

Questions from the Inspector to the LB of Haringey, 26 July 2017

The Inspector refers to the issue raised ON 25 July with regard to the non-inclusion of Mr Haverty-Stacke on the Schedule of Interests.

1. Mr Haverty-Stacke gave evidence that he lived at No 257C High Road. The schedule refers to 257A and B, but not C. Is this an omission?
2. If so, are there any other similar omissions? Ms Johnson's proof, para 9.12 states that there are 8 self-contained flats in Nos 255-259, but the schedule only identifies four.
3. Mr Haverty-Stacke's evidence is that he had lived there for 7 years and was still in occupation up to 18 October 2016. This would mean he was an occupier on 22 September 2016 when the Order was made, and therefore should have been on the Schedule. From what was said at the inquiry, this appears to be agreed. Please confirm the Council's position.
4. Does the same apply to any other residential tenants within the Order lands?
5. What was the date on which the freehold of Nos 255-259 High Road was acquired by Graingers?
6. If that date was before 18 October, is Mr Haverty-Stacke's account of his eviction accepted, and what arrangements were made with regard to re-housing?
7. Ms Johnson gave evidence that Mr Haverty-Stacke was given advance notice of the Order by Irish Causeway Housing Association on 27 January 2016, and that subsequently 4 offers of alternative accommodation were made. Mr Haverty-Stacke's evidence disputes this. Please can the Council provide documentary evidence?
8. Ms Johnson also stated that medical information was sought. Please can the Council elaborate as to what was sought, and the reasons? The Inspector will treat this information with the strictest confidence.
9. In Mr Walker's proof, para 6.16 lists various letters, newsletters and flyers which are said to have been sent to all those with property interests directly affected. Did these include residential occupiers, and if so, did they include Mr Haverty-Stacke?
- 10.

Appendix 9 of Ms Johnson's proof includes the following:

- November 2014 – letters to all affected property owners;
- December 2014 – agents were instructed to follow up on an individual basis
- September 2015 – invitations to landowners and lessees, for 'drop-in' event
- November 2015 – ditto
- March 2016 – ditto
- July 2016 – ditto

In so far as any of these may be different from those listed by Mr Walker, did they include Mr Haverty-Stacke and/or other residential occupiers?

11. Mr Haverty-Stacke says that in the publicity and consultation surrounding the various proposals, the site was described simply as 'the Wards Corner

site', and he did not know that this included his flat. How does the Council respond to this point?

The Inspector wishes to make it clear that the matters of concern to him with regard to the above, are whether residential occupiers affected by the Order were given proper notice as required, and whether the effects on them, if the Order is confirmed, would be proportionate to the public interest. As already indicated, the Inspector would not wish to close the Inquiry until these questions have been answered.

The Inspector is aware that some of the arguments raised on behalf of the market traders touch on similar issues, but he is satisfied that he now has sufficient information on these, and the further information that he is seeking is only with regard to residential occupiers.