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Patrick Kelly
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Your Ref:

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By email
Patrick.kelly@harrow.gov.uk

Date: 03 March 2021

Dear Mr Kelly

The London Borough of Harrow (Grange Farm Estate Regeneration Phases 2 and 3) Compulsory Purchase Order 2020

Notice is given under Rule 3(3) of the Compulsory Purchase (Inquiries Procedure) Rules 2007 (SI 2007 No 3617), amended by the Compulsory Purchase (Inquiries Procedure) (Miscellaneous Amendments and Electronic Communications) Rules 2018 (SI 2018 No 248) that the Secretary of State for Housing, Communities and Local Government has decided to hold a public local inquiry into the above compulsory purchase order. For the purpose of Rule 3(3), the date of this letter is the 'relevant date'.

Advice is also contained in MHCLG publication 'Guidance on Compulsory purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of, compulsion'

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817392/CPO_guidance_-_with_2019_update.pdf

Your attention is drawn to the requirement of Rule 7 of the above rules. This states that where a public local inquiry is to be held, the acquiring authority shall send a Statement of Case to the Secretary of State and to each remaining objector within 6 weeks of the relevant date. The Statement of Case must set out in full the case that the acquiring authority intend to put forward at the inquiry, including the acquiring authority's reasons for making the order. It must also contain copies of any documents referred to in the written statement, or the relevant extracts, and a list of any documents which the acquiring authority intend to refer or to put in evidence. Rather than copying the documents referred to in the written statement to each remaining objector, the acquiring authority may alternatively send each remaining objector a notice naming each place where a copy of these documents may be inspected free of charge.

It is important that those whose interest or rights are included in the order should be in a position to put their case at the inquiry without having to probe for further details. If they have to do this during the inquiry, they may not be in a position to deal with the additional information and this could lead to a request for an adjournment. Therefore, remaining objectors should be fully informed as the acquiring authority's Case well in advance of the inquiry.

The Secretary of State or the Inspector may require further details of the acquiring authority's Case or clarification of particular aspects of it under Rule 7(5). Failure by the acquiring authority to provide relevant details may, in an extreme case – for example, where the Inspector has to

adjourn an inquiry – lead to a recommendation that the Secretary of State makes an award of costs against the acquiring authority.

Copies of any objections to the compulsory purchase order which we receive will be forwarded to you.

Date for Inquiry

We will be in contact shortly about the arrangements for the inquiry. At this stage we are envisaging that the inquiry will be a virtual event, and that the documents for the inquiry will be made available on-line by yourselves. If you think this may not be possible, please let me know as soon as you can.

Costs for the Inspector

Under Section 250 (4) of the Local Government Act 1972, we will be seeking to recover our costs from the Council of carrying out the Inquiry into the CPO. In accordance with The Fees for Inquiries (Standard Daily Amount) (England) Regulations 2000 SI 2000 No 2307, the daily charge is £630.

At this stage, taking account of the number of objections and the size of the Order Land it is anticipated that the inquiry may last for approximately **2 days**. Please let me know if this isn't an accurate estimate.

It is impossible to accurately predict the charge the Inspectorate will make to your Council however the charges are based upon a daily inspector fee of £630 for all work carried out in connection with the inquiry which would include travel time, preparation, reporting, attending the inquiry and site inspection together with all necessary travel and subsistence costs. When responding about the anticipated inquiry length please would you also confirm whom the Inspectorate should invoice and quote any purchase number you may have.

Yours sincerely

R Haley

**Ruthie Haley
Case Officer**