

**CERTIFICATE IN SUPPORT OF PUBLIC INQUIRY REGARDING PROCEDURAL COMPLIANCE
THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) COMPULSORY
PURCHASE ORDER 2023**

We hereby certify in relation to the above Order that:

1. The made Order was submitted to the Planning Casework Unit under cover letter dated 14 February 2023 (a copy of the cover letter is at **tab 1**).
2. A draft of the General Certificate was submitted to the Planning Casework Unit under cover letter dated 14 February 2023 (as noted above, a copy of the cover letter is at **tab 1**). The final version of the General Certificate (copy at **tab 2a**) was submitted to the Planning Casework Unit electronically via email on 30 March 2023 (copy at **tab 2b**).
3. The Protected Assets Certificate dated 8 February 2023 (copy at **tab 3**) (amongst other documents) was submitted to the Planning Casework Unit under cover letter dated 14 February 2023 (as noted above, a copy of the cover letter is at **tab 1**).
4. Notice of making the CPO was:
 - 4.1. Served on all qualifying persons in accordance with Section 12(1) of the 1981 Act (a copy of the notice is at **tab 4a** and the covering letters at **tab 4b**). The time allowed for objections (which was not less than 21 days) was 8 March 2023. The notices were served by one or more of the methods described in Section 6(1) of the 1981 Act.
 - 4.2. In relation to land in unknown ownership, a notice was served by one or more of the methods described in Section 6(4) of the 1981 Act (a copy at **tab 5a** and the covering letters at **tab 5b**). The time allowed for objections in each of the notices was not less than 21 days and the last date for them was on 8 March 2023.
 - 4.3. Published in the local newspaper the Enfield Independent on 8 February 2023 (copy at **tab 6a**) and 15 February 2023 (copy at **tab 6b and 6c**), in accordance with Section 11(1) of the 1981 Act. The time allowed for objections was not less than 21 days from the date of the first publication of the notice and the last date for objections was 8 March 2023.
 - 4.4. Affixed to conspicuous objects on or near the Order land in accordance with Section 11(1) of the 1981 Act (copy at **tab 7** along with a map of locations where these notices were placed at **tab 8a**). These remained in place for a period of at least 21 days which is the period allowed for objections, the last date being 8 March 2023 (photographs of the notices during this period along with copies of the associated maintenance logs are at **tabs 8b - 8k**).
5. Following the making of the Order, a copy of the CPO and map and the Statement of Reasons were deposited at the venue set out the General Certificate (**tab 2a**) and were also available of the

Council's website at www.haringey.gov.uk/HRW-CPO and remained available for inspection until 8 March 2023.

6. The Statement of Case was served upon each relevant objector in accordance with Rule 7 of the 2007 Rules and Rule 16 of the 1994 Rules (copies of the email correspondence, letters, confirmation of courier delivery and a certificate regarding hand delivery are at **tabs 9a - 9n**). A copy of the Statement of Case and the Core Documents accompanying the Statement of Case were also deposited at the same venues of the Statements of Reasons and also made available on the CPO website at <https://gateleyhamer-pi.com/en-gb/high-road-west/>.
7. In respect of the Pre-Inquiry Meeting:
 - 7.1. Copies of the site notice was erected ahead of the Pre-Inquiry Meeting (copy at **tab 10**).
 - 7.2. Photographs of the site notice of the Pre-Inquiry Meeting evidencing the erection and maintenance of the Pre-Inquiry Meeting were taken (copy of a map of locations where these notices were placed at **tab 11a** and photographs at **tabs 11b, 11d and 11e**).
 - 7.3. The certificate of billposting dated 29 June 2023 confirmed the site notice of the Pre-Inquiry Meeting was erected (copy at **tab 11c**).
 - 7.4. The Inspector confirmed in email correspondence that notice of the Pre-Inquiry Meeting did not need to be published in the local newspaper.
8. The Core Documents were submitted to the Inspector electronically via email correspondence on 31 August 2023 (copy at **tab 12a**). The Planning Inspectorate confirmed in email correspondence that hard copies did not need to be submitted and instead hard copies of the Core Documents for use by the Inspector were only required to be brought to the Inquiry.
9. Subsequent additions to the Core Documents were submitted to the Inspector electronically via email correspondence on 13 September 2023, 22 September 2023, 10 October 2023, 11 October 2023, 31 October 2023 and 3 November 2023 respectively (copies at **tab 12b – 12g**).
10. In respect of the Statements of Common Ground, a letter was submitted to the Inspector electronically via email correspondence on 15 September 2023 setting out the status of each of the Statement of Common Ground along with a signed and dated Statement of Common Ground with the Tryfonos family (copy at **tab 13a**).
11. Subsequent Statements of Common Ground were submitted to the Inspector electronically via email correspondence on 18 September 2023, 20 September 2023, 6 October 2023 and 10 October 2023 respectively (copies at **tab 13b – 12e**).
12. The Acquiring Authority's evidence (CD 9.1 – 9.16, noting there is no CD 9.4 nor CD 9.6) was sent to the Programme Officer and each relevant objector on 10 October 2023 in accordance with Rule 15 of the 2007 Rules (copies of the email correspondence, letters, confirmation of courier delivery and a certificate regarding hand delivery are at **tabs 14a – 14i**). The documents have also been

deposited at the venue referred to in the Notice of the public inquiry (**tab 16**) and are available on the Council's website <https://gateleyhamer-pi.com/en-gb/high-road-west/>.

