

**TOWN AND COUNTRY PLANNING ACT 1990  
ACQUISITION OF LAND ACT 1981**

**LONDON BOROUGH OF SUTTON  
(ELM GROVE) COMPULSORY PURCHASE ORDER 2024**

**APP/PCU/CPOP/P5870/3344739**

**REGENERATION**

**APPENDICES**

**OF**

**ADAM TUCKER  
ON BEHALF OF THE ACQUIRING AUTHORITY**

**MARCH 2025**

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## **APPENDIX 1 – SUMMARY OF ENGAGEMENT WITH RESIDENTS**

# Appendix 1

## Summary of Residents Engagement

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### Case for Regeneration

As required by London Plan Policy H8, and the Mayor's Good Practice Guide to Estate Regeneration (February 2018), a full and thorough review of the differing levels of physical intervention was undertaken prior to any pre-application consultation and engagement with LBS LPA and GLA Officers or the wider community. This considered the refurbishment of the existing homes within the Estate; partial redevelopment; and full redevelopment options. The analysis took account of the scope for increasing the number of homes across the Site in contributing to identified needs; access and on-site constraints; and whether that intervention option would significantly enhance the living accommodation of existing residents on the Estate and enable the delivery of wider regeneration benefits to the surrounding area.

The options were also considered against a backdrop of adopted planning policy where there is support for boosting the supply of both good quality affordable (and market housing) to meet current and future housing needs of different groups in the community.

The Options Appraisal (May 2021), prepared by Savills as the Applicant's Commercial Advisor, confirmed that the existing homes are no longer fit for purpose in terms of environmental performance; space standards and accessibility; and, as such do not meet current living standards. The Appraisal identified that the full redevelopment scheme would significantly improve the quality of stock for a longer period of time whilst also boosting the overall volume of units which is considered preferential in satisfying the requirements of London Plan Policy H8 to include the re-provision of existing affordable housing plus an uplift in new affordable housing. This option was also identified to be likely to generate significant socio economic benefits for both residents and the wider area through a more comprehensive approach to the regeneration of the Estate to include holistic redesign to achieve significant improvements to the energy performance of dwellings and deliver sustainability enhancement. Together these benefits justify this scale of intervention.

The Options Appraisal for the Estate was presented to the Council's Housing, Economy and Business ("HEB") Committee on 28 September 2021 and the full redevelopment option was approved as the preferred approach for the Estate, subject to resident support and a financially viable and deliverable business case. Alongside the Options Appraisal, the Residents' Charter and Community Charter for Elm Grove was also presented. This was similarly approved by the Committee and sets out the Estate specific commitments and priorities as identified through engagement with existing residents.

As the existing Estate is home to 73 households, a key priority for LBS has been to consider the views of existing and returning residents in making any decisions about the future of the Estate. Therefore, in parallel with the above options appraisal exercise, between 2017 and 2022, LBS has undertaken extensive consultation and engagement with the existing residents of the Estate in accordance with Section 105 of the Housing Act 1985 to understand their aspirations. The engagement took the form of the following with the full redevelopment of the Site ultimately identified as the preferred option.

- **Workshops** - A total of 18 Resident Workshops with local residents and 6 workshops with Market House (216-220 High Street) tenants were hosted. Physical events included the use of workshops for focused stakeholder groups for both residents and commercial tenants and drop-in exhibitions for larger groups of stakeholders and the wider public / local community with invites distributed typically 2 weeks prior to each workshop or exhibition.

- **Regular Booklets and Newsletter Drops** - Newsletters were issued to Estate residents at regular intervals throughout the engagement process to summarise feedback received after engagement events and to provide project progress updates between events.
- **Public Exhibitions** – A total of two public exhibition events were held at the Salvation Army building located directly opposite the Site on the corner of Throwley Way and Benhill Avenue, with other events held at the LB Sutton offices.
- **Social Housing and Research Virtual and Drop-in Events** – five dedicated events for Elm Grove Estate residents which were led by Public Participation, Consultation and Research (PPCR), an Independent Resident Liaison consultant, employed by LB Sutton to support existing residents.

