



The Planning Inspectorate

Pre-Inquiry Briefing Note – 8 April 2025

Case Ref: PCU/CPOP/P5870/3344739

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

Inquiry to open at 10.00 on Tuesday 15 April 2025

INTRODUCTION

1. The Inspector is Glen Rollings BA(Hons) MAUD MRTPI. He has been appointed by the Secretary of State to hold an Inquiry in relation to the above Order.
2. The Secretary of State for Housing, Communities and Local Government has decided pursuant to section 14D of the Acquisition of Land Act 1981 and applying the delegation criteria in paragraph 27 of the *Guidance on Compulsory Purchase Process* (October 2024): ([Compulsory purchase guidance - GOV.UK](#)) to appoint an Inspector to act instead of her in relation to the decision whether or not to confirm the Order.
3. The Inspector will hear the case for the Council of the London Borough of Sutton (which is the promoter of the scheme, or 'Acquiring Authority'), the objections, and any other relevant representations.
4. At present, the Inspector is aware that three local residents have unresolved objections.

INQUIRY VENUE

5. The Inquiry will open at 10:00 on Tuesday 15 April 2025 and will be held at Sutton Council Civic Offices, St Nicholas Way, Sutton SM1 1EA.
6. If anyone attending the Inquiry has any particular needs to ensure that they can access the building or participate comfortably, please ensure that the Council is made aware of these prior to the start of the Inquiry. Upon opening the Inquiry, the Inspector will confirm that anyone present who wishes to participate is able to do so.

INQUIRY PROCEDURE

7. The procedure will follow the Compulsory Purchase (Inquiries Procedure) Rules 2007. The order of presentation of cases will be as follows:
 - The Inquiry will firstly hear an opening statement by advocate for the Acquiring Authority, which should be no longer than 15 minutes in length. The Acquiring Authority will then set out the scheme being put forward, calling any witnesses in turn, to whom any questions of clarification from

objectors or supporters can be put. After that, it will be able to reiterate or clarify any of its evidence arising from questions. In short, this part of the Inquiry will run as such:

Witnesses in turn (Adam Tucker, Michael Hunte, and Jane Barnett):

- Evidence-in-chief (general and specific to objection)
 - Cross-examination by objectors
 - Questions from Inspector
 - Re-examination
- Objectors to the Orders will be given the opportunity to speak next, in turn. Issues raised may cover general issues with the proposed Order, or those more specific to their objections. If appropriate, objectors may wish to present alternatives to the scheme being put forward. Following this, they then may be questioned by the Acquiring Authority. In short, the procedure will run as follows:

Objectors in turn (Arif Hassan, Patricia Alin, and Chun Sing, Lai):

- Evidence in chief (general and specific to objection)
 - Cross-examination by Acquiring Authority
 - Questions from Inspector
 - Re-examination (if appropriate), or an opportunity to address any outstanding matters arising from questions
- Evidence from any other interested persons
 - Acquiring Authority's closing submissions

8. The Inspector may have questions during or after any stage of proceedings.
9. The Acquiring Authority is requested to provide the Inspector with a written list of its witnesses, together with their formal qualifications, job titles and places of employment, at the opening of the Inquiry.
10. The Inquiry will be conducted on the basis of openness, fairness and impartiality. With this in mind, people should not try to speak to the Inspector while the Inquiry is not in session. Anything that needs to be said to the Inspector should be said in the Inquiry, where everybody else has the opportunity to hear and to comment on it.

VIEWING AND ORDER OF DOCUMENTS

11. Documents can be inspected at: [Compulsory Purchase Order - sutton.gov.uk](https://www.sutton.gov.uk). During the Inquiry, the Acquiring Authority has confirmed that they will be available for public inspection via a laptop computer in the Inquiry room.
12. The Inspector will maintain a list of documents presented to and accepted to the Inquiry by any participant. These should be uploaded to the Council's website as soon as possible. He also requests that a copy of this Note is uploaded to the site.

FORMAT OF EVIDENCE TO BE PRESENTED

13. The Acquiring Authority's opening statement and closing submissions should be provided in hard-copy format to the Inspector. An electronic copy of the closing submissions, and indeed all material circulated in electronic format, should also be emailed to the Helen Newman, the Planning Inspectorate Case Officer. She can be reached at Rachel.Newman@planninginspectorate.gov.uk and when contacting her, please ensure that you include the case reference number and the Inquiry Document number provided by the Inspector.
14. Objectors may wish to read a statement as part of their evidence-in-chief. If so, a hard copy should be provided for the Inspector, with electronic copies for everyone else. All written submissions to the Inquiry should be provided as one printed copy for the Inspector, with electronic copies to be circulated. This includes any handwritten notes that are read to the Inquiry.
15. Evidence drawn from the Internet should be printed out in full, or made available as full electronic downloads or transcripts, rather than just hyperlinked, as website material may change after the Inquiry or be removed.
16. Participants should consider whether additional copies of evidence provided to the Inquiry would be useful to help members of the public follow the event.
17. Although the Inspector has not been notified of any party's intention to seek modifications to the Order, anyone wishing to make such a submission at the Inquiry will need to provide a description of what it is they are seeking, a detailed justification and detailed drafting amendments.

TIMETABLE AND PROGRAMME

18. The Inquiry is scheduled to take place over two days, sitting on Tuesday 15 and Wednesday 16 April. The Inspector will reconfirm the running order during his opening remarks at the start of the Inquiry.

SITE INSPECTIONS

19. The Inspector will look at the Order Lands and its surroundings informally and unaccompanied from public vantage points before the Inquiry. He will also carry out a formal accompanied site visit on public and private land with permission during the Inquiry. For this he will need to be accompanied by the Acquiring Authority and relevant objectors. This is likely to take place near the close of the Inquiry, after he has heard all the evidence in the Inquiry room.

CLOSING

20. The Inspector will be able to answer queries on the content of this note, or any other administrative matters, at the Inquiry. Thank you for your co-operation.

G Rollings
INSPECTOR