

**LBR4C**

**THE LONDON BOROUGH OF RICHMOND UPON THAMES**

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 226(1)(a) AND 226(3)(b)  
LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976  
ACQUISITION OF LAND ACT 1981**

**THE LONDON BOROUGH OF RICHMOND UPON THAMES (TWICKENHAM RIVERSIDE)  
COMPULSORY PURCHASE ORDER 2021  
AND  
APPLICATION FOR A CERTIFICATE PURSUANT TO SECTION 19 AND SCHEDULE 3  
OF ACQUISITION OF LAND ACT 1981**

**SUMMARY OF PROOF OF EVIDENCE  
ON BEHALF OF THE ACQUIRING AUTHORITY**

**Planning**

**Iyabo Johnson**

Associate Director

Savills

**9 May 2023**

## **1 INTRODUCTION**

- 1.1 My name is Iyabo Johnson. I hold a Bachelor of Arts Honours Degree and an RTPI (Royal Town Planning Institute) credited Masters in Town Planning, and am a chartered member of the RTPI.
- 1.2 I have prepared this proof of evidence in support of the London Borough of Richmond (Twickenham Riverside) Compulsory Purchase Order 2020 (the Order), which was made on 11 October 2021 subject to the Proposed Modifications. The Council requires the Modified Order to acquire all freehold and leasehold interests in the land and buildings at Nos. 1 and 1b King Street, the area designated as the Diamond Jubilee Gardens (the "Gardens"), part of which is subject to a lease to the Twickenham Riverside Trust ("the Trust"), to facilitate the comprehensive redevelopment of the Scheme Land ("the Scheme").
- 1.3 The Planning Application redline boundary is shown on Map E (**CD4.E**) (the Scheme Land). It includes part of the Embankment which for the most part forms part of the existing highway and will remain as such in the Scheme.
- 1.4 The Scheme Land is located by the River Thames on the northern embankment of Twickenham. The Site sits within the administrative boundary of London Borough of Richmond upon Thames (LBRuT) and extends approximately 1.34 hectares, consisting of a mixture of vacant and derelict structures (associated with the former public swimming pool), retail and office use (at the northern edge of the Site), a private disused car park, areas of public amenity space and the river. The Diamond Jubilee Gardens including the Sunshine Café are located centrally within the Scheme Land.
- 1.5 A Planning Application for works to deliver the Scheme was submitted to London Borough of Richmond on 4 August 2021 for works to deliver Scheme.
- 1.6 Following a resolution to grant planning permission by the LBRuT Planning Committee on 24 November 2022, Full Planning Permission was granted on 21 December 2022 ("Planning Permission") (**CD3.40**).

## **2 SCOPE OF EVIDENCE**

- 2.1 My evidence describes the Scheme Land and provides details of the Planning Permission that has been granted for the Scheme. I explain the relevant aspects of the planning framework within the London Borough of Richmond upon Thames and the Scheme's compliance with that framework, most specifically the development plan

documents. I also explain the significant economic, social and environmental wellbeing benefits that will be delivered by the Scheme in accordance with s. 226(1A) of the 1990 Act. Finally, my evidence addresses the objections made to the Order (and to the Proposed Modifications) insofar as they relate to planning matters.

### **3 PLANNING PERMISSION**

- 3.1 The Council in its capacity as local planning authority (LPA) granted planning permission (reference 21/2758/FUL) (the Planning Permission) on 21 December 2022 for:

*“Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/café (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, re-provision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works”.*

- 3.2 The Planning Permission grants consent for the erection of two new buildings; the Water Lane building and the Wharf Lane building.
- 3.3 The Water Lane building is located at the eastern end of the Scheme Land, adjacent to Water Lane. The building is L-shaped where the long element runs the length of Water Lane before returning around the existing service road to the south. The building rises to four storeys with the fourth storey set within a continuous long pitched roof. The building presents a single frontage to King Street at the junction with Water Lane and Church Street and presents a double frontage to the gardens and the river. Retail uses will be provided at the ground level (368 sqm within 5 units and a kiosk) and a café (255 sqm) along the southern elevation. The upper floors accommodate 21 affordable homes.
- 3.4 The Wharf Lane building is located at the western end of the Scheme Land. The building has an oblong shaped mass and has five storeys adjacent to Wharf Lane reducing to four storeys adjacent to the newly formed public open space. A public house/restaurant (444 sqm) will be provided at the southern end of the ground floor, with flexible office space at the north end (320 sqm). The building will have a basement

accommodating bike storage and plant. The upper floors accommodate 25 private tenure apartments.