In March 2022, following design development work on the full redevelopment option of the existing Estate, to include pre-planning pre-application advice from LBS LPA Planning Officers, LBS held a residents ballot. In accordance with the GLA's requirements, the proposals and re-housing offer were set out in a written Landlord Offer (as approved by the Council's HEB Committee in January 2022) and eligible residents were provided with an opportunity to vote yes or no to the regeneration proposals. There was a high resident turnout of 82% and 79% voted 'YES' for the full redevelopment of the existing Estate.

In January 2023, the business case and delivery strategy for the redevelopment of Elm Grove Estate was approved by the Council's HEB Committee.

### **Local Residents, Community & Key Stakeholders**

Following on from the above, consultation and engagement with existing residents has continued in support of the developing proposals and as part of the formal pre-application process. This has resulted in over five years of resident consultation pre and post ballot alongside engagement with the wider local community and key stakeholders. The key events and milestones post-ballot and as part of the formal pre-application process over the last nine months are summarised below and provided in more detail in the submitted Statement of Community Involvement (SCI).

- I. **Resident Newsletters:** Newsletters were issued to Estate residents at regular intervals throughout the engagement process to summarize feedback received after engagement events and to provide project progress updates between events.
- II. **Resident Workshop 17 (June 2023):** The 17th resident workshop, and first undertaken as part of the formal pre-application process, was held after a break following the resident ballot process. It focused on recapping on the resident offer principles and ballot stage masterplan principles for the site alongside revised masterplan proposals developed since the ballot. This included proposals for Market House (216-220 High Street) for the first time. It was attended by 20 Estate residents and other stakeholders. 10 x A1 boards illustrating the previous and proposed new masterplan were presented.
- III. **Resident Workshop Event 18 (October 2023):** The 18th resident workshop focused on the revised masterplan proposals developed since the ballot along with additional detail on the design of the new streets and homes. It was attended by approximately 20 Estate residents with 12 questionnaires received from Estate residents. 15 x A1 boards illustrating the previous and proposed new masterplan were presented.

- IV. **Public Exhibition Event 3 (October 2023):** The 3rd public exhibition, and first public event as part of the formal pre-application process, focused on the revised masterplan proposals developed since the ballot along with additional detail on the design of the new streets and homes. It was attended by approximately 75 Estate residents as well as members of the public and local residents from the wider area. 15 x A1 boards illustrating the previous and proposed new masterplan were presented.
- V. **216-220 High Street Workshop 1 (October 2023):** The workshop focused on potential redevelopment of the rear of the existing building and internal alterations to retained office and commercial areas. A 13-page A3 presentation of the masterplan and market house proposals were presented to aid discussion.
- VI. **Public Exhibition Event 4 (December 2023):** The 4<sup>th</sup> and final public exhibition, prior to submission of the outline planning application (OPA), focused on the revised masterplan proposals developed in response to comments received at the 3<sup>rd</sup> public exhibition. It was attended by approximately 30 Estate residents as well as members of the public and local residents from the wider area. 9 x A1 boards illustrating the proposed new masterplan were presented.
- VII. **216-220 High Street Workshops 2 and 3 (December 2023):** The workshop focused on potential redevelopment of the rear of the existing building and internal alterations to retained office and commercial areas. A3 plans of the proposals were presented to aid discussion and showed the changes made since the previous workshop(s), this include a reduction in the height and massing of the new build element.
- VIII. **216-220 High Street Workshop 4 (January 2024):** The workshop focused on potential redevelopment of the rear of the existing building and internal alterations to retained office and commercial areas. A 13-page A3 presentation of the masterplan and market house proposals were presented to aid discussion and presented changes made since the previous workshop with discussion centring around internal layout details and understanding operational requirements.
- IX. **216-220 High Street Workshops 5 and 6 (February 2024):** The workshop focused on potential alterations to Sound Lounge, the current tenant of the ground floor commercial space, as part of any redevelopment of the wider Elm Grove Estate. A1 plans of the existing Sound Lounge layout along with proposed plans at the same scale were presented to aid discussion. The meeting largely focused on potential storage options.

