

BY EMAIL ONLY

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FAO Mr Richard Clegg, Inspector

8 January 2024

Dear Sir,

**The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023**  
**Recent revisions to the National Planning Policy Framework**

We write further to your letter dated 22 December 2023 in which the Acquiring Authority was invited to consider whether recent revisions to the National Planning Policy Framework are relevant to The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 ("**Order**").

The Acquiring Authority has considered the updates to the NPPF. For the reasons given below, it does not consider that these changes affect its case that the Order is supported by policy and should be confirmed.

The Scheme remains in compliance with the updated NPPF and none of the changes make the Scheme less acceptable in policy terms. The updates also do not undermine the Acquiring Authority's case for making the Order. The Acquiring Authority's position in relation to the NPPF – set out within section 6 of its Statement of Case [CD7.1] and in section 5 of the Proof of Evidence of Tom Horne [CD9.5] – remains relevant and unchanged. The Acquiring Authority demonstrated, and continues to demonstrate, compliance with the key planning test in the CPO Guidance [CD5.01], that "the purpose for which the land is being acquired fits in with the adopted Local Plan for the area" (bullet 1, paragraph 106).

Further, the Scheme benefits from an extant planning permission that pre-dates the amendments to the NPPF and which is free from legal challenge. The NPPF changes also do not impact the deliverability of the Scheme pursuant to the planning permission.

The NPPF updates therefore do not affect the planning position of the Scheme insofar as it benefits from an extant planning permission which can be built out, subject to confirmation of the Order.

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As such, the Acquiring Authority does not consider that the amendments to the NPPF alter the compelling case for confirmation of the Order.

We would be grateful if you would please acknowledge safe receipt to [alice.beresford@pinsentmasons.com](mailto:alice.beresford@pinsentmasons.com).

Yours faithfully

*Pinsent Masons LLP*

**Pinsent Masons LLP**

**CC (By email only):**

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