

THE LONDON BOROUGH OF BARKING AND DAGENHAM
(VICARAGE FIELD AND SURROUNDING LAND)
COMPULSORY PURCHASE ORDER 2021 PUBLIC INQUIRY
INQUIRY DOCUMENTS LIST

Procedural and General Documents	
INQ1	Pre-Inquiry Meeting Agenda
INQ2	Authorising Authority's Notice in writing
INQ3	Notes of the Pre-Inquiry Meeting

Statements of Case	
See CDA.9	Statement of Case of the Acquiring Authority
SOC/1	Statement of Case on behalf of Network Rail Infrastructure Limited
SOC/2	Statement of Case on behalf of NHS Property Services
SOC/3	Statement of Case of Waheed Mohammed
SOC/4	Statement of Case of Khadija Syeda, 3T Travel & Tourism LTD
SOC/5	Statement of Case of Nadia Syeda, Barking Traders
SOC/6	Statement of Case of Hamid Riaz Pachanari, HMD Unisex Hair and Beauty
SOC/7	Statement of Case on behalf of The Barking and Dagenham Heritage Group

London Borough of Barking and Dagenham	
<i>Alison Squires, Negotiations to Acquire Third Party Interests</i>	
AA/AS/1	Proof of Evidence of Alison Squires, Negotiations to Acquire Third Party Interests
AA/AS/2a	Appendix 1: Summary Schedule of Leasehold interests within Shopping Centre
AA/AS/2b	Appendix 2: Summary Negotiations Schedule Re Objectors attending inquiry
AA/AS/2c	Appendix 3: Contact details on Vicarage Field Website
AA/AS/2d	Appendix 4: Negotiation letter registered interests January 2018
AA/AS/2e	Appendix 5: LBBDD Negotiation Letter Acquisitions June 2021
AA/AS/2f	Appendix 6: AY Objection acknowledgment Acquisitions
AA/AS/2g	Appendix 7: GCW Offer letters
AA/AS/2h	Appendix 8: AY Negotiation letter property acquisitions
AA/AS/2i	Appendix 9: LBBDD Negotiation Letter Crane Oversailing June 2021
AA/AS/2j	Appendix 10: AY Objection Acknowledgment Letter non-acquisition October 2021
AA/AS/2k	Appendix 11: Be First Negotiation Letter Crane Oversailing concerns January 2022
AA/AS/2l	Appendix 12: Be First Negotiation Letter Servicing concerns January 2022
AA/AS/2m	Appendix 13: Be First Negotiation Letter Rights to Light January 2022
Response to Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade	
AA/AS/4	Response to objection of Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade

AA/AS/4	Appendices to Response to objection of Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade
Response to Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road	
AA/AS/6	Response to objection of Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road
AA/AS/6	Appendices to Response to objection of Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road
David West, Design	
AA/DW/1	Proof of Evidence of David West, Design
Response to Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade	
AA/DW/4	Response to objection of Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade
AA/DW/5	Appendices to Response to objection of Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade
Response to NHS Property Services, Vicarage Fields Health Clinic	
AA/DW/7	Response to Objection from NHS Property Services, Vicarage Fields Health Clinic
AA/DW/8	Appendices to Response to Objection from NHS Property Services, Vicarage Fields Health Clinic
Response to Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road	
AA/DW/10	Response to objection of Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road
AA/DW/11	Appendices to Response to objection of Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road
David Hartley, Council/BE Perspective	
AA/DH/1	Proof of Evidence of David Hartley, Council/BE Perspective
Response to NHS Property Services, Vicarage Fields Health Clinic	
AA/DH/3	Response to Objection from NHS Property Services, Vicarage Fields Health Clinic
Response to Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade	
AA/DH/5	Response to objection of Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade
Duncan Kite, Market Demand and Negotiations	
AA/DK/1	Proof of Evidence of Duncan Kite, Market Demand and Negotiations
AA/DK/2	Appendices to Proof of Evidence of Duncan Kite, Market Demand and Negotiations
Don Messenger, Development and Regeneration	
AA/DM/1	Proof of Evidence of Don Messenger, Planning
AA/DM/2	Appendices to Proof of Evidence of Don Messenger, Planning
Response to Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade	
AA/DM/4	Response to objection of Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade

Response to Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road	
AA/DM/6	Response to objection of Mr Sahota and Mrs Kanda 17, 17a, 17b, 19, 19a and 19b Ripple Road
Response to NHS Property Services, Vicarage Fields Health Clinic	
AA/DM/8	Response to objection from NHS Property Services, Vicarage Fields Health Clinic
Stuart Davies, Transport	
AA/SD/1	Proof of Evidence of Stuart Davies, Transport
AA/SD/2	Appendices to Proof of Evidence of Stuart Davies, Transport
Response to NHS Property Services, Vicarage Fields Health Clinic	
AA/SD/4	Response to objection from NHS Property Services, Vicarage Fields Health Clinic
AA/SD/5	Appendices to Response to objection from NHS Property Services, Vicarage Fields Health Clinic
Peter Cornforth, Commercial	
AA/PC/1	Proof of Evidence of Peter Cornforth, Commercial
AA/PC/2	Appendices to Proof of Evidence of Peter Cornforth, Commercial
Response to NHS Property Services, Vicarage Fields Health Clinic	
AA/PC/4	Response to objection from NHS Property Services, Vicarage Fields Health Clinic
Response to Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade	
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AA/PC/7	Appendices to Response to objection of Mr Ali Asghar Kadkhodayi- Kholghi, Mrs Parisa Jahanpanah, Hungerburger Limited and the Personal Representatives of Paula Mary Baker (Deceased) - 24-34 Station Parade
Response to (1) Ambareen Estates; (2) Ambareen; (3) Thomas Pharmacy	
AA/PC/9	Response to objection from (1) Ambareen Estates; (2) Ambareen; (3) Thomas Pharmacy
AA/PC/10	Appendices to Response to objection from (1) Ambareen Estates; (2) Ambareen; (3) Thomas Pharmacy
Responses by all Witnesses to Unrepresented Objectors	
AA/ALL/1	Proof of Evidence in response to objection of Mr Muzaffar Ali Shah, 32 Station Parade
AA/ALL/2	Appendices to Proof of Evidence in response to objection of Mr Muzaffar Ali Shah, 32 Station Parade
AA/ALL/3	Proof of Evidence in response to objection of Hamid Riaz Pachanari, 34, 34A and 34B Station Parade
AA/ALL/4	Appendices to Proof of Evidence in response to objection of Hamid Riaz, 34, 34A and 34B Station Parade
AA/ALL/5	Proof of Evidence in response to objection of Paul Scott, Barking and Dagenham Heritage Conservation Group
AA/ALL/6	Proof of Evidence in response to objection of Alireza Hamidein
AA/ALL/7	Proof of Evidence in response to objection of Wahed Mohammed 32 Station Parade
AA/ALL/8	Appendices to Proof of Evidence in response to objection of Wahed Mohammed 32 Station Parade
AA/ALL/9	Proof of Evidence in response to objection of Mr Zahoor Ahmad (Al-Madina Hajj and Umrah Services)

AA/ALL/10	Proof of Evidence in response to objection of Thi Le Thu Bui trading as 'Rose nails' 26 Station Parade
AA/ALL/11	Appendices to Proof of Evidence in response to objection of Thi Le Thu Bui trading as 'Rose nails' 26 Station Parade
AA/ALL/12	Proof of Evidence in response to objection of Mohammed Mazumder and Kamruzzaman shakil (Radial House)
AA/ALL/13	Appendices to Proof of Evidence in response to objection of Mohammed Mazumder and Kamruzzaman shakil (Radial House)
AA/ALL/14	Proof of Evidence in response to objection of Safi Husaini (13-15 Ripple Road)