The full details of the resident and public consultation and engagement process is set out in the submitted SCI as part of the OPA at the time. This includes information on the extent of engagement that has taken place; the feedback received from residents and members of the public; and, how the comments have been addressed to include a summary of design responses and confirmation of how they have been integrated where it has been feasible to do so.

## APPENDIX 2 – STATEMENT OF EMMANUEL PITMAN

**INQUIRY INTO:**

**LONDON BOROUGH OF SUTTON (ELM GROVE)  
COMPULSORY PURCHASE ORDER 2024**

**PUBLIC INQUIRY 15 APRIL 2025**

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WRITTEN STATEMENT OF  
EMMANUEL PITMAN MRICS  
ON BEHALF OF THE LONDON BOROUGH OF SUTTON COUNCIL  
ACQUISITION OF THIRD PARTY INTERESTS

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**Author Details**

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# LONDON BOROUGH OF SUTTON (ELM GROVE) COMPULSORY PURCHASE ORDER 2024

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# LONDON BOROUGH OF SUTTON (ELM GROVE) COMPULSORY PURCHASE ORDER 2024

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## 1. INTRODUCTION

- 1.1. On 26 March 2024 the London Borough of Sutton (the Council) made the London Borough of Sutton (Elm Grove) Compulsory Purchase Order 2024 (the Order) pursuant to section 226 (1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981.
- 1.2. Prior to making the Order Savills (UK) Ltd (the Council's surveyors) were appointed by the Council to enter into negotiations with the private leaseholders, freeholders and other owners and occupiers of land and property within the Elm Grove Estate and 216-220 High Street (Order Land). ) with the instruction to acquire by agreement all land and property required for the Order by agreement (the Affected owners).
- 1.3. Negotiations with residential Council tenants to acquire their interests were carried out by the Council directly and the steps taken by the Council are described in the evidence of Mr Michael Hunte.

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## 2. QUALIFICATIONS AND EXPERIENCE

- 2.1. My name is Emmanuel Pitman. I am a Member of the Royal Institution of Chartered Surveyors. I am also a Registered Valuer under the RICS Valuer Registration Scheme and I am a member of the Compulsory Purchase Association.
- 2.2. I am a Director in the Compulsory Purchase and Compensation team which sits within the Development division of Savills (UK) Limited (Savills).
- 2.3. Prior to working at Savills, I worked at Jones Lang LaSalle, DTZ and Edward Payne and Veness. At Edward Payne and Veness, as well as managing estate regeneration compulsory purchase claims, predominantly for affected parties, I undertook rent-reviews and assisted in negotiating lease renewals for, lettings of small to medium commercial properties across south London.
- 2.4. I have 18 years' experience working as a surveyor, 16 years as a Chartered Surveyor solely based in the United Kingdom.
- 2.5. Over the last 16 years I have been involved in numerous infrastructure and development/regeneration schemes involving compulsory purchase including the Olympics CPO in 2007, Crossrail in 2009 and HS2 where I advised affected parties with interests in varying types of assets. This work has included submitting claims for compensation for the acquisition of a wide range of asset classes.
- 2.6. During this time I have also advised numerous acquiring authorities throughout the compulsory purchase process and across the UK on, for example, town centre regeneration schemes, residential estate regeneration schemes and for the provision of new Health Care facilities. During this work I have negotiated compensation settlements with affected parties relating to a wide range of commercial and residential asset classes and land types of varying lot size and physical size with affected parties owning varying legal interests in the land.
- 2.7. Prior to working as a Surveyor I worked as a real estate agent for London Estate Agent Ludlow Thompson, where I let and sold residential properties of varying different sizes and values across London, on behalf of residential property owners.
- 2.8. As a Chartered Surveyor acting as an Expert Witness my evidence has been produced in accordance with the Royal Institution of Chartered Surveyors (RICS) Practice Statement 'Surveyors acting as Expert Witnesses' (4th edition, amended February 2023) as well the RICS Professional Statement 'Surveyors advising in respect of compulsory purchase and statutory compensation' (2nd edition, 2024). I work for both claimants and acquiring authorities (or their development partners) assessing, negotiating and settling compensation claims.

