

**THE METROPOLITAN BOROUGH OF SOLIHULL
(SHIRLEY TOWN CENTRE REDEVELOPMENT)
COMPULSORY PURCHASE ORDER 2007**

PROOF OF EVIDENCE

OF

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For **GC Shirley Limited** of 15 Hockley Court, Stratford Road, Hockley Heath, Solihull, B94 6NW, a statutory objector to the Compulsory Purchase Order

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- Appendix 1 Letter of Objection dated 24 August 2007
- Appendix 2 Report to Cabinet dated 7 July 2005
- Appendix 3 Report to Cabinet dated 21 July 2005
- Appendix 4 Plan showing Open Space Land at Shirley Town Centre
- Appendix 5 Scheme plan with an indicative boundary of the CPO
superimposed in red
- Appendix 6 DETR statement on the Local Government Act 1972
- Appendix 7 Overview and Scrutiny Board dated 2 November 2006 (Part)
- Appendix 8 Notice under Section 123 of the Local Government Act 1972 to
dispose of the Public Open Space in respect of both parcels A & B.

1 INTRODUCTION

- 1.1 My name is Stanley Leslie John Edwards and I am a Fellow of the Royal Institution of Chartered Surveyors holding an MBA from Cardiff Business School, Cardiff University. For over 40 years I have been involved in the property development process working for Cwmbran Development Corporation, Land Authority for Wales and the Welsh Development Agency (WDA). Primarily I was involved in the strategic acquisitions and project management of Compulsory Purchase Orders (CPOs) culminating in an overseeing role in respect of WDA CPOs.
- 1.2 On retiring from the WDA in 2005 I established my own Company, Evocati Limited, mainly to provide consultancy advice regarding the requirements necessary to effectively deliver Compulsory Purchase Orders. As part of my company's activities I have delivered seminars on understanding CPOs.
- 1.3 Additionally, in 2003 I was appointed to the national Committee of the Compulsory Purchase Association and held the position of Vice Chairman in 2006. I am now an Advisor to the Committee.

2 AREA OF SPECIAL INTEREST

- 2.1 In recent years there has been increased Government policy following EU Directives in respect of sustainability and the need for community involvement in the development process of which the compulsory purchase process is a part. Part of my specialist area is now providing advice to acquiring authorities as to how these components can be integrated effectively into the compulsory purchase process. My most recent commission has been by Birmingham City Council to provide a workshop and on-going support in respect of diversity, sustainability and community engagement in the CPO process.

3 INVOLVEMENT WITH THE METROPOLITAN BOROUGH OF SOLIHULL (SHIRLEY TOWN CENTRE REDEVELOPMENT) COMPULSORY PURCHASE ORDER 2007.

- 3.1 My involvement with the subject CPO commenced in October 2006 when I was requested by GC Shirley Limited to provide general comment on what would be the expected procedure should Solihull Metropolitan Borough Council (the "Council") formally seek to promote the subject CPO. This was monitored noting the Council's Approval in Principle on the 12th December 2006 and the Approval to Make and Seal the CPO on the 21st June 2007. This approval included minor amendments to the proposed CPO boundary.
- 3.2 The Council made The Metropolitan Borough of Solihull (Shirley Town Centre Redevelopment) Compulsory Purchaser Order 2007 (the "CPO") on 24th July 2007 and served Notice dated 25th July 2007 on GC Shirley Limited (and their solicitors, Shoosmiths) the next day. The objection period ended on 24th August 2007 but because some affected parties had not received Notice, for them alone, the Objection period was extended.
- 3.3 A letter of objection dated 24 August 2007 was delivered to the Government Office for the West Midlands by Shoosmiths on that date, with a copy to the Council's solicitors, Wragge & Co LLP. A copy of the letter of objection appears at **Appendix 1**.
- 3.4 Accordingly, GC Shirley Limited is a statutory objector to the CPO.

