



Department for
Communities and
Local Government

Ms Jane Bradshaw
Montagu Evans
5 Bolton Street
London
W1J 8BA

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref: JEB/2014/Barnet

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Ms Bradshaw

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 5 September 2014 in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Ms F Coleman
30 Tyrrel Way
London
NW9 7QW

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Ms Coleman

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Phillips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Mr Darren Sturgeon
Wayleave Surveyor
UK Power Networks
Barton Road
Bury Street Edmunds
Suffolk
IP32 7BG

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk
Your ref: DS/Networks/CPO- London Borough of
Barnet – West Hendon
Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Mr Sturgeon

**The London Borough of Barnet (West Hendon Regeneration Area) Compulsory
Purchase Order No 1 2014**

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Ms Jasmin Parsons
62 Marsh Drive
West Hendon Estate
Barnet
London
NW9 7QF

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 48082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Ms Parsons

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Mr David R Fisher
New Maritime LTD
Sunnymead
219 Botley Road
Ley Hill
Chesham
Bucks HP5 1XT

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Mr Fisher

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 5 September 2014 in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Mr Richard John Clarke Surveyors
Unit 1, The Galleria
180-182 George Lane
South Woodford
London
E18 1AY

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 48082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Mr Clarke

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007



Department for
Communities and
Local Government

Ms Angela Conner
Roger Hannah & Co
Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref: AC.CPOO23

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Ms Conner

**The London Borough of Barnet (West Hendon Regeneration Area) Compulsory
Purchase Order No 1 2014**

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Mr Dan Knowles MRICS
Sawyer Fielding LTD
Director
PO Box 1519
Hemel Hempstead
Hertfordshire
HP1 9QL

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 48082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:
Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Mr Knowles

**The London Borough of Barnet (West Hendon Regeneration Area) Compulsory
Purchase Order No 1 2014**

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules
2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Mr Mark H Shaw
Strettons
East & North London
Central House
189-203 Hoe Street
London
E17 3SZ

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref: MHS/181BRO/ms01
Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Mr Shaw

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Phillips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Miss Manage
63 Tyrrel Way
West Hendon
London
NW9 7QP

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Miss Manage

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 05 September in regard to the above.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Mr P Manage
63 Tyrrel Way
West Hendon
London
NW9 7QP

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Mr Manage

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Phillips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk



Department for
Communities and
Local Government

Mrs Dulcie Manage
63 Tyrrel Way
West Hendon
London
NW9 7QP

Please ask for: Mrs Satwant Beghal
Tel: 0303 44 4 8082
Email: Satwant.beghal@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/CPO/N5090/74016

Date: 29 October 2014

Dear Mrs Manage

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Further to my letter of 05 September in regard to the above order.

I give notice that a Pre-Inquiry meeting is to be held by the appointed person, Inspector, Zoë Hill, on Wednesday 19 November 2014. It will be held at 10:00 at that the Council Chamber, Hendon Town Hall, The Burroughs, London NW4 4AX. You are invited to attend.

When reaching your conclusion on whether to attend the Pre-Inquiry meeting you should be aware that the Inspector will not hear evidence from any party on that day. The purpose of the Pre-Inquiry meeting is to discuss procedural and administrative matters, such as, but not exclusively, the scope of the inquiry, inquiry facilities, site visits, number of witness, order of appearances, proofs, and that being the case there will be neither discussion on the merits of the case nor consideration of evidence.

Please note that disabled people who may be concerned about facilities at the pre-inquiry meeting venue should write to or contact the local planning authority to confirm that proper provisions are in place.

The Public Inquiry for the above order is due to open on 20 January 2015. Further details will be sent to you shortly.

Yours sincerely

Satwant Beghal
Planning Casework Officer

Enc. Explanatory Note - The Compulsory Purchase (Inquiries Procedure) Rules 2007

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No. 1 2014

Explanatory Note

The Compulsory Purchase (Inquiries Procedure) Rules 2007

Rule 10 – Date of inquiry.

Rule 10(1)(a) states that the date fixed by the authorising authority i.e. the Secretary of State, shall be, in the case where there is no pre-inquiry meeting, not later than 22 weeks after the relevant date.

Rule 10(1)(b) states that the date for the holding of an inquiry, in a case where a pre-inquiry meeting (or where there is more than one, the final pre-inquiry meeting) is held pursuant to rule 4 i.e. at the instigation of the authorising authority or rule 6 i.e. at the instigation of the Inspector, will be not later than 8 weeks after the conclusion of that pre-inquiry meeting.

In this case the pre-inquiry meeting is scheduled to take place on 19 November 2014 and the Inquiry will be opened on 20 January 2015 which is 6 days outside the 8 week window. This is due to the fact that the pre-inquiry meeting has been instigated by the Inspector because she feels one is necessary in order to ensure the smooth running of the inquiry and to minimize the risk of it over-running the 8 days assigned to it. However, the Inspector's work programme is such that she is unable to incorporate the pre-inquiry meeting into it so as to comply with Rule 10(1)(b) - the 8 week rule.

Rule 10(1)(c) states that where the authorising authority is satisfied that in all the circumstances of the case it is impracticable to hold the inquiry within the period mentioned in sub-paragraph (a) or (b) (as the case may be), the earliest practicable date after the end of that period.

In light of all of the foregoing the Authorising Authority has confirmed that the Secretary of State is exercising the power conferred by Rule 10(1)(c) to waive the 8 week rule because he is satisfied in all the circumstances of the case that it is impracticable to hold the inquiry within 8 weeks from the date on which the pre-inquiry is held.