

John Allum

From: Ashleigh Cook <acook@iceniprojects.com>
Sent: 13 January 2022 17:47
To: North 1; Planning Appeals
Cc: Nick Grant
Subject: RE: Planning Inspectorate APP/R5510/W/21/3280015: Hayes Park North, UB4 8EE
Attachments: Hayes Park North - draft UU Lbh amends v1.doc; 2011 consultation document.pdf; Blackbushe [2021] 3 W.L.R. 567.pdf; debenhams [1986] 3 W.L.R. 1063.pdf

Afternoon Roxanne,

Ahead of the Hearing on the 27th January, there are a few items we wanted to share with the Inspector. Please see these attached and listed below. These do not constitute additional information, they are simply documents the Inspector is expecting (the UU) or case law / document extracts referred to in our Statements.

1. The good copy of Blackbushe case.
2. A copy of the Debenhams case.
3. The MHCLG consultation document
4. The draft UU. This version has final comments in it from the Council. We are happy with the content. There may be some matters which need to be finalised, but this is a good draft version for the Inspector to consider.

Thanks

Ashleigh

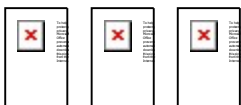
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From: North 1 <north1@planninginspectorate.gov.uk>
Sent: 05 January 2022 11:39
To: Planning Appeals <planningappeals@hillingdon.gov.uk>; Ashleigh Cook <acook@iceniprojects.com>
Subject: RE: Planning Inspectorate APP/R5510/W/21/3280015: Hayes Park North, UB4 8EE [Filed 06 Jan 2022 09:42]

Good morning

In light of the current Government guidance in respect of working from home where possible, the Inspector considers that the hearing on 27 January 2022 should proceed as a virtual event rather than in-person. As a consequence, the site visit would take place on a different day, most likely either Friday 28 January or Monday 31 January 2022.

If either party considers that it is essential that the hearing be held in-person, they should advise of this as soon as possible setting out the reasons why an in-person event is necessary. It should be noted that if an in-person event is to be held, this will necessarily delay the hearing.

If both parties are happy to proceed with a virtual event, can the Council please provide the meeting link and advise any interested parties as set out in the email of 20 December 2021.

Please respond by 13th January, as we will need a copy of the notification letter to parties by this date.

Kind regards

Roxanne

Roxanne Gold

North1@PlanningInspectorate.gov.uk

From: Planning Appeals <planningappeals@hillingdon.gov.uk>

Sent: 04 January 2022 14:22

To: North 1 <north1@planninginspectorate.gov.uk>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Nathaniel Soneye Thomas <NStthomas@hillingdon.gov.uk>

Subject: Re: Planning Inspectorate APP/R5510/W/21/3280015: Hayes Park North, UB4 8EE

Dear Roxanne,

Further to your previous email, please could you confirm whether the hearing will be a fully virtual hearing?

Many thanks

Katherine

Katherine Mills

Planning Appeals

From: North 1 <north1@planninginspectorate.gov.uk>

Sent: 20 December 2021 10:02

To: Planning Appeals <planningappeals@hillingdon.gov.uk>

Subject: Planning Inspectorate APP/R5510/W/21/3280015: Hayes Park North, UB4 8EE

Good morning

It has not yet been decided by the Inspector whether this event will be conducted as an in-person, online or blended hearing, but in light of the Governments move to 'plan B' please can the Council make the following arrangements.

Please arrange 'virtual' element for the event. Once this is set up a link and any related guidance for joining the event virtually should be provided to me (the link should be able to be used by the Inspector if needed), and to anyone who requests/requires such information before the opening day of the event. The privacy settings in the

tool you use must protect the email address of the Inspector (i.e., participants are unable to see the Inspector's email address) and you must confirm this to me when sending the link. I will need to be able to forward the link you provide to the inspector. Please ensure that your collaboration software is enabled for me to do this. **If the above conditions are not met, the Inspector will not be able to attend the event virtually if this is necessary on the day. Please also ensure I'm sent the details for the venue for the hearing in case a blended or face to face hearing is possible**

Notification

No later than 2 weeks before the opening of the Hearing you must serve a notice of the hearing arrangements on those persons other than the appellant(s) with an interest in the land, those who made representations at the application and/or appeal stages, those entitled to appear at the hearing and anyone else you consider to be affected by or interested in the proposed development.

Your letter should include:

- a brief description of the subject matter of the appeal(s);
- the location of the site;
- that the Hearing may be conducted online, face to face or a blend of both, depending on the rules in place at the time of the hearing and they should be prepared for any eventually (we will confirm closer to the time how the hearing is intended to be conducted, but this could be very short notice).
- a clear statement of the date and time of the Hearing opening and the powers enabling the Inspector to determine the appeal and the name of the Inspector;
- a link (via the Council's website) to the appeal documents or that the documents can be viewed at the Council offices by prior arrangement;
- that anyone wishing to participate in the Hearing virtually or in person should contact the Local Planning Authority for details of how to do so as soon as possible prior to the Hearing. Please include details of your telephone and e-mail address. I would ask that the letter does emphasise that anyone wishing to participate in the hearing should be prepared to attend the event fully online if that becomes necessary with the rules around Covid.
- that the decision will be published on <https://acp.planninginspectorate.gov.uk/>
- what facilities are available for people with disabilities eg parking spaces, access and seating arrangements etc (if a blended or face to face event is possible).
- Planning Inspectorate Reference:
APP/R5510/W/21/3280015
- Case Officer contact at the Planning Inspectorate:
Roxanne Gold. Tel: 0303 444 5462. Email: North1@planninginspectorate.gov.uk

You must send a copy of the notification letter to me, together with a list of all those notified, at the same time that it is sent to the parties.

If you consider it appropriate, please notify the press of the hearing and, if notice of the hearing is published in the press, send a copy of the notice(s) to me. Please also note that people with disabilities who may be concerned about facilities at the hearing venue (if a face to face or blended event does go ahead) have been advised to contact you to confirm that proper provisions are in place.

Please confirm if you will be using Teams (which I believe is the Inspector's preferred option) and if not Teams, which virtual product you will be using.

Also, could you please confirm how the attendees physically in the room will see those persons joining virtually. Will there be large screens used or does the venue have fully blended capability? (Again, if a blended or physical event can take place)

I know this was a lot of instructions and information, but hopefully this was of some use as well.

Further guidance can be found at <https://www.gov.uk/guidance/coronavirus-covid-19-planning-inspectorate-guidance>

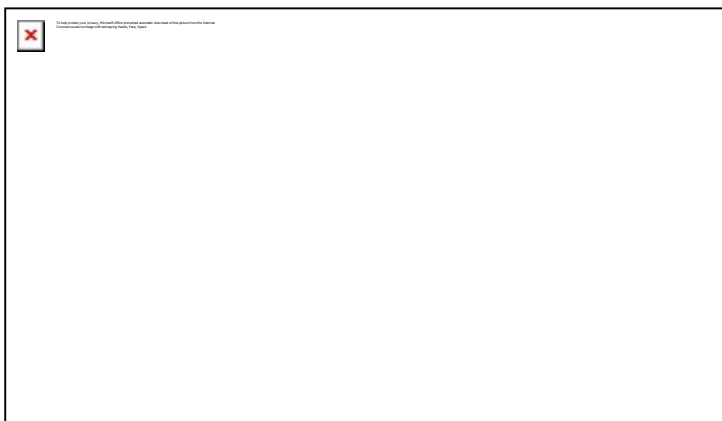
Kind regards

Roxanne

Roxanne Gold

North1@PlanningInspectorate.gov.uk

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