



C/o 5 Aquarius,
Eel Pie Island,
Twickenham.
TW1 3EA

18th November 2021

Secretary of State for Levelling Up, Housing and Communities,
Planning Casework Unit,
5 St Philip's Place,
Colmore Row,
Birmingham, B3 2PW

Dear Sir,

**Objection to the London Borough of Richmond Upon Thames (Twickenham Riverside)
Compulsory Purchase Order 2021 (the Order)**

Tower of Power Limited (**TPL**) write to confirm their objection to the Order.

TPL are proprietors of a River Works Licence (**RWL**), issued by the Port of London Authority, dated 19 November 1998. The RWL grants TPL the right to construct, renew, maintain and retain the 'Snapper' footbridge between Twickenham and Eel Pie Island. TPL are noted as occupiers in the Order, over areas of the river Thames subject to oversailing.

TPL requests that the Secretary of State does not confirm the Order until its concerns (set out below) are resolved by the Promoter.

Confirmation is sought from the Promoter that:

- (1) no unregistered rights or statutory rights granted to TPL under the RWL in accordance with the Port of London Act 1968, which enable the use of the footbridge, will be interfered with. TPL may have the benefit of rights in land adjacent to the footbridge pursuant to s66(1)(b) of the Port of London Act 1968 as the RWL is "*deemed to confer on the holder of the licence such rights in, under or over land as are necessary to enable the holder of the licence to enjoy the benefit of the licence.*" The CPO itself should exclude such matters against plots where TPL is said to have an interest (namely, plots 66, 68, 70, 71) and also plots (e.g. plot 58) along the embankment where such rights can extend by virtue of s66(1)(b); and

KEEPING THE FOOTBRIDGE OPEN
EEL PIE ISLAND
BRIDGE
COMPANY

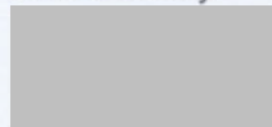
- (2) the oversailing rights (and any other rights or land acquisition) sought in the Order will not interfere with use of, maintenance, or access to the footbridge, or any structure or building on Eel Pie Island. TPL require an oversailing licence and works co-operation agreement to be entered into.

As a general matter TPL submits that the Promoter should be made to repay to TPL all proper costs, charges and expenses (including the proper fees of such professional advisers as they by instruct) reasonably incurred in consequence of the Order.

We further note that the Promoter will be seeking a stopping up order. Deliveries to Eel Pie Island are made via Water Lane, and vehicles then continue along the embankment, and exit via Wharf Lane. We understand there is a proposal to stop up this route, and introduce a two-way highway in lieu. TPL has concerns about disruption to deliveries being made to the Eel Pie Island and the safety of pedestrians and vehicles in connection with this proposal. Whilst we appreciate this is a matter which will be dealt with via the stopping up process, we would expect the Promoter to take steps to alleviate these concerns at this stage to ensure its CPO contains only necessary and proportionate powers.

Please kindly confirm receipt of this letter.

Yours faithfully



E. A Perry

Hon. Sec.