

Homebase, 84 Manor Road
in the London Borough of Richmond
planning application no. 19/0510/FUL

This Addendum sets out various factual clarifications and updates that need to be considered in conjunction with the Representation Hearing Report originally published on 23 September 2020 (GLA ref: GLA/4795/03).

Amendments to the report

To update:

1 Since the report was published the applicant has clarified that one 2-bed London Living Rent unit in Block C is to be a London Affordable Rent unit. This revision applies to the following Tables in the report:

- Table 1, paragraph 16
- Table 6, paragraph 138
- Table 7, paragraph 139
- Table 10, paragraph 154

2 The change is demonstrated below in the table below:

Tenure	Unit size			Affordable Percentage		Total	
	1-bed	2-bed	3-bed	By unit	By habitable room	Units	Habitable Rooms
London Affordable Rent	20	50	15	49%	52%	84	250
Shared Ownership	1	33	0	20%	21%	34	101
London Living Rent	36	18	0	31%	27%	55	126
Total	57	101	15	100%	100%	173*	477**
* 38% of scheme by unit							
** 40% of scheme by habitable room							

3 Richmond Council expressed concerns that the scheme would not provide sufficient bin storage capacity to meet the weekly collection requirement set out within the Refuse and Recycling SPD. The applicant has provided some further clarification demonstrating that the scheme would be able to accommodate 96 eurobins of waste storage capacity across the site: 92 for the residential component and 4 for the commercial component. This provision would exceed the requirement for weekly collection set by the Refuse and Recycling SPD, which in this case would require 87 eurobins for the residential component and 2 eurobins for the commercial component and facilitate weekly collection. Further details relating to the precise nature of the refuse and recycling provision is to be secured by planning condition.

- 4 Since the report was published the applicant provided further detail in respect of circular economy matters. The applicant clarified that the pre-demolition audit confirms that the 95% target for diversion from landfill for soft strip out, demolition, and site clearance material would be achieved in accordance with Intend to Publish Policy SI 7. The proposed development would also seek to achieve the 95% target for reuse, recycling, and recovery of construction and demolition waste and retain this target in the final selection of materials in the detailed and technical design stages. The proposed circular economy statement will also be amended to include the pre-demolition audit within the appendix. The applicant confirms that a detailed plan for achieving targets and commitments as well as an end of life strategy will be provided prior to commencement of development. These are to be secured by condition.
- 5 A further 32 additional representations objecting to the scheme have been received and are reported. The representations received do not raise any new planning matters which have not already been considered as part of the assessment and, where appropriate, through the proposed planning conditions, planning obligations and/or informatives outlined in the representation hearing report 23 September 2020 (GLA ref: GLA/4795/03).

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