13. Time estimates for presenting evidence and questioning objectors were submitted to the Inspector electronically via email correspondence on 16 October 2023 (copy at **tab 15**).

14. Notice of the public inquiry (copy at **tab 16**) was:

14.1. Attached to the land or to a conspicuous object or place on or near the Order land on 17 October 2023 (copy of a map of locations where these notices were placed at **tab 11a** and photographs at **tab 17b**) in accordance with Rule 11(1)(a)9i) of the 2007 Rules. These notices have been maintained on 25 October 2023 and 1 November 2023 (photographs at **tabs 17c and 17d**).

14.2. The Inspector confirmed in email correspondence that notice of the Inquiry did not need to be published in the local newspaper.

15. The Core Documents (which includes the Order, Statement of Reasons and Statement of Case) and copies of evidence sent to or by the Acquiring Authority have been deposited at the venue referred to in the notice of the public inquiry (**tab 16**) in accordance with that Notice and Rules 7(6) and 15(5) of the 2007 Rules. The documents are also available on the CPO website <https://gateleyhamer-pi.com/en-gb/high-road-west/>. All documents continue to be available.

16. Confirmation that the Acquiring Authority had no site visit suggestions was submitted to the Inspector electronically via email correspondence on 31 October 2023 (copy at **tab 18**).

17. The Acquiring Authority's rebuttal evidence in (CD 10.1 – CD 10.11) was sent to the Programme Officer and each relevant objector on 31 October 2023 (copies of the email correspondence, letters, confirmation of courier delivery and a certificate regarding hand delivery are at **tabs 19a – 19j**). The documents have also been deposited at the venue referred to in the Notice of the public inquiry (**tab 16**) and are available on the Council's website <https://gateleyhamer-pi.com/en-gb/high-road-west/>.

Date: 3 November 2023

Signed:

A solid black rectangular box used to redact the signature of the legal representative.

Pinsent Masons LLP
1 Park Row, Leeds, LS1 5AB
Ref: 658021.07014

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

AQUIRING AUTHORITY

SCHEDULE OF PROCEDURAL COMPLIANCE

Item	Description	Date
1	Cover letter to PINS with submission of CPO documents dated 14 February 2023	14 February 2023
2	a) General certificate	27 March 2023
	b) Email correspondence submitting General Certificate dated 30 March 2023	30 March 2023
3	Protected Assets Certificate	8 February 2023
4	CPO notice to qualifying persons:	
	a) Notice to Individuals dated 7 February 2023	7 February 2023
	b) Covering letter sent with CPO notice dated 7 February 2023	7 February 2023
5	CPO site notice for unknown owners:	
	a) Notice dated 7 February 2023	7 February 2023
	b) Covering letter sent with CPO notice dated 7 February 2023	7 February 2023
6	Copy of published CPO notices in the local press:	
	a) Copy of press notice	
	b) Press notice dated 8 February 2023	8 February 2023
	c) Press notice dated 15 February 2023	15 February 2023
7	CPO site notice dated 7 February 2023	7 February 2023
8	Photographs of the CPO site notices in situ:	
	a) Map of locations	
	b) Log dated 8 February 2023 confirming erection of notices	8 February 2023
	c) Photos dated 8 February 2023	8 February 2023

	d) Log dated 15 February 2023 confirming maintenance of notices	15 February 2023
	e) Photos dated 15 February 2023	15 February 2023
	f) Log dated 22 February 2023 confirming maintenance of notices	22 February 2023
	g) Photos dated 22 February 2023	22 February 2023
	h) Log dated 1 March 2023 confirming maintenance of notices	1 March 2023
	i) Photos dated 1 March 2023	1 March 2023
	j) Log dated 10 March 2023 confirming removal of notices	10 March 2023
	k) Photos dated 10 March 2023	10 March 2023
9	Evidence of the serving of the Acquiring Authority's Statement of Case:	
	a) Email correspondence, covering letters and proof of courier serving on PINS	5 June 2023
	b) Email correspondence serving on Programme Officer	5 June 2023
	c) Email correspondence and covering letter serving on Gerald Eve on behalf of Done Brothers	5 June 2023
	d) Email correspondence and covering letter serving on Mr Dellal	5 June 2023
	e) Email correspondence and covering letter serving on Town Legal LLP on behalf of Tryfonos	5 June 2023
	f) Covering letter serving on Kingwell Investments and proof of courier	5 June 2023
	g) Email correspondence and covering letter serving on Network Rail Infrastructure Limited	5 June 2023
	h) Email correspondence, covering letters and proof of evidence serving on Transport for London	5 June 2023
	i) Email correspondence and covering letter serving on Tottenham Hotspur Foundation	5 June 2023

