

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

INQUIRY INTO:

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

APP/PCU/CPOP/P5870/3344739

PLANNING

**SUMMARY PROOF OF EVIDENCE OF
JANE BARNETT**

ON BEHALF OF THE ACQUIRING AUTHORITY

MARCH 2025

1 INTRODUCTION

- 1.1 My name is Jane Barnett. I am employed by Savills UK PLC and was instructed as planning advisor to the Council in 2018 to advise on securing Planning Permission for the Order Land and the Order Scheme.

2 QUALIFICATIONS AND EXPERIENCE

- 2.1 I have worked at Savills UK PLC as a Director in the London Planning team since 2008. I am a member of the Royal Town Planning Institute. My qualifications and experience are set out in my main proof of evidence (reference AA/AJB/1).
- 2.2 My evidence relates to planning.

3 SCOPE OF EVIDENCE

- 3.1 I give evidence on behalf of the Council in respect of the planning justification for the Order (**CDA.1**), having regard principally to the statutory planning policy framework and other guidance relevant to the CPO Scheme. I have considered the planning matters set out in the Guidance on the Compulsory Purchase Process (**CDC.2**) that are relevant to my evidence.

4 THE ORDER LAND AND THE ESTATE

- 4.1 In my evidence I describe the Order Land, the estate and immediate surroundings with reference to Sutton Local Plan (**CDC.3**), its policy map and other planning designations.

5 THE SCHEME AND PLANNING PERMISSION

- 5.1 In my evidence I set out the Outline Planning Application ('Planning Permission'), which provides planning permission in respect of the Order Scheme. The Planning Permission (**CDE.1**) was granted on 21st March 2025, further to a formal Resolution to Grant at planning committee on 4th September 2024. and an Officer's Committee Report (**CDB.13**) recommending approval.
- 5.2 As detailed in my evidence (under section 5), I set out the approved documents under the Planning Permission to include specific matters on the Planning Conditions and key Heads of the legal agreement. Following the grant of the Planning Permission, the Developer (Lovell Partnerships) is in proactive discussion with the Council on proceeding with a Minor Material Amendment application alongside preparation of a single Reserved Matters for submission and

approval. Approvals are expected towards the end of the year. These submission remain within the fundamental principles of the Planning Permission, its approved parameters and code.

- 5.3 My evidence (paragraphs 5.44 to 5.46) also sets out the extensive pre-application engagement undertaken in support of the Planning Permission.

6 PLANNING POLICY COMPLIANCE

- 6.1 My evidence sets out the content of the Order Scheme to explain that there is no planning impediment to the Order Scheme going ahead; the Planning Permission has already been granted for development comprising the Order Scheme. This grant of Planning Permission confirms the compliance of the Order Scheme with the relevant planning framework (it having been granted on the basis that the development proposed was in accordance with the statutory development plan when read as a whole).

- 6.2 My evidence (Section 6) considers the Order Scheme broad compliance with key development plan policies under the following thematic headings:

- i. Principle of Development
- ii. Land Use
- iii. Environment and Sustainability
- iv. Design, Townscape and Heritage
- v. Landscaping, Biodiversity and Greening
- vi. Residential Amenity
- vii. Transportation, Accessibility and Servicing

7 THE BENEFITS OF THE SCHEME

- 7.1 Section 7 of my evidence identifies how the Order Scheme will promote and improve the well-being of the area via key economic, social and environment benefits that are generated.

8 CONCLUSIONS

- 8.1 I have considered the case for the Order against the planning matters set out in the Guidance that are relevant to my evidence and in my view:
- 8.2 The purpose for which the land is being acquired fits in with the development plan and other relevant material planning guidance that collectively comprises the planning policy framework.
- 8.3 The confirmation of the Order would enable the implementation of the Order Scheme (subject to discharge of routine pre-commencement conditions and obligations and reserved matter approvals) which would facilitate the creation of a wide range of economic, social and environmental benefits that would improve the well-being of the Order Land and surrounding area.
- 8.4 There are no planning impediments to the implementation of the Order Scheme. I have considered the planning conditions and planning obligations and do not consider them to be unusual for a scheme of this type. I believe that they are capable of being discharged so as to allow for timely commencement. The Order Scheme is also being implemented by the chosen Developer (Lovell Partnerships), which has a proven track record of delivering similar development, as set out in the evidence of Mr Tucker.
- 8.5 The Council has a clear view of how it intends to use the Order Land: Planning Permission has been granted for the development. In my view, there are no physical or legal impediments that would prevent development of the land, if the Order is confirmed.
- 8.6 The proposed development of the Order Land for the purposes of the Order Scheme is in accordance with the development plan as a whole.
- 8.7 The Order Scheme will deliver a range of benefits that will contribute to the achievement of the promotion or improvement of the economic, social and environmental wellbeing of the area.

9 STATEMENT OF TRUTH

- 9.1 I confirm that I have produced my evidence in accordance with the RTPI Practice Advice "Planners as Expert Witnesses" (September 2018).
- 9.2 The evidence which I have prepared and provide for this Inquiry (in this summary proof of evidence) is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.