

THE LONDON BOROUGH OF HARINGEY
(WARDS CORNER REGENERATION PROJECT)
COMPULSORY PURCHASE ORDER 2016

REF. APP/NCPU/CPO/Y5420/77066 (ENV/3166341)

PRE-INQUIRY MEETING TO BE HELD ON 3 MAY 2017
AT THE CIVIC CENTRE, HIGH ROAD, WOOD GREEN N22 8LE

INSPECTOR'S PRE-MEETING NOTE

Introduction

1. The public inquiry into the above Compulsory Purchase Order (CPO) is scheduled to open on 11 July 2017, and a Pre-Inquiry Meeting (PIM) is to be held on 3 May. This note is intended to help participants prepare for the PIM. An agenda for the PIM is also attached.
2. The PIM will be chaired by the Inspector, John Felgate, who has been appointed to hold the Inquiry. The Inspector is completely independent of the Council, and of any other party involved in the Inquiry. Following the Inquiry, the Inspector will report to the Secretary of State for Communities and Local Government, with his recommendations as to whether the CPO should be confirmed.
3. The Inspector will be assisted by the Programme Officer, Brenda Taplin.

Purpose of the Pre-Inquiry Meeting

4. The purpose of the PIM will be to help the Inspector assess:
 - how many persons will wish to speak, or to be represented, at the inquiry (those who do not wish to do so will still have their objections considered, based on the written submissions they have already made);
 - which objectors have formed themselves into groups, to be represented by a single advocate or spokesperson;
 - which objectors or groups intend to call other professional experts in support of their case;
 - how best to structure the inquiry programme, to avoid unnecessary duplication or repetition, but also allowing everyone to have their say.
5. The Inspector will seek to gain further information on these matters before making any final decisions as to the programme and procedures to be followed at the Inquiry. There will be a questionnaire form on your seat,

covering some of these points, and you are asked to fill this in and return it to the Programme Officer before you go home, please.

6. The Inspector will also take the opportunity to explain the Inquiry procedure, and what to expect, and to clarify what is required from participants. Some of these matters are outlined below.
7. The PIM is not the right time for anyone to make their case regarding the merits of the CPO itself. The time to make those arguments will be at the Public Inquiry, in July. The PIM is intended purely as a procedural aid, to help ensure that, when it gets under way, the Inquiry runs smoothly.

Who is allowed to attend and speak at the Public Inquiry in July?

8. The Inquiry is held in public and anyone can attend to hear what is said. To attend just to listen, there is no need to book, just turn up at the Civic centre and ask to be directed to the Seven Sisters Public Inquiry.
9. The right to speak at the Inquiry is limited to those who have made a formal Objection to the CPO, in writing, during October or November 2016. If you are one of those people or organisations, your name will be on the list of registered Objectors, and you will have been sent a copy of the agenda for today's meeting.
10. If your name is not on the list, it is too late now to be formally registered as an objector, but the Inspector has discretion to allow other people to speak at the Inquiry, if time permits.

Procedure in the run-up to the Inquiry

11. For those objectors who wish to speak or to be represented at the Inquiry, your original written objection will be 'taken as read'. This means that the Inspector will already have read it carefully, and you need not repeat it. However, you may wish to add to it, by either:
 - making further submissions orally;
 - or presenting a further written statement, and/or any further supporting documentation.
12. If you intend to submit a further written statement, it would be helpful if you could provide a general indication of the matters that you intend this to cover, by 9 May 2017. This is the 'Statement of Case' referred to in the letter sent to you by DCLG on 28 March. Statements of Case are not mandatory, but they are extremely helpful to the Inspector, and to other parties on both sides.

13. In any event, if you intend to submit any further statement (in addition to your original objection), or any other supporting documents, these should comprise your full case, and must be submitted by 16 June 2017.
14. After the submission of these final statements, in most cases no further written comments should be necessary. If any party wishes to submit a rebuttal statement in response to the other side's case, they should first seek the Inspector's agreement, via the Programme Officer, and agree a date for submission.
15. All submissions should be sent to the Programme Officer (contact details below) and copied to Haringey Council at the Civic Centre, High Road, Wood Green, London N22 8LE or email barbara.wright@haringey.gov.uk .
16. All submissions should be numbered in the top right hand corner with the objector's Objector Number. Should you be unsure of the number, please contact the Programme Officer.

