

**NOTICE OF MAKING OR CONFIRMATION (OTHER THAN BY AN  
ACQUIRING AUTHORITY) OF A COMPULSORY PURCHASE ORDER  
THE LONDON BOROUGH OF RICHMOND UPON THAMES (TWICKENHAM RIVERSIDE)  
COMPULSORY PURCHASE ORDER 2021  
THE TOWN AND COUNTRY PLANNING ACT 1990  
THE ACQUISITION OF LAND ACT 1981  
THE LOCAL GOVERNMENT (MISCELLANEOUS) PROVISIONS ACT 1976**

1. Notice is hereby given that Peter Rose, an Inspector appointed on behalf of the Secretary of State for Levelling-Up, Housing and Communities (the “**Secretary of State**”), in exercise of his powers under the above Acts, on 9 November 2023 confirmed with modifications the London Borough of Richmond Upon Thames (Twickenham Riverside) Compulsory Purchase Order 2021 submitted on behalf of the London Borough of Richmond Upon Thames (the “**Council**”).
2. The order as confirmed provides for the purchase for the purposes of facilitating the carrying out of development, redevelopment, or improvement of the land, consisting of a scheme including demolition and other works and the provision of enhanced open space, residential, commercial, retail, restaurant, public house, café, recreational and other complementary uses, as well as new infrastructure, public realm and access of the land and rights described in Schedule 1 hereto.
3. A copy of the order as confirmed by the Secretary of State and the map referred to therein have been deposited at Twickenham Library, Garfield Road, Twickenham, TW1 3JT between 9.30am – 7:00pm on Mondays, 9.30am – 6:00pm on Tuesdays, 10:00am – 7:00pm on Wednesdays, 9:30am – 6:00pm on Thursdays, 9:30am – 6:00pm on Fridays and 9:30am – 4:00pm on Saturdays. Please note that the library will be closed on 25 December 2023, 26 December 2023 and on 1 January 2024. They are also available for inspection on the Council’s website on [https://richmond.gov.uk/compulsory\\_purchase\\_order](https://richmond.gov.uk/compulsory_purchase_order).
4. The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
5. Once the order has become operative, the Council may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Council FAO: Anna Sadler at York House, Richmond Road, Twickenham, TW1 3AA or by email to [Anna.Sadler@richmondandwandsworth.gov.uk](mailto:Anna.Sadler@richmondandwandsworth.gov.uk) about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

## SCHEDULE 1

### LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED WITH MODIFICATIONS

#### Land to be Acquired

The Order Land comprises land in around Water Lane, King Street, Wharf Lane and the Embankment, in Twickenham, London, and includes 1-1b King Street (3 retail and office units at the northern end of Water Lane); Diamond Jubilee Gardens; a closed public car park at the southern end of Water Lane; an area of derelict land and buildings to the north of the Gardens; and a part of the Embankment highway which is delineated and shown coloured pink or green on the order map as modified.

#### New Rights to be Acquired

The Order also seeks to acquire new rights over land for the purpose of oversailing cranes, being land at and buildings on King Street, Wharf Lane, Water Lane and the Embankment, and an extent of the River Thames, all in Twickenham, London which is delineated and shown coloured blue on the order map as modified.

## SCHEDULE 2

### FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

#### Power to execute a general vesting declaration

1. Once the London Borough of Richmond Upon Thames (Twickenham Riverside) Compulsory Purchase Order 2021 as modified has become operative, the London Borough of Richmond Upon Thames (the "**Council**") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 (the "**Act**"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2 below.

#### Notices concerning general vesting declaration

2. As soon as may be after the Council execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
3. The "vesting date" for any land specified in the declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

#### Modifications with respect to certain tenancies

4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or

a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to them to terminate the tenancy while the tenant will use every opportunity to retain or renew their interest.

5. The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

**SCHEDULE 3**

**FORM FOR GIVING INFORMATION**

**THE LONDON BOROUGH OF RICHMOND UPON THAMES (TWICKENHAM RIVERSIDE)  
COMPULSORY PURCHASE ORDER 2021**

To: The London Borough of Richmond-Upon-Thames

[I] [We] being [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

1. Name and Address of informant(s) (i)

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2. Land in which an interest is held by informant(s) (ii)

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3. Nature of interest (iii)

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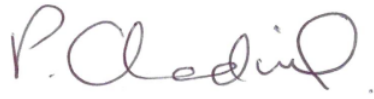
Signed .....

[On behalf of] .....

Date .....

- (i) In the case of a joint interest insert the names and addresses of all the informants.
- (ii) The land should be described concisely.
- (iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, eg name of building society and roll number.

Dated 14 December 2023

A handwritten signature in dark ink, appearing to read 'P. Chadwick', written in a cursive style.

Signed .....

PAUL CHADWICK

EXECUTIVE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES