

**THE LONDON BOROUGH OF HARINGEY
(HIGH ROAD WEST PHASE A)
COMPULSORY PURCHASE ORDER 2023**

DOCUMENT SoCG OBJ10

**STATEMENT OF COMMON GROUND:
ACQUIRING AUTHORITY AND THE NAIL GROUP
(OBJECTOR NO. 10)**

THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) COMPULSORY PURCHASE ORDER 2023

ACQUIRING AUTHORITY AND THE NAIL GROUP: STATEMENT OF COMMON GROUND

Areas of agreement and disagreement

No	Issue	Agreed?	If Issue Not Agreed / Comments	
			Acquiring Authority's Position	Objector's Position
1.	There is a compelling case in the public interest for the Order and the economic, social and environmental benefits of the Scheme are significant.	No	The Acquiring Authority's position is that there is a compelling need for the Order, and the economic, social and environmental benefits of the Scheme are significant, as set out in its Statement of Case.	The objection does not address these matters, but the objector does not accept the Acquiring Authority's position.
2.	The Nail Group operates from 757 High Road, Tottenham, which will be affected by the Order. The Nail Group's business lies within Plot E of the Scheme.	Yes	As per issue column.	As per issue column.
3.	The Nail Group's objection raises practical matters relating to the potential impact of the Scheme / Order on the business, and relating to the possibility of re-location.	Yes	The Acquiring Authority's position in relation to the objection is set out from page 91 of its Statement of Case.	The objection remains, and the Nail Group has not submitted further evidence in relation to it.
4.	Lendlease and CBRE have met with The Nail Group on two occasions (22 February 2023 and 11 May 2023) to discuss The Nail Group's concerns. There have also been telephone conversations and several email exchanges between the Nail Group and CBRE. Through these meetings and correspondence, Lendlease and CBRE have	Yes	As per issue column.	As per issue column.

	<p>provided The Nail Group with further information on:</p> <ul style="list-style-type: none"> a) the Scheme and re-location process; b) costs that could be covered; c) a potential unit location within the Scheme; d) a 'not before' date for vacant possession of 757 High Road; e) planning controls in respect of the development to minimise disruption to neighbouring properties; and f) discounted rental terms for a potential unit within the Scheme. <p>Parts of this information are summarised at page 91 of the Acquiring Authority's Statement of Case.</p>			
5.	<p>The Acquiring Authority has offered to provide The Nail Group with undertakings that it will provide a 6 month notice period before it uses its CPO powers and a 'not before' date of Q1 2026 for 757 High Road.</p> <p>This offer is being considered by The Nail Group at the date of this Statement of Common Ground.</p>	Yes	As per issue column.	As per issue column.
6.	<p>Relocation of The Nail Group into the Scheme is a possibility that both the Acquiring Authority and The Nail Group are exploring.</p>	Yes	As per issue column.	As per issue column.

Signed:..



Date:..20/09/2023..

On behalf of the Acquiring Authority

Signed:.....Susan Nguyen.....

Date:.....18/09/23.....

On behalf of The Nail Group