

From: [REDACTED]
Subject: [PCU](#)
Date: Richmond Borough CPO on Twickenham Riverside
14 January 2022 16:14:38

14th January 2022

Secretary of State for Levelling Up, Housing & Communities

Planning Casework Unit, Department for Levelling Up Housing & Communities,

23 Stephenson Street,

Birmingham B2 4BH

Dear Sirs,

PCU/S19/L5810/3286304

I wish to object to the Issue of Certificate in this matter, and would ask the Secretary of State not to issue such a certificate.

I am writing as a resident of Twickenham for more than 40 years, and until recently I was a Trustee of Twickenham Riverside Trust, a registered charity (no. 1147557). The Trust has a long lease of the Diamond Jubilee Gardens, the subject of the CPO. I know the site extremely well.

I submit that it is too soon for anybody to make an informed judgement on this matter until the final definitive scheme is available. This has not yet happened - for example, there is an outstanding CPO of land belonging to the Port of London Authority within this site. The decision on this might well affect details of the land swap proposed.

In any event, the request by the Borough of Richmond for a certificate, details of which are given in para 2, is manifestly misleading, as the basic requirement for a land swap, as described by the Charity Commissioners, is not fulfilled by the Council's suggestions. There are many reasons why the land proposed in exchange for the Diamond Jubilee Gardens is not "as good as, or better than" the existing demise; while the overall area may be adequate, the quality of the land offered is certainly not. There are numerous reasons for this, that are too detailed to give here, but which I am happy to submit in a separate correspondence if it would be helpful.

Yours faithfully

Jeremy Hamilton-Miller. [REDACTED]

Secretary of State for Levelling up
Housing & Communities
Planning Casework Unit
5 St Philip's Place
Colmore Rd
Birmingham B3 2PW

17 November 2021

Dear Ms Badenoch

**re: London Borough of Richmond upon Thames (Twickenham Riverside) Compulsory
Purchase Order 2021: Compulsory Purchase of Land and New Rights in Twickenham
Riverside**

I wish to register my objection to this Order.

I am a resident of Twickenham, and for nine years was a Trustee of Twickenham Riverside Trust (Registered Charity 1147557), who have a 125-year lease on part of the land (the Diamond Jubilee Gardens) included in this order.

Richmond Council intend to build a 5-storey block of private flats on the site of the Gardens. I do not consider the exchange land offered to the Trust is adequate. It has to be “as good as, or better than” the existing land, according to Charity Commission rules. The present Trustees have stated that a Report from an independent Surveyor finds that this criterion is not achieved.

Part of the exchange land is subject to flooding, whereas the existing land is above the flood plane; also, the architects have not conformed with the Brief e.g. the 5-storey block is overbearing.

Yours sincerely

Jeremy Hamilton-Miller