

Your Ref: RMG/MB/21313

Dial: 020 8891 7300
Contact: Jeffrey Wilson

Mr. M Buxton
RPS CgMs
140 London Wall
London
EC2Y 5DN

FAO Mr Mark Buxton

24 June 2016

Dear Mr Buxton,

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 5(1) 2011 and Amendment Regulations 2015:

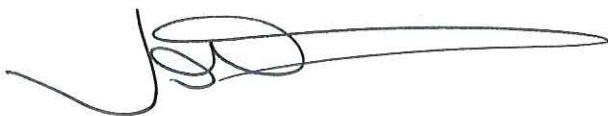
Request for EIA screening opinion for Reserved Matters for the College Development Zone, College Building Zone 1 (inclusive of a small portion of the Schools Development Zone fronting the A316) pursuant to outline application 15/3038/OUT for Richmond upon Thames College, Twickenham.

Thank you for your screening letter and attachments received 27 May 2016 which requests the Local Planning Authority adopt a screening opinion of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, as amended, in respect of the above Reserved Matters for the College Development Zone, College Building Zone 1 (inclusive of a small portion of the Schools Development Zone fronting the A316).

I am pleased to attach the Council's screening opinion adopted on the 24 June 2016 which concludes that the Local Planning Authority does not consider the Reserved Matters for the College Development Zone, College Building Zone 1 (inclusive of a small portion of the Schools Development Zone fronting the A316) requires an EIA.

This opinion is given without prejudice and in the event further information is presented to the Local Planning Authority, a further screening opinion may need to be sought.

Yours sincerely



Jon Freer
Assistant Director of Environment (Development and Street Scene)
London Borough of Richmond upon Thames

LONDON BOROUGH OF RICHMOND UPON THAMES
DEVELOPMENT AND STREET SCENE

FORMAL SCREENING OPINION IN CONNECTION WITH RESERVED MATTERS FOR THE COLLEGE DEVELOPMENT ZONE, COLLEGE BUILDING ZONE 1 PURSUANT TO OUTLINE APPLICATION 15/3038/OUT FOR RICHMOND UPON THAMES COLLEGE, TWICKENHAM (REG 25)

A screening exercise has been initiated in furtherance of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended) – Regulation 5.

This exercise has formed part of the considerations pursuant to the Reserved Matters details for the College Development Zone, College Building Zone 1 (inclusive of a small portion of the Schools Development Zone fronting the A316) pursuant to outline application 15/3038/OUT for Richmond upon Thames College, Twickenham.

That the Reserved Matters for the College Development Zone, College Building Zone 1 (inclusive of a small portion of the Schools Development Zone fronting the A316) pursuant to outline application 15/3038/OUT for Richmond upon Thames College, Twickenham as set out in the attached letter does comprise Schedule 2 Development (an Urban Development Project as defined in part 10 (b) of Schedule 2 of the Regulations). The need for an EIA is however dependent upon the likelihood of significant environmental effects which is established through successive tests. In this regard it has been found that:-

- a) the site is not located within a “sensitive area” as defined in the EIA Regulations and is not covered by statutory or non-statutory wildlife or heritage designations;
- b) the property has a site area of 1.17ha which whilst not determinative in itself, exceeds the specified threshold of 1.0ha and criteria on the scale of qualifying development within the Regulations;
- c) the characteristics of development, location of development and characteristics of the potential impact (Schedule 3 Selection Criteria) have been subject to an Environmental Impact Assessment for outline application 15/3038/OUT which remains valid for the Reserved Matters details subject to compliance with the parameters and relevant documents of the outline application which include mitigation measures.

The following screening opinion is to be formally adopted.

It is considered that the Reserved Matters details for the College Development Zone, College Building Zone 1 (inclusive of a small portion of the Schools Development Zone fronting the A316) fall within the parameters tested at the outline stage in regards to outline application 15/3038/OUT and, subject to the implementation of the mitigation measures detailed within the applicant’s submission, the outline application 15/3038/OUT and referenced documents* and further information submitted as part of the Reserved Matters submissions, does not have significant environmental impacts and therefore does not represent development requiring the submission of an Environmental Statement.

The Local Planning Authority reserves the right that in the event that the environmental information already provided is inadequate to assess the

environmental effects of the Reserved Matters if submitted then a notice under Regulation 22(1) can be issued.

Date of Opinion: 24/06/2016



Jon Freer

Assistant Director of the Environment (Development and Street Scene)

On behalf of the Council of the London Borough of Richmond upon Thames

* letter dated 19 May 2016 (received 27 May 2016) from RPS CgMs, Drawing 5137894-ATK-MB-00-DR-A-0001-02 Site Location Plan, Environmental Statement dated 2015 submitted as part of application 15/3038/OUT, Parameter Plans ref: PL01, PL02, PL03, PL04 Rev A, PL05 Rev B, PL06 Rev A, PL07 Rev A, PL08 Rev A, PL11 Rev A