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## 3. SCOPE OF EVIDENCE

- 3.1. My evidence is on behalf of the Council in respect of the negotiations relating to acquisition of the Order Land having regard principally to the Ministry of Housing, Communities and Local Government "Guidance on the Compulsory Purchase Process" (Guidance) (CDC.2) relevant to the CPO Scheme.

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## 4. INVOLVEMENT WITH THE PROJECT

- 4.1. As lead Director in the CPO team for this project I was instructed to conduct all negotiations in the “Shadow” of the Order in advance of the Order being made and to conduct all negotiations in accordance with the Guidance. The Council and its team has ensured that the Guidance has been followed throughout this process.
- 4.2. My contact details were provided as a single point of contact for the Affected owners and have been involved in the project throughout the CPO process.

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## 5. NEGOTIATIONS

- 5.1. The Guidance (CDC.2) sets out at sections 2.2 and 2.7 that the confirming authority will expect the acquiring authority to demonstrate that it has taken reasonable steps to acquire the land and property included in the Order by agreement and that it has offered to pay compensation as though it had been compulsorily acquired.
- 5.2. On 6 July 2023, the Council wrote an introductory letter to all Affected owners within the Order Land which included sixteen private residential leaseholders and freeholders, twelve being resident-owners (eight leasehold owners and four freehold owners) and four non-resident landlords (three with leasehold interests and one with a freehold interest). The letter set out the Council's intention to enter into negotiations to acquire their interests by agreement and introduced the owners to Savills' appointment by the Council, to act on its behalf in relation to acquisition negotiations. The letter also set out the brief details of the potential heads of claim that could be compensated, as well as a reference to the Council's "Landlord Offer" (CDD.11) providing resident-owners with an option to relocate back into the new scheme once completed.
- 5.3. From that point onwards the Council's surveyors carried out all negotiations.
- 5.4. The Order Land also includes a number of car parking spaces to the rear of 232-234 High Street, Sutton, and 236-238 High Street which are both mixed commercial and residential buildings. The Council also wrote to these Affected owners seeking to reach a settlement by agreement.
- 5.5. A plan illustrating the location of the residential owner properties required for the Scheme is set out at Appendix 1.
- 5.6. Responses were received from all Affected owners and inspections of the properties followed. Inspections of each of the properties was then undertaken and I carried out a compensation assessment, which involved formulating my professional opinion of the Market Value for each respective interest and the assessment of other items that would otherwise be paid were the respective interest to be compulsorily acquired.
- 5.7. Reasonable offers were then made to each of the Affected owners in accordance with the Guidance and the Compensation Code. The offer letters reiterated to the Affected owners that the Council would cover the cost of reasonable professional fees incurred in their consideration of the offers.
- 5.8. The Compensation Code provides for several different types of compensation. Compensation is often paid in a single global figure however the assessment of compensation involves various elements as set out in the Guidance. The main elements of compensation, also known as heads of claim, are as follows:

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- Market value of the property or land acquired (Rule 2, s5 of the Land Compensation Act 1961).
  - Any disturbance costs resulting from the acquisition e.g. the reasonable costs of relocating (including any Stamp Duty payable) and reinvestment costs for purchasing a new property (Rule 6, s5 of the Land Compensation Act 1961). .
  - A statutory loss payment linked to the value of the land/property to be acquired or size of the building.
- 5.9. In addition to the Compensation Code compliant offers and to ensure that any resident-owners that wished to remain at Elm Grove could do so, the Council also provided resident-owners with generous options under the Landlord Offer (CDD. 11). This enabled those eligible owners to return to Elm Grove once the new development was complete with the option to purchase an equivalent, albeit higher specification, property within the new Scheme. Resident-owners choosing this option have also been offered temporary accommodation during the construction phase of the project at a cost no greater than their current outgoings (i.e. their mortgage interest and service charge outgoings). This offer has been taken up by seven of the twelve resident-owners.
- 5.10. In my opinion the Council offered compensation packages to the affected owners which enabled them, if they so wished, to purchase a replacement home within the locality to maintain community ties, which accords with the aspirations of the Government's Guidance document, entitled the Estate Regeneration National Strategy, which was published in December 2016.
- 5.11. Once the offers had been made, the Council's surveyors entered into negotiations with the Affected parties and their professional advisors.
- 5.12. All residential freehold and leasehold owners have agreed terms with the Council. This includes the twelve resident-owners, with seven resident-owners choosing to return to the completed scheme, and four properties being purchased by the Council outright (as referred to at 1.20 above).
- 5.13. The below schedule sets out a brief summary of the negotiations and agreements undertaken to date.

