

RuTC: College Development Zone Phase 1 (ES Screening Request)

Planning

17 June 2016

From: Robert Mackenzie-Grieve [<mailto:robert.mackenzie-grieve@cgms.co.uk>]
Sent: 17 June 2016 14:04
To: Jeffrey Wilson; Chris Tankard
Cc: Mark Buxton
Subject: RE: Richmond College - College Development Zone Phase 1 (ES Screening Request)

Jeff,

I'm sorry for the delay in sending this, however, I have been attempting to clarify details relating to the Utilities connections.

Following our phone call on Tuesday, please find below a formal response to your email regarding the ES Screening Request.

The red line has been produced for the College Development Zone Phase 1 based on the detailed design work which has been progressed since the Outline application was submitted. The red line plan includes the College Building Zone 1 (the main College) and other surrounding areas of the College Development Zone to provide the landscaping and car parking spaces necessary for the Main College building. As part of the detailed design work, it was concluded to be beneficial in terms of both costs and for practical reasons to include the land to the north west, which was not previously included with the Phase 1C Plan, as part of this Reserved Matters Application. As set out within PL-17 Rev A Illustrative Masterplan the area will be used for car parking for the College. The temporary changing rooms are not required as part of this phase of the College Development Zone and will form part of the next Reserved Matters submission for the College Development Zone. While the precise location of these facilities is still to be decided, the inclusion of the land to the north western as part of this Reserved Matters submission will not impact upon the provision of these temporary facilities.

The red line also includes the north eastern corner of the Schools Development Zone. Detailed design work and discussions with external utilities providers have led to the conclusion that the north eastern corner of the site is the most suitable location for a connection to be made for Telecoms, Water and Gas. Phase 1 of the College redevelopment will provide the necessary utilities connection for the rest of the College Development Zone and the Tech Hub Development. It is therefore necessary to include this area within the red line boundary in order to facilitate the connection. All work proposed within this area of the red line will be undertaken underground. Details of the proposed ground level car parking and landscaping for this area have been set out within the School's Development Zone Reserved Matters submission. It should be possible for connection to be made or at least the necessary infrastructure to be put in place before the School begins work in that part of the site.

While the proposed College Development Zone Phase 1 development does not correlate exactly with the Phasing Plans provided within the Outline Development Specification, we do not consider that minor changes which have resulted as part of the detailed design lead to any impacts which have not been assessed within the outline Environmental Statement. The Environmental Statement has assessed the potential impacts which could arise from the construction and occupation of the entire site and we do not consider that underground work to the northeast and the inclusion of the area to the northwest will impact these conclusions.

Please do not hesitate to contact me if you have any further questions.

Kind regards

Robert Mackenzie-Grieve

**Robert Mackenzie-Grieve
Planner - RPS CgMs**

140 London Wall,
London, EC2Y 5DN.
United Kingdom

Tel: +44 (0) 20 7583 6767

Direct: +44 (0)207 832 0256

Mobile: +44 (0)7557 789 517

Email: robert.mackenzie-grieve@cgms.co.uk

www: www.cgms.co.uk

From: Jeffrey Wilson [<mailto:Jeffrey.Wilson@richmond.gov.uk>]

Sent: 09 June 2016 16:25

To: Mark Buxton; Chris Tankard

Cc: Robert Mackenzie-Grieve

Subject: RE: Richmond College - College Development Zone Phase 1 (ES Screening Request)

Mark

Following a review of your request for a screening opinion in relation to the **College Development Zone, College Building Zone 1** some matters have been raised for which we require further information as we consider your request. Some of these have previously been raised and I do have the email below which seeks to explain some matters but has not addressed the following in full. Once we have the answers to the below we may need to seek further advice.

We initiated the consultation process upon receipt of your request and will come back to you in advance of the timeline as set out in the Regulations. By our calculation we need to respond to your request on or before Thursday 16 June 2016. You will also find the request on the Council's public register.

Red Line

The red line submitted does not appear to correspond to the College Development Zone, College Building Zone 1 nor the Phasing Plans attached to the Development Specification. It comprises:

- part of the College Development Zone,
- College Building Zone 1 but includes additional land;
- part of the Schools Development Zone (which is indicated as being separated by a construction hoarding in the Phasing Plans); and
- areas outside of the Phasing Plans (to the northwest) for the relevant phase of the development (Phase 1C).

It is not inclusive of:

- stray bits of land at the periphery of the College Development Zone which are not contiguous to the remaining part of the College Development Zone (in the northwest); and
- the entirety of the College Development Zone.

Can you please explain your approach and why this red line is acceptable and how the impacts specific to this red line have been assessed in the Environmental Statement submitted in support of 15/3038/OUT?

