
Richmond College Volume 1: Main Text and Figures

**Prepared on behalf of Richmond upon Thames & Wandsworth Council
and Richmond upon Thames College and Clarion Housing Group**

April 2022

**Richmond College
Residential Development Zone & School and College Sports Halls**

Environmental Statement Volume 1

Main Text and Figures

**Prepared on behalf of Richmond upon Thames & Wandsworth Council and
Richmond upon Thames College and Clarion Housing Group**

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ABBREVIATIONS

| | |
|-------------------|--|
| AOD | Above Ordnance Datum |
| AONB | Area of Outstanding Natural Beauty |
| BAP | Biodiversity Action Plan |
| BGS | British Geological Survey |
| BPM | Best Practice Means |
| BS | British Standard |
| DCLG | Department for Communities and Local Government |
| DEFRA | Department for Environment, Food and Rural Affairs |
| DETR | Department of the Environment, Transport and the Regions |
| DoE | Department of the Environment |
| EA | Environment Agency |
| EIA | Environmental Impact Assessment |
| EPA | Environmental Protection Act |
| ES | Environmental Statement |
| FRA | Flood Risk Assessment |
| GEA | Gross External Area |
| GFA | Gross Floor Area |
| GLVIA | Guidelines for Landscape and Visual Impact Assessment |
| Ha | Hectares |
| IEA | Institute for Environmental Assessment |
| IEEM | Institute of Ecology and Environmental Management |
| IEMA | Institute of Environmental Assessment and Management |
| Km | Kilometre |
| LBAP | Local Biodiversity Action Plan |
| LBRuT | London Borough of Richmond upon Thames |
| LDF | Local Development Framework |
| LNR | Local Nature Reserve |
| LPA | Local Planning Authority |
| m ³ | Cubic metres |
| m | Metres |
| mm | millimetre |
| mph | Miles per hour |
| NCN | National Cycle Network |
| NGR | National Grid Reference |
| NPPF | National Planning Policy Framework |
| NTS | Non-Technical Summary |
| OS | Ordnance Survey |
| PPE | Personal Protective Equipment |
| PPG | Planning Practice Guidance |
| PPS | Planning Policy Statement |
| PROW | Public Right of Way |
| SINC | Site of Importance for Nature Conservation |
| SSSI | Site of Specific Scientific Interest |
| SoS | Secretary of State |
| SPD | Supplementary Planning Document |
| sqm | Square metres |
| SuDS | Sustainable Drainage System |
| TPO | Tree Preservation Order |
| µg/m ³ | micrograms per cubic metre |

GLOSSARY

Within this Environmental Statement, the following terms are defined as follows:

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| Above Ordnance Datum | Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum. |
| Applicant | London Borough of Richmond upon Thames Council, Richmond upon Thames College and Clarion Housing Group |
| Site | The Site comprises the Residential Development Zone (RDZ) as well as the Tech Hub Development Zone (DZ) and Main College DZ, as defined per the Outline planning consent (15/3038/OUT) Development Zones Parameter Plan. |
| Baseline | Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted. |
| Biodiversity | Abbreviated form of 'biological diversity'. |
| Completed Development | Within the ES, this phase refers to the Development when fully built and operational. |
| Considerate Contractors | Contractors who are compliant with the Considerate Contractors scheme can be considered as a contractor who is clean, respectful, safe, environmentally conscious, responsible and accountable. |
| Construction | Demolition works are anticipated to commence in September/October 2022, subject to gaining planning permission. Construction works would then begin in March/April 2023 and span approximately 3 years. Overall, the demolition and construction process is expected to be completed by 2026. |
| Construction Liaison Officer | A designated liaison officer who will deal with public and other complaints and enquiries during the construction phase. |
| Cumulative effects | The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions. |
| Development | <p>The ES is being prepared to support two separate detailed planning applications: the RDZ planning application and the RuTC and RTS Sports Halls planning application.</p> <p>The formal description of development for the RDZ application is:</p> <p><i>"Demolition of existing college buildings, removal of hard-surfacing, site clearance and groundworks together with the redevelopment of the site to provide 212 residential units across a collection of buildings up to 5 storeys in height; together with associated parking for 110 vehicles, cycle parking, open space and landscaping."</i></p> <p>The formal description of development for the RuTC and RTS Sports Halls application is:</p> <p><i>"Erection of Sports Hall with associated car parking, landscaping, and other works within the Main College Development Zone, and alterations and extension to existing Sports Hall including associated landscaping within the Tech Hub Development Zone as defined under application 15/3038/OUT."</i></p> |
| Effect | A physical or measurable change to the environment attributable to the project. |

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| EIA Regulations | The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) |
| Environmental Impact Assessment (EIA) | A systematic means of assessing a development project's likely significant environmental effects. |
| Environmental Statement (ES) | Statutory report summarising the findings of an environmental impact assessment. |
| Flood Risk Assessment (FRA) | A desk based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding. |
| Habitat | The environment in which populations or individual species live or grow. |
| Townscape Character | The distinct and recognisable pattern of elements that occurs consistently in a particular type of townscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the townscape. |
| Townscape Effects | Change in the elements, characteristics, character and qualities of the townscape as a result of development. |
| Townscape Sensitivity | The extent to which a townscape can accept change of a particular type and scale without unacceptable adverse effects on its character. |
| Light spill | The unwanted spillage of light on to adjacent areas and may affect or cause nuisance to sensitive receptors, particularly residential properties and natural habitats. |
| Local Nature Reserve | Local Nature Reserve (LNR) are places with wildlife or geological features that are of special interest locally. |
| Mitigation Measures | Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project. |
| Non-Technical Summary | A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology. |
| Phase 1 Habitat Survey | An ecological survey technique that provides a standardised system to record vegetation and wildlife habitats. It enables a basic assessment of habitat type and its potential importance for nature conservation. Each habitat type or feature is identified and presented on a map. |
| Public Open Space | Open space, designated by a local authority, defined where public access is generally not formally established, but which fulfils or is capable of fulfilling a recreational and/or non-recreational role (for example, amenity, ecological, educational, social or cultural). It includes most nature reserves, city farms, cemeteries, reservoirs (including covered reservoirs) and some private institutional and housing estate grounds which are not considered suitable for building development. Public Open Space does not include school playing fields nor the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8). |

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| Public Right of Way (PROW) | A right of passage by the public over the surface of the land without impediment. Public Rights of Way include public footpaths, bridleways and byways open to all traffic and Restricted Byways. |
| Receptor | A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Development. |
| Scoping | An exercise undertaken to determine the topics to be addressed within the Environmental Statement. |
| Screening | Consideration as to whether an environmental impact assessment is required for a project. |
| Section 106 Agreement | Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement. |
| Site of Nature Conservation Importance (SNCI) | Sites of Nature Conservation Importance (SNCI) are amongst the best sites for wildlife in the County. They are a comprehensive suite of local wildlife sites that are of high value for biodiversity, with habitats and species that are uncommon in the County and sometimes further afield. |
| Site of Special Scientific Interest (SSSI) | The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs). |
| Sustainable Drainage System (SuDS) | Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices. |
| Topography | The natural or artificial features, level and surface form of the ground surface. |
| Tree Preservation Order | A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, uprooting, wilful damage to or wilful destruction of protected trees or woodlands unless permission has been given by the LPA. |
| Visual Effect | Change in the appearance of the landscape from available viewpoints as a result of development. |