

1. INTRODUCTION

1.1 Clarion Housing Group, (the “Applicant”) is applying for detailed planning permission for the demolition of the existing buildings and the construction of 212 residential dwellings at Richmond upon Thames College in Twickenham, Richmond (the “Site”). Located within the administrative area of London Borough of Richmond upon Thames (LBRuT), the Site extends to approximately 1.9 hectares (ha) and is shown on Figure 1.1. The development comprises 212 residential dwellings, with associated parking, infrastructure, landscaping and access (the “Development”). A full description of the Site and Development is provided in Chapter 3 of this Environmental Statement (ES).

Requirement for EIA

1.2 The Environmental Impact Assessment (EIA) process is the mechanism by which development proposals are appraised in terms of their likely significant environmental effects. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects (beneficial and adverse). This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case LBRuT) of the likely significant environmental effects of the Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.

1.3 The Development falls within Category 10(b) of Schedule 2 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (as amended)ⁱ as an urban development project where the area of the development includes more than 150 dwellings. It is considered that the Development could lead to significant effects on the environment and an ES, informed through the EIA Scoping process (see Chapter 2 EIA Methodology for further details), has been prepared in support of the planning application.

Planning Context

1.4 Outline planning permission was granted at the Site by LBRuT in August 2016 for the demolition of existing college buildings, removal of hard surfacing, site clearance and groundworks, together with the redevelopment of the Richmond College site to provide a new campus for education and enterprise purposes, a new secondary school, a new special

educational needs (SEN) school, a new ancillary 'Technical Hub', a replacement on-site sports centre, upgrading of the existing playing fields at Craneford Way, and a residential development of up to 180 units (LBRuT ref: 15/3038/OUT) (hereafter referred to as the 'Outline planning consent'). This planning application was supported by an ES.

- 1.5 A subsequent reserved matters approval was granted by LBRuT on 2nd August 2019 for 180 residential units within the Richmond College site (LBRuT ref: 18/4157/RES). Following review of the reserved matters approval, the Applicant is proposing a number of amendments to the approved scheme, including a minor uplift in residential units. No significant changes to the height and massing of the previously approved development are proposed. A full planning application has therefore been submitted for the revised scheme and is supported by this new ES.

Organisation of the Environmental Statement

- 1.6 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1 sets out where the information required by Schedule 4 has been provided in this ES.

Table 1.1: Location of Information within the ES Required by Regulation 18 of the EIA Regulations

Specified Information		Location within ES
Reg 18 (3) An environmental statement is a statement which includes at least—		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6-9
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	Chapter 3, Chapter 5 and Technical Chapters 6-9
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	Standalone NTS
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Chapter 3 and Technical Chapters 6-9
Reg 18 (4) An environmental statement must—		

Specified Information		Location within ES
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Further information is provided in Chapter 2 and Appendices 2.1 and 2.2
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6-9
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	No other environmental assessments derived from UK (or European) law have been prepared to accompany this application.
Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—		
(a)	the developer must ensure that the environmental statement is prepared by competent experts; and	The credentials of each of the contributors to the ES is set out in Appendix 1.2.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	See Appendix 1.2.

ES Structure

- 1.7 This ES comprises 10 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). A Non-Technical Summary (NTS) of the full ES is provided as ES Volume 3. Table 1.2 sets out the structure of the ES.

Table 1.2 ES Structure

Chapter No.	Chapter Title	Description
Volume 1 - Chapters and supporting figures		
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development. Summary of effects with respect to climate change, energy and sustainability.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.
5	Construction Methodology and Phasing	Details of anticipated programme for Development and construction methodology.
6	Townscape and Visual Effects	Assessment of effects of the Development relating to townscape and visual amenity.
7	Transport and Access	Assessment of the effects of the Development relating to transport and access.
8	Air Quality	Assessment of effects of the Development relating to air

Chapter No.	Chapter Title	Description
		quality as a result of construction phase activities and vehicle movements, and during the operational phase, including from traffic movements and plant emissions.
9	Noise	Assessment of effects of the Development relating to noise.
10	Summary and Residual Effects	Summary of the residual and interactive effects of the Development.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.
Volume 3	Non-Technical Summary	Summary of the ES in non-technical language.

Project Team

- 1.8 The ES has been coordinated by Barton Willmore and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES. A 'statement of expertise' as required by Regulation 18 (5) (b) of the EIA Regulations 2017 (as amended) is provided at Appendix 1.2.

Table 1.3 Project Team

Organisation	Expertise
Clarion Housing Group	The Applicant
Barton Willmore	Town Planning, EIA Project Management and Townscape and Visual Impact Assessment
BPTW	Architect
Levitt Bernstein	Landscape Architect
RGP	Transport and Access
Sharps Redmore	Air Quality and Noise
RSK Group	Structural and Civil Engineer
Arcus Consulting	Principal Designer
MLM Group	Mechanical and Electrical (M&E) Consultants
Etude Consulting Ltd	Energy Consultants
Tower Eight	Cost Consultants

Other Documents

- 1.9 A number of other standalone documents have been submitted to LBRuT in support of the detailed planning application. These include:
- Planning Statement (including Affordable Housing Statement);
 - Design and Access Statement;
 - Landscape Management Plan;
 - Arboricultural Impact Assessment;
 - Daylight and Sunlight Assessment;
 - Archaeological Statement;
 - Statement of Community Involvement;

- Fire Statement;
- Health Impact Assessment;
- Equalities Impact Assessment; and
- Viability Review.

Environmental Statement Availability

1.10 The ES is available for public viewing at the following address:

London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Tel: 020 8891 1411

Email: customer.services@richmond.gov.uk

1.11 Comments on the planning application can be made via the Council's website (<https://www.richmond.gov.uk/services/planning>) or can be forwarded to the Planning Department at the address above.

1.12 Copies of the ES can also be purchased from Barton Willmore:

Tel: 020 7446 6888 / Email: IEPenquiries@bartonwillmore.co.uk

1.13 The ES may be purchased as a whole document or in separate volumes, the costs for which are as follows:

- Non-Technical Summary (NTS) - £15
- Volume 1: ES Main Text & Figures - £250
- Volume 2: ES Appendices - £350
- Full copy (with NTS) of the ES on data stick - £20

REFERENCES

ⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No.571) (as amended) (2018 No. 695 and 2020 No.505)