



56 Gilpin Avenue  
London SW14 8QY

26 Oct 2023

Mr John Finlayson  
Head of Development Management  
Greater London Authority

Dear Sir

**Ref GLA/6252: Homebase, 84 Manor Road, North Sheen TW9 1YB**

The Homebase site lies just beyond our Society's domain but well within our Society's interest as many of our 430+ members were former customers of Homebase and continue to be customers of Sainsbury on the opposite side of Manor Road.

We note that the latest plans now show additional staircases in response to the new post-Grenfell fire regs and without any noticeable increase in the volume of the development. We also note that the total affordable units remain the same as before, namely 173 out of the total 453 (38% of units).

That said, since the Mayor's public hearing of the original scheme in 2020, the New London Plan has emerged and we would like to draw attention to two policies in your Plan where we feel this latest scheme, despite ticking the fire regs box, is simply not ticking the London Plan box:

1. Policy D9 Tall Buildings: "Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan.... Any such locations and appropriate tall building heights should be identified on maps in Development Plans."

In updating their Local Plan our local Council (LB Richmond) commissioned Arup to undertake an Urban Design study of the whole Borough. Arup have indicated the appropriate heights for the Homebase site as being 7-8 storeys at the core and 5-6 storeys in the buffer. The latest plans for the Homebase site still indicate 11 storeys at the core and 8 storeys in parts of the buffer.

2. Policy T6 Car parking: "Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport."

According to the PTAL Map the site lies on the edge of the Richmond Town Centre and therefore qualifies as PTAL5-6, hence car-free. However, we would argue that, following the reduction of bus and train services in this area and in view of North Sheen Station being

inaccessible to those who cannot manage stairs, the site is located in PTAL3-4 and that car parking requirements need to be reviewed.

We would also like to draw attention to another London Plan policy, vis.

Policy SI3 Energy infrastructure: (B) “Energy masterplans should be developed for large-scale development locations... which establish the most effective energy supply options.”

While the applicant’s Energy Report mentions air source heat pumps and solar PV, we must ask the GLA to review this report in depth and make sure that the applicant has covered such all aspects, leaving no stone unturned.

In conclusion, our Society joins our local MP, the Council, the Kew Society and the Richmond Society in urging the Mayor to refuse planning permission for this scheme and to consider a development that shows a significant reduction in height and density.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Catchpole', with a long horizontal stroke extending to the right.

Tim Catchpole, Chair