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Property	Agreed terms	Returning owner	Comments
6 Elm Grove	Yes	No	Purchase complete
7 Elm Grove	Yes	No	Purchase complete
11 Elm Grove	Yes	Non-resident owner	Purchase complete
15 Elm Grove	Yes	Yes	Contracts with legals
23 Elm Grove	Yes	No	Contracts with legals
24 Elm Grove	Yes	Yes	Contracts with legals
26 Elm Grove	Yes	Yes	Contracts with legals
41 Elm Grove	Yes	Non-resident owner	Purchase complete
42 Elm Grove	Yes	Yes	Contracts with legals
45 Elm Grove	Yes	No	Purchase complete
51 Elm Grove	Yes	Non-resident owner	Purchase complete
61 Elm Grove	Yes	Non-resident owner	Purchase complete
63 Elm Grove	Yes	No	Purchase complete
67 Elm Grove	Yes	Yes	Contracts with legals
68 Elm Grove	Yes	Yes	Contracts with legals
73 Elm Grove	Yes	Yes	Offer verbally agreed with beneficiaries. Awaiting confirmation of probate completion.



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## 6. NON-RESIDENTIAL INTERESTS

- 6.1. To improve public realm the Scheme includes an area of land to the rear of 232-234 High Street, Sutton included within Plot 40 of the Order Plan. This land is currently used for bin storage and car parking. Savills wrote to the owner setting out the Council's intention to enter into negotiations to acquire their interests by agreement. The Council has offered to include within the design of the new scheme provision for the continued services of the bin storage and provide an equivalent number of car parking spaces within the new scheme should the owner require them. This offer has been verbally agreed in principle based on the original Scheme design, although any changes in the new Scheme design are expected to be minimal.
- 6.2. Once the Scheme changes are finalised and confirmed, the Council will be in a position to provide to the owner updated designs and replacement car parking locations for the car parking spaces that fall within the ownership of 232-234 High Street, so as to be able to finalise terms with the owner.
- 6.3. To ensure continuity of design and to improve the public realm, the Order Scheme design includes provision to undertake aesthetic works to the bin store and parking spaces at the rear of 236-238 High Street, included within Plots 41 and 42 of the Order. I contacted the owner of 236-238 on behalf of the Council to explain the Council's aspirations. Subsequent negotiations have led to a verbal agreement being reached wherein if the owner allows the Council to undertake the required works, on the basis that the Council will not use any compulsory purchase powers to acquire the required land.

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## 7. SUMMARY OF NEGOTIATIONS

- 7.1. I believe the Council has made significant efforts to acquire the required Order Land by agreement. Specialist compulsory purchase advisors were appointed to ensure that the Guidance was followed. In addition to offering affected parties Compensation code compliant offers, the Council offered resident-owners generous options to permanently remain at Elm Grove within the new Order Scheme once it is complete, should they so wish.
- 7.2. This has resulted in all of the Affected owners engaging with the Council's advisors and all owners agreeing terms.
- 7.3. No objections to the Order were received from Affected owners of property within the Order Land, statutory or otherwise.
- 7.4. I consider that the above mentioned approach taken by the Council with the resulting agreements is demonstrative of the reasonable steps that the Council has taken to acquire the interests in the Order Land by agreement.
- 7.5. In the light of the above evidence, I am of the view that the Council has discharged its duty under the Guidance having entered into engagement over and above the required level and made reasonable offers and having taken reasonable steps to acquire the interests in the Order Land by agreement.

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## 8. DECLARATION

- 8.1. I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion;
- 8.2. I confirm that I understand and have complied with my duty to the Inquiry as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required;
- 8.3. I confirm that I am not instructed under any conditional or other success-based fee arrangement;
- 8.4. I confirm that I have no conflicts of interest;
- 8.5. I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the Inquiry; and
- 8.6. I confirm that my report complies with the requirements of RICS – Royal Institution of Chartered Surveyors, as set down in the RICS practice statement *Surveyors acting as expert witnesses*.

