

Overview of Campus

What is the Education and Enterprise Campus?

Richmond upon Thames College, Clarendon School, Haymarket Media Group, Harlequins, Waldegrave School, Richmond Council and Achieving for Children are working together to create an Education and Enterprise Campus on the College's existing site on Egerton Road in Twickenham.

The ambition is to create a Campus that will deliver:

- An innovative college of further and higher education working in partnership with Haymarket, Harlequins, their partners and other successful global companies and local employers
- A new, much needed, 11-16, five form secondary school
- Purpose built accommodation for Clarendon School's secondary pupils (who have complex learning difficulties) and for Newhouse Centre, which Clarendon manages
- Haymarket's new Tech Hub and digital media incubator



The benefits of a Campus approach

The organisations that have come together to develop this proposal are committed to delivering the highest quality education with unparalleled opportunities for developing skills and pursuing employment through work experience, apprenticeships and, ultimately jobs.

The Campus will deliver a completely new 22 acre estate, including state-of-the-art, e-enabled education facilities, spaces for start-up businesses, silver service dining experiences, a spa with health and wellbeing centre, an art gallery, theatre and sports hub all providing commercial services to the local community. By sharing an estate the College and schools will operate from a coherent basis, providing seamless access to facilities and expertise. The Campus will provide:

- Opportunities for joint curriculum development between the schools and College, and improved transition planning between them
- Greater educational choice on a single site
- Access to shared facilities, staff expertise and opportunities to share best practice in teaching and learning
- Economies of scale that strengthen the business model and provide a platform for further innovative developments
- Access to work experience and apprenticeships – with Haymarket, Harlequins and other local employers
- Co-location with a mainstream secondary school and the College will increase inclusion opportunities for Clarendon's students and improve transition arrangements
- The new Haymarket Tech Hub will provide access to state-of-the-art facilities, industry standard technology and the opportunity to work with established professionals.

How will the Campus be funded?

The principal funding streams are:

Government Grants

- In June 2014 the Department for Education gave conditional approval to open the proposed new secondary school. The Richmond upon Thames College Free School Trust is now consulting on whether or not the school should enter into a funding agreement with the Secretary of State for Education.
- In September 2014 the College submitted an Expression of Interest to the London Enterprise Panel's (LEP) Further Education Capital Investment Fund and has been invited to submit a detailed application at the end of January 2015. In addition, following positive feedback from the LEP, the College is submitting another Expression of Interest to the LEP's second round of funding.

Sale of some of Richmond upon Thames College's land to enable the development. Proposals for an 'enabling development' are part of the planning policy for the site.

- Haymarket to purchase part of the land and fund the build of its new Tech Hub through its own resources
- Sale of land for enabling residential development

Council funding for the new secondary school and Clarendon School.

- In November 2014 the Council agreed to purchase land from the College for the two schools (The Education Funding Agency, sponsored by the Department for Education, will fund the build of the new secondary school subject to its Free School Trust meeting pre-opening criteria.)



Process and Planning

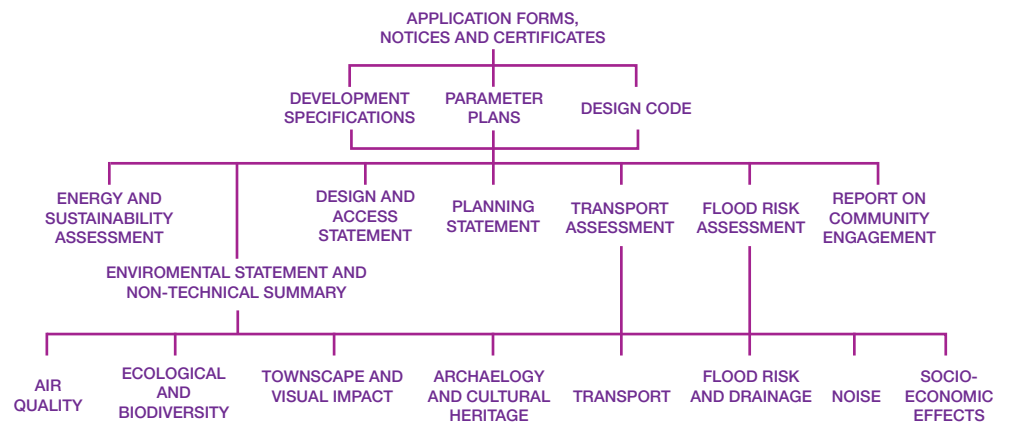


How will the planning process work?