- 3.5 The Planning Permission grants consent for new open space and public realm including the re-provision of the Gardens. The Future Designated Open Space, (Map C **CD 4.3C**) would provide a new pétanque court and childrens' play space, lawn terraces, a new river promenade and flexible Events Space.
- 3.6 The application secured a resolution to grant on 24 November 2022 from members at Planning Committee. As set out in the Planning Committee Report (**CD 3.37**), the officers report undertook a detailed consideration of the principle of development and all other planning considerations and concluded that the proposal was compliant with the development plan and therefore recommended approval.
- 3.7 A decision notice confirming Planning Permission was issued by the LPA on 21<sup>st</sup> December 2022. The Planning Permission is subject to a number of conditions.

#### **4 COMPLIANCE WITH THE PLANNING FRAMEWORK**

- 4.1 In the case of the Modified Order Land, the Scheme has full planning permission. The practical effect of this in relation to the CPO is that there are no planning impediments to the implementation of the Scheme.
- 4.2 I consider that the Scheme complies with the strategic planning framework in LBRuT. The planning policy documents currently comprising the Richmond local development plan are:
- The London Plan, December 2021 (**CD 2.2**)
  - Richmond Local Plan, July 2018 (**CD 2.4**)
  - Twickenham Area Action Plan, July 2013 (the 'TAAP') (**CD 2.5**)
- 4.3 In my evidence, I have undertaken an analysis of all of the relevant policies to the Scheme in relation to the development plan and the National Planning Policy Framework in order to demonstrate that the Scheme fits in well with the framework for the area. The compliance of the Scheme with the planning framework is further evidenced by the planning officer's report to Planning Committee having assessed the planning application documents put forward by the applicant.

## **5 THE ECONOMIC, SOCIAL AND ENVIRONMENTAL WELLBEING BENEFITS OF THE SCHEME**

- 5.1 In my evidence, I explain how the Scheme will promote and improve the economic, social and environmental wellbeing of the area.

### **Economic wellbeing**

- 5.2 I consider that the Scheme will deliver economic benefits as follows:

- 5.2.1 Re-provision of existing retail and office uses
- 5.2.2 End use employment opportunities
- 5.2.3 Construction phase employment opportunities
- 5.2.4 Attracting inward investment
- 5.2.5 Delivery of new retail accommodation

### **Social wellbeing**

- 5.3 I consider that the Scheme will deliver social and wellbeing benefits as follows:

- 5.3.1 Delivery of good quality housing
- 5.3.2 Delivery of 21 affordable homes (a policy compliant 50% provision by habitable room)
- 5.3.3 Re-use and transformation of partially derelict land
- 5.3.4 Significant enhancements to public realm including an uplift in open space
- 5.3.5 Significant improvements in facilities within the open space including an uplift in quantum of event space
- 5.3.6 Removal of parking from the Embankment
- 5.3.7 Improved provision of river based activities including the new boat store and repairs to the existing slip way and removal of traffic from the Embankment
- 5.3.8 Provision of new public toilets

### **Environmental wellbeing**

- 5.4 I consider that the Scheme will deliver environmental benefits as follows:

- 5.4.1 Making best use of land in a sustainable, well connected town centre setting
- 5.4.2 Removal of derelict buildings

5.4.3 Enhancements to local biodiversity

5.4.4 Reduction in car parking

## **6 OBJECTIONS TO THE ORDER**

6.1 My evidence responds to all of the objections that were received by the Secretary of State insofar as they relate to planning matters.

6.2 It is my view that the objections made that relate to planning matters do not undertake a planning balancing exercise nor do they consider the Scheme as a whole. The Scheme has been through a detailed assessment by the LPA and there is a valid planning permission in place.

## **7 CONCLUSION**

7.1 My conclusion is that the Scheme would comply with the objectives of the planning policy framework for Richmond. Specifically, the regeneration of the Scheme Land would meet objectives for the regeneration of Twickenham Riverside and the wider Twickenham town centre as set out in the TAAP.

7.2 In addition, by virtue of the granting of Planning Permission, I conclude that there would be no planning based impediment to the delivery of the Scheme.

7.3 Lastly, I conclude that the Scheme will bring about significant improvements to economic, social and environmental wellbeing of Twickenham.

7.4 I consider that there is a compelling case in the public interest in support of the Modified Order.