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## 9. STATEMENT OF TRUTH

- 9.1. I confirm that I have made clear which facts and matters in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

*EPITMAN*

Signed.....

**EMMANUEL PITMAN MRICS**  
**DIRECTOR**

Dated 24th March 2025.....

# LONDON BOROUGH OF SUTTON (ELM GROVE) COMPULSORY PURCHASE ORDER 2024

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## 10. APPENDIX 1 – PLAN



**KEY**

 Homeowners

Rev Date Drawn Issued  
 24.03.25 AAN  
 Approved Initial Issue

Note:  
 Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of HTA Design LLP and must not be copied or reproduced in part or in whole without the express permission of HTA Design LLP. Drawing to be read in conjunction with specification.

Legend

**Homeowners Plan**  
 drawing title Sitewide Ground Floor  
 Lovell Ltd  
 Elm Grove Regeneration, Sutton  
 client project

**HTA-A\_SK\_250324** -  
 drawing number revision  
 1:500  
 scale of A1  
 LOW-ELG  
 project number  
 AAN  
 originated by  
 HTA Design LLP  
 www.hta.co.uk  
 London | Edinburgh | Manchester | Bristol

**FOR INFORMATION**



## APPENDIX 3 – LETTER FROM LOVELL PARTNERSHIPS

05<sup>th</sup> March 2025

Adam Tucker

Head of Regeneration, Enabling and Development

Environment, Housing and Neighbourhoods Directorate

London Borough of Sutton

Civic Offices

Sutton SM1 1EA

Dear Adam,

**Re: Developer Commitment and Support for the Elm Grove Development - London Borough of Sutton.**

I am writing on behalf of Lovell Partnerships to express our full commitment to the successful delivery of the Elm Grove Estate regeneration as part of our ongoing partnership with the London Borough of Sutton. We recognise the importance of demonstrating our unwavering support and progress to ensure the successful outcome of the CPO Inquiry scheduled for 15th/16th April 2025.

We would like to take this opportunity to confirm our position on the following key areas of commitment:

**1. Developer Financial and Commercial Commitment:**

Lovell Partnerships, backed by the Morgan Sindall Group, has made significant financial and commercial investments into the Elm Grove Estate regeneration. The development has been fully adjudicated at Group Board level and is embedded within the Lovell London Business Plan, forming part of our secured order book.

We are wholly committed to the successful delivery of this scheme. This commitment is clearly evidenced by the funding we have already allocated, as well as our active and ongoing involvement across the commercial, financial, and operational aspects of the project. Together, these actions reflect our clear intent and determination to see the scheme through to completion.

**2. Developer Commitment to Programme:**

We confirm that Lovell Partnerships remain fully dedicated to adhering to the project's established programme and key milestones. A detailed programme has been developed, and we continue to work collaboratively to ensure progress is maintained across all stages of the development. Lovell Partnerships has successfully achieved the programme milestones to do so going forward.





Demolition marks the start on site in May 2025 which reinforces our commitment to achieving the GLA compliant start on site date. Lovell Partnerships anticipates that demolition of the remaining plots will be completed by the end of 2025 which plays a crucial role in the progressive continuation of construction activities on site. Planning applications will be submitted in June 2025 with a target to achieve determination by January 2026.

Our commitment to timely delivery is unwavering, and we are confident we will continue to meet all required deadlines.

### **3. Parallel Planning Process for S73 Application and RMA Application:**

Lovell Partnerships are actively progressing with a parallel planning process for both the Section 73 (S73) application and the Reserved Matters Application (RMA). This approach concurrently captures minor alterations to the initial design, whilst providing details required to meet the RMA. We intend to submit both applications in June 2025 and expectations are that planning determination will be by December 2025. Lovell Partnerships are taking all necessary steps to ensure that these processes move forward smoothly and in alignment with the overall project timeline.