The College intends to submit an Outline Planning Application for the development of the Campus. The Outline Planning Application process is a way of ensuring that the principles of any development can be established, whilst maintaining a degree of flexibility regarding the precise layout and appearance of individual buildings on the site.

The Application will be supported by a number of key documents and reports to enable the Local Planning Authority and other Statutory Consultees to assess whether the proposals comply with relevant planning policies and will not have an unacceptable impact on local amenity, ecology, traffic, or lead to disturbance etc.

The full suite of documents to support the Application is likely to include:



At the heart of the Outline Planning Application will be three key documents:

1. A Development Specification that defines what the College is applying for.
2. A series of plans, known as Parameter Plans that divide the site into six distinct Development Zones. Within each Development Zone, there will also be a plan that shows the building development zone (or sports field). One of the Parameter Plans will include a plan that shows the proposed storey heights, in addition to an illustrative master plan demonstrating how the various elements of the proposed development could be accommodated on the site in a way that is consistent with the Parameter Plans.
3. A Design Code which defines what the proposed buildings and site landscape may look like.

These three documents will then be accompanied by any array of detailed technical assessments, together with a full Environmental Statement, that will, collectively assess whether any impacts arising as a result of the proposed development are acceptable and, if there are any significant environmental effects, that these can be properly mitigated.

If the College is successful in achieving outline Planning approval, all matters of detail concerning layout, appearance, scale, landscape and means of access for each element of the College development will be the subject of further applications (known as applications for 'Reserved Matters'). Each of these applications need to be consistent with the Development Specification, Parameter Plans and Design Code, and development could only commence when these Reserved Matters applications are approved by the Local Planning Authority. The residential scheme will also be subject to a Reserved Matters application however, this is expected to be much later.



The Current Site

Facts about the current site

Location: Egerton Road, Twickenham, TW2 7SJ is bordered by the A316, Egerton Road, Craneford Way and Langhorn Drive/Harlequins Rugby Ground.

Size of main site: 6 hectares.

Size of footprint of current buildings on the site:

Size of ground floor footprint of current buildings on the site: 20,000m² (2 hectares). Total gross area over all floors is around: 32,000m².

Playing fields: The College's playing fields to the south of Craneford Way extend to 2.7 hectares.

Current main access points: The site currently has a number of vehicular and pedestrian access points which link the College with the transport network and existing Public Rights of Way (Egerton Road, off A316 Chertsey Road, Langhorn Drive and Craneford Way).

Parking: The College currently accommodates approximately 300 cars parked on the main site.

Current total capacity for students and staff on the site: 4,500 plus c.725 staff.



Existing Policy for the Site

Planning Brief for College site (2008)

Following public consultation in December 2008, a Planning Brief was agreed for the Richmond upon Thames College site.

The purpose of this Brief was to establish a development framework for any proposed comprehensive redevelopment of the College and set out the broad principles to guide development at the site. The Brief includes a number of key objectives:

Any development should:

- Deliver a high quality college campus, offering improved learning and sporting facilities
- Be achieved in a comprehensive manner, making best use of the site, with development at an appropriate density
- Respond to the area's existing urban grain, building heights and landscape character and is of the highest architectural quality
- Ensure appropriate pedestrian, cycle and vehicular access points, which reflect existing links and reduce traffic impacts in neighbouring residential streets
- Promote sustainable forms of transport and reduce car parking, through the implementation of a Green Travel Plan
- Maximise the sustainability of all new buildings, in accordance with relevant national, regional and local sustainability targets
- Deliver benefits for the wider area, including improving linkages between the main development sites in the Crane Valley and environmental improvements
- Continue to play an important role in the community and maximise the opportunity for community use of facilities
- Deliver an appropriate level of enabling residential development, including affordable housing. If required to contribute to the funding for the redevelopment.

To see the Planning Brief, go to: www.richmond.gov.uk/richmond_college_maps_2014_lr.pdf

Preparing the designs

As part of the overall design process it is important to consider existing Council and local policies relating to the specific site and beyond. All of these have been subject to extensive local consultation and engagement.

