.*

Details regarding materials can be found on page 33 of the submitted Design and Access Statement.

*c) An external illumination or lighting strategy for a building.*

Condition U07941 (External Illumination of Buildings) requires details of external illumination to be submitted to and approved by the LPA prior to the commencement of development on the Tech Hub site. It has been agreed that this matter should be dealt with by condition.

*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.*

Section 04 and 06 of the Design and Access Statement sets out the design rationale for the Tech Hub, confirming the intention within the Design Code for the building to read as a free-standing pavilion that acts as the main gateway of the campus from the Langhorn Drive access road. The building serves as landmark to denote entering the wider college site but is designed to direct views towards the more prominent and primary college building. It therefore maintains an appropriate position within the hierarchy of buildings across the college site.

*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.*

Section 06 of the DAS demonstrates how the scheme incorporates active frontages to promote activity through and across the site.

# 8.0 Landscaping

With regards to Landscaping, Condition U08031 requires any RM Application to include the following documents:

*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 (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; other outside spaces, hard surfacing materials; minor artifacts and structures; proposed and existing utility services above and below ground; and a program or timetable of the proposed works;*

The application is supported by the following landscaping drawings:

- Refuse Tracking Studies D0050 P1
- General Arrangement Plan LD-PLN.100 Issue 3
- Hardworks Plan (LD-PLN-200 Rev D)
- Softworks Plan (LD-PLN-400 Rev E)
- Bin Store Detail (DET-601 Rev B)
- Tree Pit Detail (DET-602 Rev B)
- Proposed Sections (SEC-600 rev C)

The provide details of hard surfacing material, planting and ecological enhancements, bin store structures and car parking and access layouts.

In addition, the Haymarket Media Technical Hub Ecological Enhancement Report prepared by Ricardo Energy and Environment sets out a series of ecological enhancements including tree planting, native hedgerow planting, a 2m wide ecological corridor along Marsh Farm Lane, native ground cover and a green roof. In addition, a bat box and bird box are proposed on the Tech Hub site, alongside a bug hotel on the roof of the cycle parking enclosure. The Softworks Plan provides a programme for planting and maintenance details. Further details are also provided in the Landscape section of the Design and Access Statement.

*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*

As set out in Section 4.0 of this report, an Arborist Method Statement is required to discharge Condition U08022 of the outline permission prior to the commencement of any works on the Tech Hub site. This statement will take into account and respond to the recommendations of the AIA contained in Appendix 15.5 of the ES. In addition, conditions U08020 (Trees Protective Fencing) and U08021 (Trees – Evacuation) require details relating to the protection of existing trees during construction to be submitted and approved by the Council prior to the commencement of development on the Tech Hub site. The measures contained in the Method Statement will be based guidance set out in BS5837:2012 'Trees in relation to design, demolition and construction'.

*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.*

Landscape GA – Softworks Plan (LD-PLN-400 Rev E) include planting plans and written specifications detailing of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted.

*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.*

The Softworks Plan (LD-PLN-400 Rev E) and Tree Pit Details (DET-602 Rev B) contain the specification of typical tree/plant/shrub planting details in accordance with BS 5837 'Trees in relation to design, demolition and construction. Recommendations', BS 8545 'Trees from nursery to independence in the landscape. Recommendations' and BS 4043 'Recommendations for transplanting root-balled trees'.

*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*

The submitted General Arrangement Plan LD-PLN.100 (Issue 3) provides detail on the hard landscaping proposed across the Technical Hub Development Zone and indicates the finishes approved for the neighbouring development zones. Images of the surfaces specified are contained in the Landscape section of the Design and Access Statement.

*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*

Details of the proposed biodiverse roof are contained within the Ecological Enhancement Report prepared by Ricardo Energy and Environment. The area of green roof proposed for the Tech Hub building is 855sqm of a total 1005sqm of available space. The green roof will comprise a Bauder's XF118 Wildflower Blanket. Appendix 3 of the Ecological Enhancement Report provides the specification for the wildflower blanket as well as details of the planting specification. Drawing D 0105 – Proposed Roof Plan shows the extent of the green roof.

# 9.0 Conclusions

The information provided within this report demonstrates how the Reserved Matters details for the Technical Hub Development Zone accords with Condition U08031 (Compliance Report) of Outline Planning Permission 15/3038/OUT.

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 Residential Development Zone. The development complies with the phasing plan in principle, as the works will not commence until the completion of works set out within Phase 2D.

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), U08006 (Residential Mix) and U07931 (Specific Use). This document demonstrates how the proposed development for the Tech Hub Development Zone complies with these conditions.

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 Tech Hub Development Zone and highlights the mitigation measures that will be incorporated on site to address these issues.

Finally, this document explains where identified matters for Layout, Scale, Appearance and Landscaping have been addressed within this Reserved Matters submission.

In conclusion, this RM Application for the Tech Hub complies with the requirements of Condition U08031 and discharges the requirements of this condition in relation to the Tech Hub Development Zone.

**tp bennett**

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