### **4. Confidence in LPA Support on Principles and Design:**

We remain confident in the Local Planning Authority's (LPA) support for the principles of the Section 73 scheme and the detailed design via the RMA. This dual application strategy is well-established as an effective route to progress planning swiftly.

The LPA has been incredibly supportive of the planning process. Including recent minor amendments to the scheme, following two pre-application meetings (with a third scheduled for March 2025) and feedback from a successful Design Review Panel.

We have engaged all relevant stakeholders through multiple workshops and meetings, ensuring feedback is incorporated in the evolution of the design to better serve needs of the local community. Our collaborative and transparent approach provides confidence that the principles of the changes are agreed with the LPA.

Lovell Partnerships highly value our ongoing, proactive relationship with the LPA, and we anticipate their continued support will be key to securing the necessary approvals.

We trust this letter provides clear evidence of Lovell Partnerships' full commitment and confidence in the successful delivery of the Elm Grove project. Please do not hesitate to contact me if further details are required or if there are any queries.

We appreciate your support and look forward to working closely with you to ensure the success of this critical stage in the project.



Lovell is the trading name of Lovell Partnerships Limited  
Registered in England No. 2387333

Registered Office: Kent House, 14-17 Market Place, London W1W 8AJ

Yours sincerely,



Lorraine Casey

Regional Managing Director

M: 07725516065

Lovell (A Morgan Sindall Group Company)

## APPENDIX 4 – LETTERS TO OBJECTORS

Patricia Anne Alin  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Spencer Palmer  
Strategic Director  
Environment, Housing and Neighbourhood  
Directorate  
London Borough of Sutton  
Civic Offices, St Nicholas Way,  
Sutton SM1 1EA  
[michael.hunte@sutton.gov.uk](mailto:michael.hunte@sutton.gov.uk)  
Tel: 020 8770 4687  
Date: 25 April 2024

Dear Patricia

**Re: The London Borough of Sutton (Elm Grove Estate) Compulsory Purchase Order 2024**

Thank you for your recent enquiry about the above Order that has recently been made by the Council. We note your concern about the potential impact on light levels that are currently enjoyed by your property that may arise from the proposed redevelopment of the Elm Grove Estate.

Firstly, we would like to reassure you that the Council does not need to acquire your property in order to deliver the regeneration of the Elm Grove Estate. Your property has been listed in Table 2 of the Order as a precautionary measure, as there is a possibility that rights may be attached to your property that may be infringed as a result of the proposed redevelopment of the Estate.

However, it would be premature to consider the precise impact of the proposed development on any rights attached to your property at this stage. This is because an outline planning application has been submitted and the purpose of this type of planning application is to establish the acceptability of the principle of the development. To support the application, a daylight and sunlight assessment was carried out as part of the Council's preliminary work to assess the potential effect of the proposed development on existing light levels of surrounding properties and the proposal itself, based on the schemes parameters. The daylight and sunlight report sets out the methodology for the assessment and is available to view on the Council's website, as part of the planning application documents.

The Council is also currently in the process of selecting a development partner for Elm Grove who will build the new homes for the community. Once a partner has been appointed and the outline planning permission granted, the detailed design of the scheme will be finalised and a further application will be made, called a Reserved Matters Application (RMA). The RMA is likely to be submitted in the autumn (2024) and this will establish the final detail of the development,

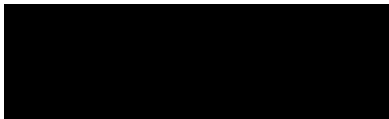
including the specific heights and exact locations of buildings in the scheme. It is only at this point that it will be possible to properly assess the potential impact of the redevelopment on any rights enjoyed by neighbouring properties, including the properties at Marshalls Court.

The Council will notify you once the final detailed design has been finalised and the reserved matters application has been granted.

There is a statutory compensation regime in place that can be pursued by relevant landowners through the Lands Tribunal at the relevant time and if appropriate.

If you have any further questions in the meantime please do not hesitate to contact me.