Crane Valley Planning Guidance (2005)

The College site falls under the Crane Valley Planning Guidance (2005) which recognises the likely development of the College site, but outlines principles to ensure that development is carried out to a high environmental standard, based around an improved riverside, a riverside walkway and improved open spaces, meeting the housing, recreational and educational needs of the area.

To see the Guidance, go to www.richmond.gov.uk/crane_valley_spg-2.pdf

Richmond upon Thames UDP First Review (2005)

The Council's Unitary Development Plan First Review was adopted in March 2005 and Proposal T29 provides for the redevelopment of the College site to provide a new college and enabling residential development. The Planning Brief for the College site and the Crane Valley Guidance provides more detailed planning guidelines.

For more information, go to: www.richmond.gov.uk/unitary_development_plan

Twickenham Area Action Plan (2013)

Whilst this Action Plan largely focuses on Twickenham Town Centre, parts of the plan adjoin the College site. In relation to this site, the primary aspect of the Plan that is seen as effecting the redevelopment is the policy goal to "enhance the Crane corridor for environmental and community benefits as well as creating a new route and providing public access to open areas alongside the River Crane, which will link the town to a much larger east/west linear park."

To see the Plan, go to: www.richmond.gov.uk/twickenham_area_action_plan

Site Allocations Plan (currently draft – to be adopted 2015)

The Site Allocations Plan includes site specific proposals for key sites across the whole borough and extensive consultation on the draft was completed during 2013. The document reflects the needs of the borough, existing national, regional and local policies, site specific constraints and opportunities. The Plan includes a specific proposal for the College site (which, when adopted, will supersede the proposal contained in the Unitary Development Plan) for a new College, a new headquarters building / offices and open space.

To see the Draft Plan, go to: www.richmond.gov.uk/site_allocations_plan

Environmental Impact Assessment

The entire development will be subject to an Environmental Impact Assessment (EIA) and this will include consideration of impact on the playing fields. The work on the EIA is being done ahead of the main Outline Planning Application and the statement itself will be a key part of the submission. The preparation of the EIA is underway and the Campus partners have recruited a consultant to assist with this work.



What You Said

Throughout the design process for the new Education and Enterprise Campus there will be a number of opportunities to find out more and have your say.

Two public drop-in sessions were held on the 21 October and 4 November 2014, and there was an online consultation. A total of 73 people completed the survey.

Below is a summary of some of the key results and what the Campus design team is doing to address issues raised.



You said

Our response

Changes to the Proposals

Haymarket HQ to be replaced with a Tech Hub (reducing the number of people, onsite parking and density of development)

- 73% of survey respondents felt this was appropriate
- Several positive comments about this change to the overall proposals, seen as an improvement and has taken on board residents' views
- Also relief that the HQ was not going to be onsite and that numbers of people, parking and traffic would be reduced as a result

The Campus will incorporate the Haymarket Tech Hub and digital media incubator and will not be the location of the Haymarket HQ. The Tech Hub will have only 6-8 parking spaces on site and a maximum of 20 Haymarket staff.

Traffic / Transport and Access

Congestion

- Concern about increased traffic volumes, particularly on smaller residential roads (Egerton Road and surrounding roads)
- Concern raised by the Local Community Forum about the robustness of some of the traffic surveys (timing etc.) particularly in relation to Whitton Road
- Concern about the impact of school drop-off/pick-up and traffic volumes during peak times

We have commissioned specialist transport surveyors to complete a number of traffic surveys locally, including:

- Single day count survey of the College student car park access off Egerton Road
- A one week traffic count on Whitton Road
- Single day count survey of the B361 Whitton Road/Court Way junction
- Single day turning count survey of the College access from Egerton Road/Heathfield South junction
- A one week traffic count on Court Way
- A one week traffic count on Langhorn Drive
- A one week count on A316 Chertsey Road Westbound
- A single day fully classified turning survey count of the A316 Chertsey Road/Langhorn Drive junction
- A single day turning count survey of the A316 Chertsey Road/Whitton Road roundabout
- A single day turning count survey of the A316 Chertsey Road/B358 Hospital Bridge roundabout

The results of these surveys have been subjected to a preliminary Traffic Assessment which indicates that the net increase in traffic as a consequence of the proposed development is unlikely to have a detrimental impact on the local primary and residential road network.

At the request of local residents we are proposing to repeat a survey of Whitton Road in January 2015. The final transport and traffic assessment will be completed in February 2015 and will form part of the Outline Planning Application submission.