Would this application be consistent with the Phasing as assessed in the Environmental Statement submitted in support of 15/3038/OUT? Are there any potential additional impacts (for example to the existing Sports Hall or temporary changing facilities or School car park or during construction) that need to be considered as a result of the proposed red line? Is there a more accurate description for the land defined by the red line?

I note your comment that you consider it more important that the plan is consistent with PL-03 Parameter Plan, but as submitted it is not. The email below states that the area of overlap with the Schools Development Zone would be used for utilities. Utilities fall under the Reserved Matter of landscaping and which for the portion of the site identified would be submitted with the Schools Development Zone Reserved Matters. That does not explain its inclusion in this red line. Are the College's utilities inside the Schools Development Zone?

What is the area to the northwest outside the relevant Phase to be used for? Does this preclude or impact the temporary changing rooms in future phases?

If you could please come back to me with clarification on the above it would be much appreciated as it will assist us in considering your request. If further matters arise as it is being reviewed I shall forward these on for your response.

Kind regards
Jeff

Jeffrey Wilson
Senior Major Applications Planner
Development Control
Development and Street Scene
London Borough of Richmond upon Thames
t: 0208 891 1411
e: jeffrey.wilson@richmond.gov.uk
www.richmond.gov.uk

From: Robert Mackenzie-Grieve
Sent: 27 May 2016 16:22
To: Jeffrey Wilson; Mark Buxton; Chris Tankard
Subject: RE: Richmond College - College Development Zone Phase 1

Jeff,

In response to your earlier discussion with Mark, please find attached an amended Site Location Plan. We have addressed your comments below:

- The site boundary has been extended in the south west corner (opposite the existing Sports Hall) and now connects to the access road into the College site which will provide site access;
- The southern boundary remains unchanged as this matches the Site Boundary Plan submitted for the School's Development Zone ES Screening Request; and
- The area to the north east which extends into the Schools Development Zone is included to provide the necessary utilities work.

In regards to your concerns about the site being inconsistent with the Phasing Plan, we consider it is more important that the site boundary plan is on the whole consistent with Parameter Plan PL-03 –

Site Development Zones. The Phasing Plans provided in the Development Specification comprised indicative plans of what was considered, at the time of the submission, to be the likely construction phases for the redevelopment of the College Site. Since then, detailed design work and timing pressures have resulted in changes to what is included in each phase. It is therefore considered more important that any submission is consistent with the submitted Parameter Plan rather than the Phasing Plans produced in the Development Specification. Indeed, this is reflected in the draft wording of the RM condition (Officers Report Condition 32)

I also attach a revised letter referring back to the Officer Report condition numbering as requested.

Kind regards

Robert Mackenzie-Grieve

Robert Mackenzie-Grieve
Planner - RPS CgMs
140 London Wall,
London, EC2Y 5DN.
United Kingdom
Tel: +44 (0) 20 7583 6767
Direct: +44 (0)207 832 0256
Mobile: +44 (0)7557 789 517
Email: robert.mackenzie-grieve@cgms.co.uk
www: www.cgms.co.uk

From: Jeffrey Wilson [<mailto:Jeffrey.Wilson@richmond.gov.uk>]
Sent: 27 May 2016 11:20
To: Mark Buxton; Chris Tankard
Cc: Robert Mackenzie-Grieve
Subject: RE: Richmond College - College Development Zone Phase 1

Mark

Just to confirm following our discussion this morning, pending your confirmation of the correct Site Location Plan (which shall include a site access) to be associated with this request for a screening opinion, the request is invalid at present. As discussed, could you please also address the other matters in regard to areas of the Plan overlapping with another Development Zone and being inconsistent with the Phasing Plan should these circumstances continue to occur in any revised Site Location Plan to be submitted.

Kind regards
Jeff

Jeffrey Wilson
Senior Major Applications Planner
Development Control
Development and Street Scene
London Borough of Richmond upon Thames
t: 0208 891 1411
e: jeffrey.wilson@richmond.gov.uk
www. richmond.gov.uk

From: Mark Buxton [<mailto:mark.buxton@cgms.co.uk>]
Sent: 19 May 2016 14:55
To: Chris Tankard; Jeffrey Wilson
Cc: Robert Mackenzie-Grieve
Subject: Richmond College - College Development Zone Phase 1

Chris/Jeffrey,

Please find attached a request for an ES Screening Opinion in respect of the College reserved matters (College Building Zone 1). A hard copy of the letter and accompanying plan is in tonight's post.

Kind Regards

Mark

Mark Buxton
Director - RPS CgMs
140 London Wall,
London, EC2Y 5DN.
United Kingdom
Tel: +44 (0) 20 7583 6767
Direct: +44 (0)207 832 0288
Mobile: +44 (0)7753 799 250
Email: mark.buxton@cgms.co.uk
www: www.cgms.co.uk