



Ministry of Housing,  
Communities &  
Local Government

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By email

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**Your ref:** 12370/N30693/11

**Our ref:** PCU/CPOP/L3625/3198457

**Date:** 24 April 2018

Dear Alec Cropper

**The Reigate and Banstead Borough Council (Marketfield Way) Compulsory Purchase Order 2018**

Notice is given under Rule 3(3) of the Compulsory Purchase (Inquiries Procedure) Rules 2007 (SI 2007 No 3617) 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 DCLG 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://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance>

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.

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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.

Yours sincerely

*A Chaplin*

**Astrid Chaplin**  
**Planning Casework Officer**