



21 March 2022

Dear Ms Thatcher,

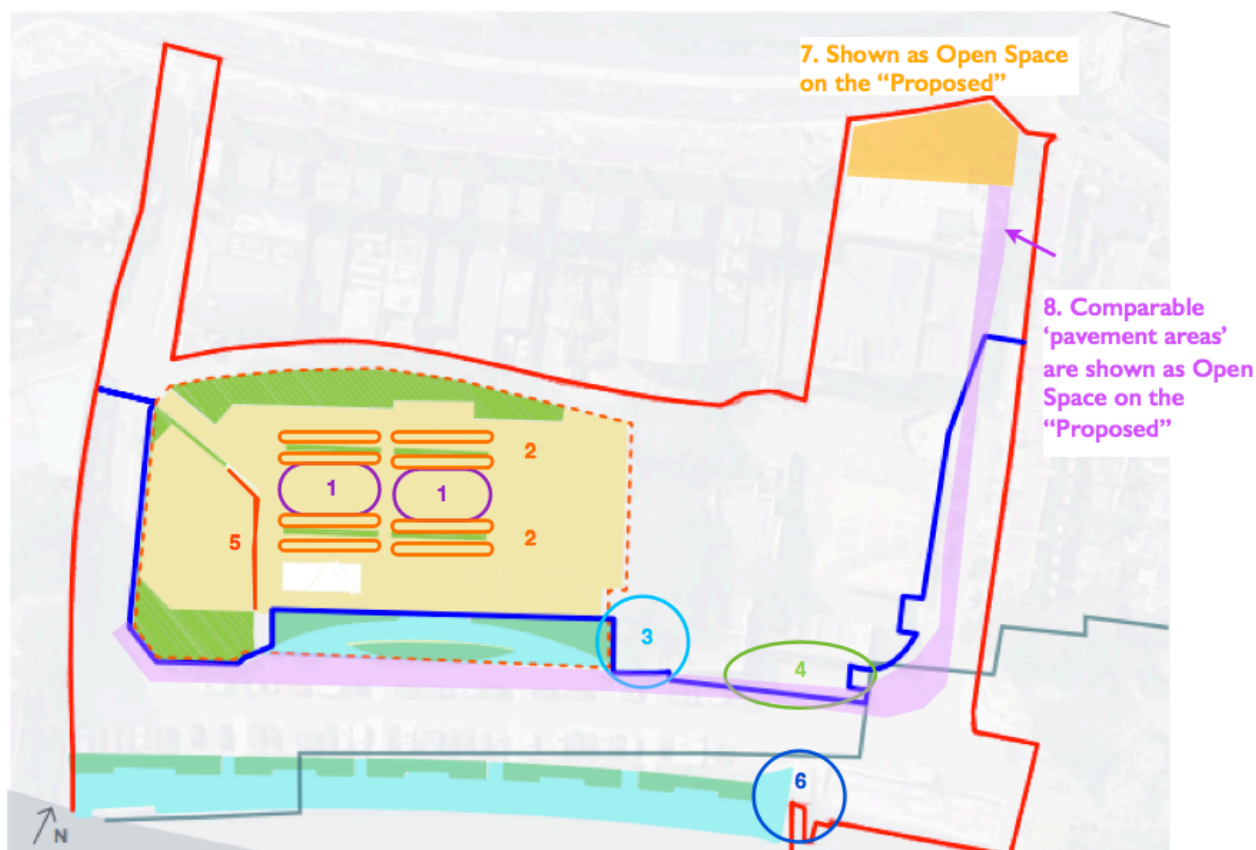
Planning Application 21/2758/FUL

With reference to Document 'Design Access Statement MOL Slide' (3446994.pdf)

There remain inconsistencies between how the 'Existing Open Space' and the 'Proposed Open Space' are being represented. The same definition of Open Space would not appear to be being applied. See Areas 7 and 8 on the graphic below. It is noted that the definition of Open Space has been taken from both the Planning Policy Framework and the London Plan and **"adapted slightly to fit the context of the this site."** These 'adaptations' should be equally applied to both the Existing and Proposed.

