

## **PRE-INQUIRY NOTE**

**Compulsory Purchase Order made under section 226(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981 by the London Borough of Harrow**

**CASE REF: APP/PCU/CPOP/M5450/3260423**

**ADDRESS: Grange Farm Estate, Harrow**

**INQUIRY DATE: 29-30 June 2021**

### Background

1. A two-day inquiry relating to the above Compulsory Purchase Order will commence at **10.00 on 29 June 2021**. The inquiry will be conducted by Michael Boniface MSc MRTPI, an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.
2. This pre-inquiry note is intended to deal with administrative and procedural matters leading up to the inquiry and provide guidance to those participating.
3. Due to the Covid-19 pandemic, the inquiry will be run as a virtual event and will take place on Microsoft Teams as previously advised.

### Format

4. The event will operate in much the same way as a normal inquiry, although there will clearly need to be some differences to ensure it takes place smoothly. You can be assured that all participants will be given a chance to address the matters raised.
5. The event will begin in the usual way by running through preliminary matters. A provisional agenda is at the end of this note.
6. As all parties will be working from screens, I will ensure there are regular breaks. At this stage it is intended that there will be no more than three sessions of between 1.5 to 2 hours duration, with a lunch break of around one hour.

### Grounds of objection

7. The grounds of objection to the CPO are indicated as being:

*Objector 1 - Mr Manoj Rajah, 109 Wesley Close*

- his property complies with Building Regulations and is in good condition having been built only 25 years ago and, therefore, the proposed demolition of his property would be disproportionate and is not justified.
- the Council's stated intention to create a "lifetime neighbourhood" is contradictory given that he and his neighbours will be displaced and requiring almost 20 social housing household to lose their properties so that the Council can provide 185 new units of affordable housing is senseless.
- his mother is in a fragile condition because of her ailing health and personal reasons and the uncertainty disruption caused by the planned regeneration is having a detrimental effect on her health and well-being. The relocation would detrimentally impact his mother's quality of life, independence and general wellbeing. The Council should be able to carry out the regeneration of the Estate without acquiring his property and infringing his and his mother's human rights to a private and family life.
- the Council cites anti-social behaviour as a reason for regenerating the Estate but this issue only became prevalent after the Council began relocating longstanding households only to replace them with temporary tenants. The Inspector is asked to refuse confirmation of the CPO or, as an alternative, vary the CPO to remove his property.

*Objector 2 - Reserve Forces' Cadets' Association for Greater London ("RFCA")*

- The RFCA has Crown status and, therefore, the Order should not be confirmed because it does not exclude the interests held by the RFCA in the parcels of land numbered 75, 76 and 96 (Table 1) as well as the rights for the benefit of parcels 69 and 96 and all rights for the benefit of parcels 75 and 76 (Table 2). The objection also pointed out that the interest held by the Secretary of State for Defence (having Crown status) in the parcel of land numbered 96 was, in contrast to parcels 75 and 76) not expressly excluded.

*Objector 3 - Cadent Gas Limited*

- The company objects to the relocation/extinguishment of their rights and apparatus within the Order Land because such relocation would be detrimental to the carrying on of its undertaking and no alternative land, rights and apparatus have been provided by the Council.

*Objector 4 - Emmeline Gordon-Reid, 39 Shaftesbury Avenue*

- The Order would remove a right of access to the rear of her property which has been enjoyed for many years.
- this right of access is necessary so that maintenance work, e.g. to solar panels installed on her property, can be carried out and the loss of the right of access would mean that such maintenance work could only be

carried out via Shaftesbury Avenue (to the front of her property) and obstructing part of that busy highway including blocking a bus stop.

- this would create danger and, as a result, may lead to maintenance work not being carried out.

#### Documents

8. Any opening and closing statements from the Acquiring Authority and Objectors should be provided in writing to the Inquiry before being delivered orally. It is not anticipated that there will be a need for any other additional documents to be submitted during the inquiry.
9. There is a function within Microsoft Teams to share screens which will be facilitated for the main participants should the need arise. However, this will not be permitted for the introduction of late evidence.
10. Where documents are referred to in evidence, copies of the original documents should be provided. You should review your cases promptly to ensure that all documents and any supporting evidence that you intend to rely on are available sufficiently in advance for all parties to consider.

#### Site Visit

11. As part of the Inquiry process, I will be making a visit to the site. This will be done once the Inquiry has closed and is intended to take place on 1 July 2021, unless sufficient time remains on day 2 of the Inquiry.
12. It is anticipated that the site visit will be undertaken on an unaccompanied basis. However, if it is necessary to view the interior of premises, I would need to be accompanied by both the Authority and the Objector.

#### Provisional Agenda

13. A provisional order for the proceedings is attached.

*Michael Boniface*

INSPECTOR

22 June 2021

## **Provisional agenda**

- Introduction and preliminary matters
- Acquiring Authority's case
  - Opening statement
  - Witness(es) dealing with general matters
- Objection 1
  - AA's evidence in chief, followed by cross examination
  - Objector's EiC, followed by cross examination
  - Objector's submissions (if necessary)
  - AA's specific reply to objection (unless deferred to final submissions)
- Objection 2
  - As above
- Objection 3
  - As above
- Objection 4
  - As above
- AA's Closing statement
- Close
- Site visit

\*Please note that, notwithstanding the general indication given above, it is likely that the Inquiry will hear from Objector 4 first to accommodate availability.