NHS Property Services	
NHSPS/PB/1	Proof of Evidence of Paul Burley, Town Planning
NHSPS/PB/2	Summary of Proof of Evidence of Paul Burley, Town Planning
NHSPS/IR/1	Proof of Evidence of Professor Ian Richie, Architecture and Urban Design
NHSPS/IF/1	Proof of Evidence of Ignus Froneman, Heritage
NHSPS/IF/2	Appendices to Proof of Evidence of Ignus Froneman, Heritage
Appendices	
NHSPS-1a	Titles EGL241840 and EGL100871 – Title Plan
NHSPS-1b	Titles EGL241840 and EGL100871 – Title Register
NHSPS-1c	Titles EGL241840 and EGL100871 – Official Copy (Title Plan)
NHSPS-1d	Titles EGL241840 and EGL100871 – Official Copy (Register)
NHSPS-2	NHS Estatecode – Health Building Note 00-08 (Part B)
NHSPS-3	Floorplan of the Health Centre
NHSPS-4a	Abbey and Barking Town Centre Conservation Area Appraisal - Introduction
NHSPS-4b	Abbey and Barking Town Centre Conservation Area Appraisal (pages 25-48)
NHSPS-4c	Abbey and Barking Town Centre Conservation Area Appraisal (pages 49-61)
NHSPS-4d	Abbey and Barking Town Centre Conservation Area Appraisal (pages 62-76)
NHSPS-4e	Abbey and Barking Town Centre Conservation Area Appraisal – (Appendices)
NHSPS-5	NHS PS Correspondence Bundle
NHSPS-6	Overlay of Order Scheme on NHS PS site
NHSPS-7	Planning Statement for 19/01450/REM
NHSPS-8	BeFirst Housing Evidence Topic Paper, September 2021
NHSPS-9	LBBD Cabinet Report 22 March 2022
NHSPS-10	Note prepared by Howard Williams MRICS
NHSPS-11	GLA Report for Vicarage Field Shopping Centre, 17 October 2016

Network Rail Infrastructure Limited	
NRIL/1	Statement of Evidence on behalf of Network Rail Infrastructure Limited

24-34 Station Parade (Plots 2-10)	
AAKK/PB/1	Proof of Evidence of Paul Burley, Town Planning
AAKK/PB/2	Summary of Proof of Evidence of Paul Burley, Town Planning
AAKK/IR/1	Proof of Evidence of Professor Ian Richie, Architecture and Urban Design
AAKK/BB/1	Proof of Evidence / Expert Report of Bruce Brunson, Deliverability

AAKK/1	Personal Statement of Mr Ali Asghar Kadkhodayi-Kholghi (Owner of the Barking Hotel)
Appendices	
AAKK-1	Titles Entries for Plots 2-10
AAKK-2	Correspondence Bundle
AAKK-3	Planning Statement for Reserved Matters Application
AAKK-4	Overlay drawing
AAKK-5	LPA's pre-application response dated 20 December 2018
AAKK-6	Pre-application scheme
AAKK-7	LBBD Cabinet Report 22 March 2022
AAKK-8	Lindhill Presentation
AAKK-9	Objection to CPO 14 July 2021
AAKK-10	Letters Regarding Temporary Accommodation
AAKK-11	Letter from Ilford Building Supplies
AAKK-12	GLA Report 17 October 2016

34 Station Parade	
POK/1	Proof of Evidence of Alireza Hamidein, Port of Knowledge

38-38 Station Road	
ZA/1	Submission by Zahoor Ahmed

38-38 Station Road	
DAB/1	Proof of Evidence of Siraj Deane, Deane and Brothers Ltd

38-38 Station Road	
PCL/1	Written Representation by Jelena Oblikova, Post Centre Ltd

41 Vicarage Field	
MM/1	Written Representation by Mr Manikandan