

Inspector Pre-Inquiry Briefing Note

APP/V5570/A/07/2051902

APP/X5210/A/07/2051898

Public Local Inquiry 19 February 2008

1. Main Issues

1.1. From an initial reading of the files, the Inspector has identified the two main issues:

1. The suitability of the affordable housing offer in terms of number, mix, tenure, price/affordability and arrangements for recycling of subsidy.
2. The suitability of the site for residential development in the context of the existing and future noise, wind and vibration environment.

1.2. On the first of these issues, in addition to the matters covered in the submitted proofs of evidence, the Inspector would welcome comments on the following:

- (a). The extent of the Local Housing Market Area.
- (b). The status (progress) of any Strategic Housing Market Assessment(s) that has/have been carried out (on a cross-boundary basis or otherwise) for that Area or is/are underway, in connection with LDF formulation.
- (c). The outcome(s) of any such analysis/analyses in relation to affordable and market housing needs/demands (quantity, type price/tenure) in Camden LB and Islington LB and (if any) the apportionment of those needs/demands between the two Boroughs, particularly including any differences.
- (d). The arrangements that are intended to be made for the allocation of the affordable housing element within the respective Boroughs, with regard to the apportionment of nomination rights whether by the Councils themselves, by RSLs, or by others.

1.3. In essence, the Inspector wants to ascertain whether the affordable housing offer will sufficiently meet known local needs within each of the Boroughs concerned, as well as the extent to which it will contribute towards meeting a policy target figure.

1.4. On the second main issue, the Inspector will hear evidence from Cally in the light of the additional Environmental Information that has been provided.

1.5. To some extent it is likely that the evidence on both issues will consider relevant planning conditions and obligations, but otherwise conditions and obligations will be dealt with separately as in the draft timetable below.

1.6. It should also be noted that the Inspector has not yet been provided with the suite of Core Documents and is anticipating that these will only be made available for him at the opening of the Inquiry,

1.7. The Inspector would also like to place on record his gratitude to the parties for the early and thorough compilation of the Statement of Common Ground.

2. Suggested Inquiry Procedure

2.1. The Inspector will deal with the procedural aspects in opening and seek agreement of the parties to the most effective and appropriate sequence of events. The Inspector's initial preference is as follows:

- Order of opening submissions – Applicant, Camden LB Council, Islington LB Council, KXRLG/Cally.
- Evidence – will be heard sequentially from each party in turn, in the order suggested in the draft timetable below.
- Closing submissions: Reverse order to opening submissions.

2.2. The normal process of evidence-in-chief, cross-examination, Inspector questions and re-examination will be adhered to.

2.3. Subject to numbers and being present at the appropriate time, non-rule 6 parties may be given the opportunity to ask a question or questions of the *opposing* witnesses before each such witness is re-examined. If requesting to do so, they may also be given the opportunity to make a brief statement to the Inspector after the main witnesses have been heard, but must then also expect to be asked questions on their representations by opposing principal parties and/or the Inspector.

3. Draft Inquiry Timetable

3.1. The Inquiry is programmed for four days. On that basis, the draft timetable is as follows:

Tuesday	Opening speeches (am) Case for Islington LB Council (am/pm) <i>Mr C Clarke</i> <i>Mr H Lacey</i>
Wednesday	Case for KXRLG/Cally (am) <i>Ms D Shelley</i> <i>Mr M Edwards</i> Case for the Appellant (am/pm) <i>Ms C Dickinson</i> <i>Mr S Robinson</i>
Thursday	Case for the Appellant (continued am) Case for Camden LB Council (am) <i>Mr R Kirby</i> Other parties (pm)
Friday	Session on conditions and obligations Closing speeches Site Inspection

Inquiry sessions will normally start at 10.00 hrs and finish at or before 17:30 hrs with a luncheon break of about 1 hour between 13:00hrs and 14:00 hrs. If the Inquiry looks as though it will fall behind schedule, 09:30 starts may be suggested for the second and subsequent sitting days.

DL 6/2/08