Yours sincerely



Michael Hunte  
Housing Regeneration Manager

Chun Sing Lai  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Spencer Palmer  
Strategic Director  
Environment, Housing and Neighbourhood  
Directorate  
London Borough of Sutton  
Civic Offices, St Nicholas Way,  
Sutton SM1 1EA  
[michael.hunte@sutton.gov.uk](mailto:michael.hunte@sutton.gov.uk)  
Tel: 020 8770 4687  
Date: 25 April 2024

Dear Chun Sing Lai

**Re: The London Borough of Sutton (Elm Grove Estate) Compulsory Purchase Order 2024**

Thank you for your recent enquiry about the above Order that has recently been made by the Council. We note your concern about the potential impact on light levels that are currently enjoyed by your property that may arise from the proposed redevelopment of the Elm Grove Estate.

Firstly, we would like to reassure you that the Council does not need to acquire your property in order to deliver the regeneration of the Elm Grove Estate. Your property has been listed in Table 2 of the Order as a precautionary measure, as there is a possibility that rights may be attached to your property that may be infringed as a result of the proposed redevelopment of the Estate.

However, it would be premature to consider the precise impact of the proposed development on any rights attached to your property at this stage. This is because an outline planning application has been submitted and the purpose of this type of planning application is to establish the acceptability of the principle of the development. To support the application, a daylight and sunlight assessment was carried out as part of the Council's preliminary work to assess the potential effect of the proposed development on existing light levels of surrounding properties and the proposal itself, based on the schemes parameters. The daylight and sunlight report sets out the methodology for the assessment and is available to view on the Council's website, as part of the planning application documents.

The Council is also currently in the process of selecting a development partner for Elm Grove who will build the new homes for the community. Once a partner has been appointed and the outline planning permission granted, the detailed design of the scheme will be finalised and a further application will be made, called a Reserved Matters Application (RMA). The RMA is likely to be submitted in the autumn (2024) and this will establish the final detail of the development,

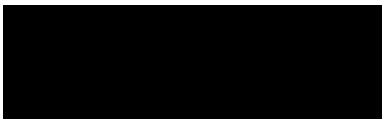
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There is a statutory compensation regime in place that can be pursued by relevant landowners through the Lands Tribunal at the relevant time and if appropriate.

If you have any further questions in the meantime please do not hesitate to contact me.

Yours sincerely



Michael Hunte  
Housing Regeneration Manager

Arif Hassan  
[REDACTED]  
[REDACTED]  
[REDACTED]

Spencer Palmer  
Strategic Director  
Environment, Housing and Neighbourhood  
Directorate  
London Borough of Sutton  
Civic Offices, St Nicholas Way,  
Sutton SM1 1EA  
[michael.hunte@sutton.gov.uk](mailto:michael.hunte@sutton.gov.uk)  
Tel: 020 8770 4687  
Date: 25 April 2024

Dear Arif Hassan

**Re: The London Borough of Sutton (Elm Grove Estate) Compulsory Purchase Order 2024**

Thank you for your recent enquiry about the above Order that has recently been made by the Council. We note your concern about the potential impact on light levels that are currently enjoyed by your property at 208 High Street, Sutton SM1 1 NU, that may arise from the proposed redevelopment of the Elm Grove Estate.

Firstly, we would like to reassure you that the Council does not need to acquire your property in order to deliver the regeneration of the Elm Grove Estate. Your property has been listed in Table 2 of the Order as a precautionary measure, as there is a possibility that rights may be attached to your property that may be infringed as a result of the proposed redevelopment of the Estate.

However, it would be premature to consider the precise impact of the proposed development on any rights attached to your property at this stage. This is because an outline planning application has been submitted and the purpose of this type of planning application is to establish the acceptability of the principle of the development. To support the application, a daylight and sunlight assessment was carried out as part of the Council's preliminary work to assess the potential effect of the proposed development on existing light levels of surrounding properties and the proposal itself, based on the schemes parameters. The daylight and sunlight report sets out the methodology for the assessment and is available to view on the Council's website, as part of the planning application documents.

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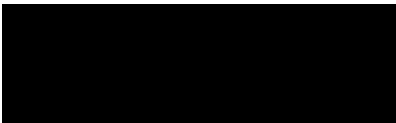
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Yours sincerely



Michael Hunte  
Housing Regeneration Manager