Additional inaccuracies on the "Existing Open Space" graphic (see numbering on graphic):

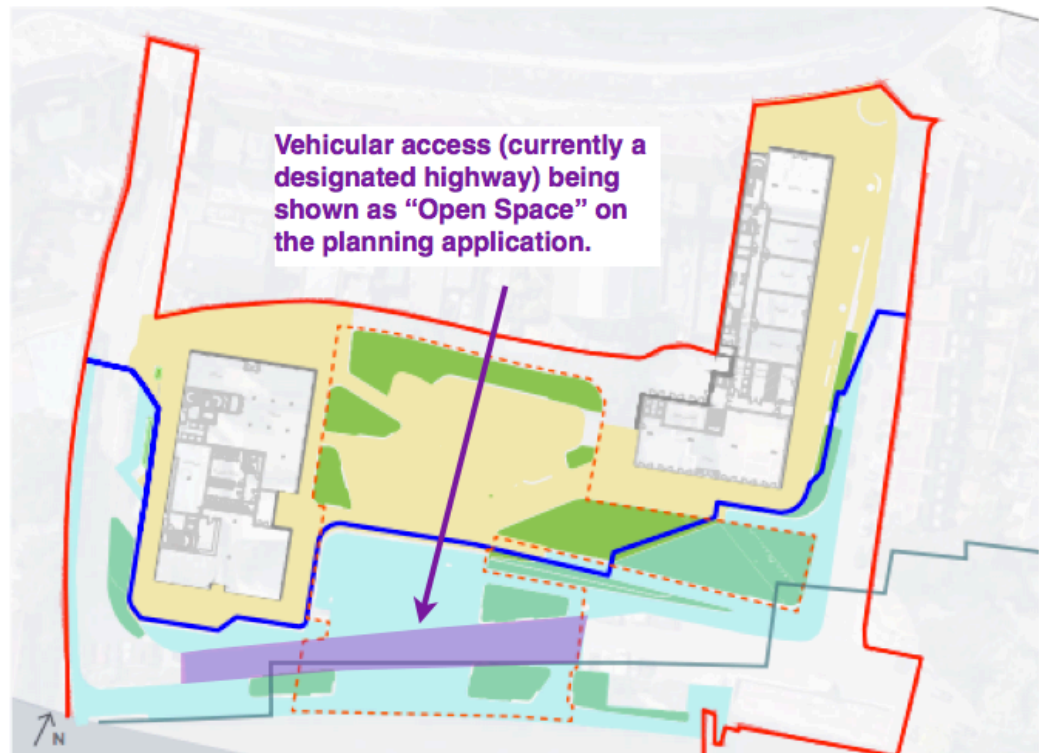
1. The artificially grassed areas of the Diamond Jubilee Gardens are shown as Hardscape rather than Softscape.
2. The planting beds on either side of the central hedges are shown as Hardscape rather than Softscape.
3. An area of raised Softscape of the Embankment-level Jubilee Gardens has been omitted.
4. The raised seating area at the bottom of Water Lane - a combination of Hardscape and Softscape - has been omitted.
5. A substantial section of the hedges (Softscape) around the enclosed Playground is shown as Hardscape
6. The area around the Eel Pie Island Bridge is inconsistently represented.



On the same slide, the 'Proposed Open Space' is shown to include the area on the Embankment to which there will be vehicular access.

This is currently a designated highway, and any closure of this highway will require a Stopping-up Order. In the absence of a Stopping-up Order, it is unclear as to whether this should be represented as 'Proposed Open Space' for the purposes of this planning application.

Proposed Open Space



With my best wishes,

Luke Montgomery-Smith
Chair, Twickenham Riverside Trust