

## **NOTES OF PRE-INQUIRY MEETING**

APP/A5270/V/16/3151295

**Applicant:** *BE Broadway BV*

**The Council:** *London Borough of Ealing*

**The Proposal:** *Redevelopment and demolition of 9-42 The Broadway and 1-4 Haven Place (retaining No.9 and the front facades of No.14 and No.15 & 16 The Broadway) and erection of 8 new buildings (ranging from 2 storeys to 18 storeys).*

**The Site:** *9-42 The Broadway, Ealing W5*

**Venue:** *The Queen's Hall, Ealing Town Hall, New Broadway Ealing W5 2BY*

**Starting at:** *1400 on 30 November 2016*

**Appearances:** Russell Harris QC for the applicant (likely to call 3 witnesses); Neil King QC for the Council (4 witnesses); Richard Ground QC for Historic England (HE) (2 witnesses); Charles Streeton of Counsel for Save Ealing's Centre (SEC) (3 witnesses) and Frances Zammit representing herself (2 witnesses).

**The Nature of the Proposal:** It was confirmed and agreed that the Inquiry would proceed on the basis of the scheme as revised in January 2016, in other words, the scheme as it was considered by the Council's Planning Committee.

**Questions of Validity:** Questions have been raised by Ms Zammit and it was confirmed that these would be considered at the Inquiry proper. The Council and the applicant regard the application as validly made and I (as the Inspector) on a preliminary view of the material made plain that I concur with that. The parties are encouraged to explore the matter further in the hope that it can be resolved before the Inquiry opens.

**The Matters the SoS particularly wishes to be informed about:** As the call-in letter sets out, exploration is required of the retail issue, along with the level and mix of housing proposed, and the potential impacts of the proposal on the historic environment. The security implications of the proposal merit examination as does any effect on the living conditions of local residents. All that needs to take place in the context of the development plan, but also the Framework, and the emerging Neighbourhood Plan.

In terms of the affordable housing issue, any viability assessments produced to justify the % proposed will need to be disclosed to inform the discussions.

**Core Documents:** The parties are encouraged to liaise with a view to producing a succinct range of relevant documents with one (hard) copy for the Inspector, and at least two sets for the use of the public at the Inquiry.

**Proofs of Evidence and Appendices:** These should be kept separate and the Inspector would prefer Summaries to be presented as separate documents too.

**Statements of Common Ground:** All parties are encouraged to agree as much as they can through SoCGs so that areas of difference can be easily identified by all concerned.

**The Order of Play:** It was agreed that the applicant would present evidence first, followed by the Council, then third party supporters. After that, the Inquiry will hear from HE, then SEC, Frances Zammit, then 3P objectors. After that, there will be a session devoted to conditions and the Agreements or Unilateral Undertakings under S.106. Closings will be in the order: Frances Zammit, SEC, HE, the Council, and finally the applicant.

**Timetabling:** It was agreed that SoCGs, proofs of evidence and appendices should be submitted to by 4 April 2017. Any rebuttal evidence should be presented by 25 April 2017, at the latest. Once evidence has been exchanged, the parties are encouraged to work together to produce an Inquiry timetable detailing what will take place on each Inquiry day.

**Site Visits:** These may be unaccompanied, or most likely accompanied, and will take place after the evidence has been heard.

**The Venue:** It was agreed that a PA system would be in place in the Inquiry room, along with a hearing loop.

**Administrative Arrangements:** The Council confirmed that a dedicated Council Officer would act as a liaison point with the public and that the Inquiry documentation would be made available for the public to access in the lead up to and at the Inquiry.

Paul Griffiths  
INSPECTOR  
30/11/16