	j) Email correspondence and covering letter serving on Richard Max & Co Solicitors on behalf of Tottenham Hotspur	5 June 2023
	k) Email correspondence and covering letters serving on Mr Sherbanov	5 June 2023
	l) Email correspondence and covering letter serving on The Nail Group	5 June 2023
	m) Email correspondence and covering letter serving on Ms Powell	5 June 2023
	n) Certificate confirming hand delivery to Mr Sherbanov and Ms Powell	5 June 2023
10	Site notice of the virtual Pre-Inquiry Meeting	15 June 2023
11	Photographs of the site notice of the virtual Pre-Inquiry Meeting in situ:	
	a) Map of locations	
	b) Photos dated 15 June 2023	15 June 2023
	c) Certificate confirming maintenance carried out on 22 June 2023	29 June 2023
	d) Photos dated 29 June 2023	29 June 2023
	e) Photos dated 6 July 2023	6 July 2023
12	Submission of Core Documents to PINS and the Programme Officer	
	a) Email correspondence with programme officer dated 31 August 2023	31 August 2023
	b) Email correspondence with programme officer dated 13 September 2023	13 September 2023
	c) Email correspondence with programme officer dated 22 September 2023	22 September 2023
	d) Email correspondence with programme officer dated 10 October 2023	10 October 2023
	e) Email correspondence with programme officer dated 11 October 2023	11 October 2023

	f) Email correspondence with programme officer dated 31 October 2023	31 October 2023
	g) Email correspondence with programme officer dated 3 November 2023	3 November 2023
13	Submission of Statements of Common Ground:	
	a) Letter to Inspector (including enclosures) and email correspondence with programme officer dated 15 September 2023	15 September 2023
	b) Email correspondence with programme officer dated 18 September 2023	18 September 2023
	c) Email correspondence with programme officer dated 20 September 2023	20 September 2023
	d) Email correspondence with programme officer dated 6 October 2023	6 October
	e) Email correspondence with programme officer dated 10 October 2023	10 October 2023
14	Evidence of the serving of the Acquiring Authority's evidence (copying in the programme officer):	
	a) Email correspondence, covering letters and proof of courier serving on Gateley Hamer (for onward transmission to PINS) PINS	10 October 2023
	b) Email correspondence and covering letter serving on Mr Dellal	10 October 2023
	c) Email correspondence and covering letter serving on Town Legal LLP on behalf of Tryfonos	10 October 2023
	d) Covering letter serving on Kingwell Investments, proof of courier and email correspondence with agent acting on behalf of Kingwell Investments	10 October 2023
	e) Email correspondence and covering letter serving on Network Rail Infrastructure Limited	10 October 2023

	f) Email correspondence, covering letter and proof of evidence serving on Transport for London	10 October 2023
	g) Email correspondence and covering letter serving on Tottenham Hotspur Foundation	10 October 2023
	h) Email correspondence and covering letter serving on Richard Max & Co Solicitors on behalf of Tottenham Hotspur	10 October 2023
	i) Email correspondence and covering letters serving on Mr Sherbanov	10 October 2023
	j) Email correspondence and covering letter serving on The Nail Group	10 October 2023
	k) Email correspondence and covering letters serving on Ms Powell	10 October 2023
	l) Certificate confirming hand delivery to Mr Sherbanov and Ms Powell	11 October 2023
15	Submission of time estimates of the Acquiring Authority at the Inquiry	16 October 2023
16	Public inquiry site notice	8 August 2023
17	Photographs of site notice of the public inquiry site notice in situ:	
	a) Map of locations	
	b) Photos dated 17 October 2023	17 October 2023
	c) Photos dated 25 October 2023	25 October 2023
	d) Photos dated 1 November 2023	1 November 2023
18	Submission of the Acquiring Authority site visit suggestions	31 October 2023
19	Evidence of the serving of the Acquiring Authority's Rebuttal Statement of Evidence (copying in the programme officer):	
	a) Email correspondence, covering letters and proof of courier serving on Gateley Hamer (for onward transmission to PINS) PINS	31 October 2023

	b) Email correspondence and covering letter serving on Mr Dellal	31 October 2023
	c) Email correspondence and covering letter serving on Town Legal LLP on behalf of Tryfonos	31 October 2023
	d) Covering letter serving on Kingwell Investments, proof of courier and email correspondence with agent acting on behalf of Kingwell Investments	31 October 2023
	e) Email correspondence and covering letter serving on Network Rail Infrastructure Limited	31 October 2023
	f) Email correspondence, covering letter and proof of evidence serving on Transport for London	31 October 2023
	g) Email correspondence and covering letter serving on Tottenham Hotspur Foundation	31 October 2023
	h) Email correspondence and covering letter serving on Richard Max & Co Solicitors on behalf of Tottenham Hotspur	31 October 2023
	i) Email correspondence and covering letters serving on Mr Sherbanov	31 October 2023
	j) Email correspondence and covering letters serving on Ms Powell	31 October 2023
	k) Certificate confirming hand delivery to Mr Sherbanov and Ms Powell	1 November 2023