

Hello again!

Apologies for writing so soon after our update of 13 July but there has been another - unexpected - development this week, which postpones the forward schedule on which that email reported.

In summary, the Public Inquiry (in November) and the consequent Case Management Conference (on 25 July) have now been cancelled and will be reconvened at some time in the future, probably not until the first quarter of next year.

As part of the planning process and in the context of the Council's design proposal, the Council has to apply for a "stopping up order" in respect of the public highway running along the Embankment on the Riverside between Water and Wharf Lanes. Such orders are a requirement if the intention is that "highway land will cease to be a highway, road or footpath". The Council had clearly not made an application before submitting its planning application or making its Compulsory Purchase Order (CPO) and so the latter two processes are now having to be delayed until the application for the stopping up order is dealt with.

The Planning Inquiry Manager has now issued the following communication:

"Following a request for an adjournment from the London Borough of Richmond upon Thames (AA) to allow a Highways Stopping Up Order, which is related to the CPO scheme, to be advertised and the necessary representation period observed, the Inspector has decided to adjourn the previously arranged on-line Case Management Conference and Inquiry into the CPO (due to take place on 25th July 2022 and 1st November 2022 respectively) with a view to running both processes together at one Inquiry event as may be necessary."

This means that, before the Council can win its case in regard to the CPO, it will now in practice have to obtain a favourable decision on four separate issues within the Inquiry process - the CPO itself, two separate challenges regarding the future of the "public open space" on the Riverside, and now the stopping up order.

RAG will continue to keep you posted on developments and, as ever, will be happy to receive your thoughts.

All the best and enjoy the rest of the Summer!

The RAG team