Procedure at the Inquiry

17. At the opening of the Inquiry on 11 July, the Inspector will ask the Council to confirm that all the relevant statutory procedures have been complied with. If any party wishes to challenge the Order on procedural grounds, they should give notice in their Statement of Case, and any such challenge will be heard immediately after the Council's opening statement on these matters.
18. The Inspector will then ask the Council to set out its full 'general' case as to why the Order should be confirmed. The general case will include all matters relating to the need for the proposed redevelopment, the need for the use of CPO powers, and the impacts and benefits of the scheme as a whole; but not at this stage any site-specific issues relating to individual premises or occupiers, or their particular circumstances.
19. The Council will be asked to call its professional witnesses to give their evidence on these general matters, and each one in turn will then be subject to questioning on their evidence. Objectors who have opted to speak, or to be represented, at the Inquiry will be invited to put their questions, and the Inspector may also put some questions of his own. The order in which objectors are called to participate in asking questions will be decided by the Inspector in the light of their written statements. All questioning at this stage of the inquiry will be restricted to 'general' issues, as set out above.
20. When the Council has completed its case, the objectors will each be invited to present their cases in turn, in accordance with an Inquiry programme which will be arranged following the PIM. Objectors and their

representatives, if any, will be allowed to present their case, and then may be questioned by the Council and the Inspector (but not by other objectors). All objectors will also be permitted a final closing statement in response to their questioning.

21. The order in which objectors are heard will be designed to ensure that, as far as possible, the Inquiry focusses initially on the general issues, before moving on to more site-specific matters. Where a particular objector's case raises site-specific or personal issues that have not been addressed in the Council's general evidence, the Council will be allowed to present further evidence, if they wish, in response.
22. When the Inquiry has heard from all those objectors who wish to be heard, the Council will be invited to make their final closing submissions.

Co-operation between objectors

23. Having regard to the nature of the objections received, it appears to the Inspector that a large number cover similar ground. Amongst other matters, these include the effects of the proposed Order on the local community, the local economy, the Seven Sisters market, the character and appearance of the area, the built environment, the site's heritage value, and the supply of affordable housing and commercial premises.
24. Whilst the Inspector wishes to encourage the fullest participation by all those objectors who wish to give their views, he also sees considerable scope for groups of objectors sharing similar views to get together to present a joint case on some of these matters. This would have the dual advantages of enabling objectors to benefit from pooling their resources and also saving considerable amounts of inquiry time.
25. The Inspector knows that a number of the submitted objections are from 'umbrella' organisations which already represent a number of individuals. He would urge all objectors to consider the possible benefits of joining forces with other objectors in this way.

Statements of Common Ground

26. If there are any matters on which objectors and the Council can agree, and thereby shorten the amount of time that needs to be taken at the Inquiry, it would be helpful if these could be recorded in a Statement of Common Ground. Such a statement needs to be signed by both sides, and should be submitted to the Planning Inspectorate (and copied to the Programme officer) as early as possible.

Site Visits

27. The Inspector will carry out internal inspections of individual objection sites, accompanied by the objector and a representative of the Council, in those cases where he is invited to do so, and where entry is permitted by the owner or occupier, and where such a visit seems to him necessary or desirable. In deciding whether such visits are required, the Inspector will exercise his discretion.
28. From time to time the Inspector will also carry out unaccompanied visits to the area, to view properties externally or from areas to which access is available to the general public.

Compensation

29. The Inspector cannot determine the amount of any financial settlement to be offered or paid to any owner or occupier. The process for deciding such matters is completely separate from the present Inquiry. Consequently, any objection which is based solely or mainly on the amount of compensation will not be heard at the Inquiry.

Withdrawal of objections

30. If any objector wishes to withdraw their objection at any time up to the close of the Inquiry, their withdrawal must be put in writing. It should be addressed to the Council, with a copy to the Planning Inspectorate.

Inquiry Programme

31. An Inquiry programme will be circulated, with proposed dates and timings for each objector. The Programme officer will be in touch with you shortly to ask for your help in estimating how long your case will take to hear.

Inquiry venue and sitting times

32. The Inquiry will take place in the Civic Centre at High Road, Wood Green. The opening session will commence at 10.00 on Tuesday 11 July 2017. Thereafter, the Inquiry is scheduled to run for 3 weeks, finishing on 28 July. On most days, the Inquiry will sit from 9.30 am to around 17.30, with a break for lunch and a short comfort break in the mid-morning and mid-afternoon.
33. The Inspector will ask the Council to advise on the availability of toilet facilities, accessibility, copying and printing, and any other practical matters, such as whether papers can be left in the inquiry room overnight.

Translation

34. If any qualifying objector (owners, leaseholders, tenants or occupiers who have made a valid objection within the relevant time period) requires the

use of translation services, either prior to the Inquiry, or at the Inquiry itself, please contact the Council or the Programme Officer.

Other matters

35. Any other queries can be raised either at the PIM, or subsequently via the Programme Officer.

John Felgate
Planning Inspector
27 April 2017

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