

**VOYAGER HOUSE, APOLLO RISE, FARNBOROUGH – COMPULSORY
PURCHASE**

SUMMARY

This report seeks authority to acquire, either by agreement or by the making of a Compulsory Purchase Order, the land known as Voyager House, Apollo Rise, Southwood Business Park to deliver, in partnership with the North East Hampshire and Farnham Clinical Commissioning Group, an Integrated Care Centre for the locality of Farnborough.

RECOMMENDATIONS:

That Cabinet resolves, subject to

- consideration of the matters set out in this Report;
- the grant of planning permission for the health use;
- the prior completion of an agreement for lease of Voyager House between the Council and the North East Hampshire and Farnham Clinical Commissioning Group;
- confirmation that NHS Trust are unable to make available the power in Section 25(4) and Schedule 4, paragraph 27(1) of the National Health Service Act 2006, or that the Council is satisfied that the NHS Trust has done what it can to make available that power but without success;

1.1 To make a compulsory purchase order, pursuant to powers under section 226(1)(a) of the Town and Country Planning Act 1990 (in accordance with the procedures in the Acquisition of Land Act 1981), for the acquisition of the land known as Voyager House, Apollo Rise, Southwood Business Park, Farnborough shown coloured pink on the draft Compulsory Purchase Order map in Appendix 1 ("the Land") to this report, as the acquisition will facilitate the carrying out of development for the change of use of Voyager House to a health care facility, which development is likely to contribute to the achievement of the promotion or improvement of the social well-being of the Council's area("the Scheme")

1.2 To approve the draft Statement of Reasons for making the Order and delegate authority to the Solicitor to the Council to make changes to the Statement of Reasons.

1.3 That the Solicitor to the Council be authorised on behalf of the Council:

- (a) to enter into an agreement for lease with the North East Hampshire and Farnham Clinical Commissioning Group conditional upon the acquisition of the Land or confirmation of the CPO upon such terms as the Solicitor to the Council agrees in accordance with section 233(1) Town and Country Planning Act 1990;
- (b) subject to completion of the agreement for lease, to take all steps to secure the making, confirmation and implementation of the Compulsory Purchase Order ("the Order") including the publication and service of all notices and the promotion of the Council's case at any public inquiry, including but not

limited to the steps in (c) to (i) below;

(c) to make any amendments, deletions or additions to the draft Order Map and/or draft schedules to the Order so as to include and describe all interests in land required to facilitate the carrying out of the Scheme;

(d) to acquire interests in the Order Land either by agreement or compulsorily including conduct of negotiations and making provision for the payment of compensation;

(e) to negotiate, agree terms and enter into agreements with interested parties for the withdrawal of objections to the Order making provision for the payment of compensation

(f) in the event that the Order is confirmed by the Secretary of State, to advertise and give notice of confirmation and thereafter to take all steps to implement the Order including, to execute General Vesting Declaration and/or to serve Notices to Treat and Notices of Entry in respect of interests and rights in the Order Land;

(g) to take all steps in relation to any legal proceedings relating to the Order including defending or settling claims referred to the Lands Tribunal (Lands Chamber of the Upper Tribunal) and/or applications made to the courts and any appeals; and

(h) to retain and/or appoint external professional advisers and consultants to assist in facilitating the promotion, confirmation and implementation of the Order, and the settlement of compensation and any other claims or disputes.

(i) to procure the conversion and fit out works for the conversion of the Land in accordance with the Scheme and to enter into any agreements in connection therewith.

1.4 That Cabinet notes the continuing efforts to acquire by agreement the interests in land needed to facilitate implementation of the Scheme

1. INTRODUCTION

1.1 The NEHF CCG Local Estate Strategy and the NEHF CCG Farnborough Locality Plan makes provision for a new model of health delivery within the borough with development of a suitable facility to accommodate an Integrated Centre(ICC) for the locality of Farnborough; Aldershot being served by the Aldershot Centre for Health

1.2 The decision is a key decision as the Council is to be the funding partner for the delivery of the Scheme with the North East Hampshire and Farnham Clinical Commissioning Group (the CCG), the terms of which are the subject of a separate and confidential report on this agenda. The provision of an ICC affects the residents of all wards within Farnborough.

2. BACKGROUND

2.1 The CCG has been looking to acquire a site to deliver the new model of health delivery as the statutory body responsible for procuring quality and accessible primary, community and secondary health care services for local populations. The CCG supports 5 localities in designing, procuring

and delivering care services and Farnborough is the only locality without an existing dedicated community health care facility. The CCG had looked to deliver the site at the Civic Quarter as part of the regeneration scheme, but for reasons of viability and urgency, this option has been discounted.

- 2.2 This project accords with the council's priority of supporting and empowering communities and meeting local needs.

3. DETAILS OF THE PROPOSAL

General

- 3.1 The Scheme is for the Council to acquire Voyager House either by agreement or by making a Compulsory Purchase Order. The draft Statement of Reasons for making the Order is Appendix 2, which cabinet is asked to approve. Delegated authority is sought to make changes to the Statement of Reasons as the project develops.
- 3.2 Voyager House is within the Southwood Business Park, which is a Key Employment Site (KES) in the adopted Core Strategy (2011) which policy aims to support economic development by protecting it for B-class uses. An Article 4 direction will remove the permitted development rights associated with changes of use from B1 uses to residential (C3 use) on the site when it comes into effect on the 19th February 2018.
- 3.3 Given that the Land is a KES, the CCG has submitted a planning application to determine whether the principle of the change of use to an ICC would be acceptable. This is due to be determined by the Development Management Committee on the 8th November. If the application is not approved, then this report will be withdrawn and the CCG will continue their search for a suitable alternative site.
- 3.4 If the council is successful in acquiring the Land it will procure the conversion works which are to be specified by the CCG and grant a 25 year lease to the CCG, to enable them to deliver the necessary health care services.
- 3.5 Every effort will be made to acquire the site by agreement, though to date negotiations on agreeing a price that reflects the fact that the project involves the expenditure of public money, have been unsuccessful. The site was sold in August 2017. Previous efforts to acquire the Land were unsuccessful, as by the time the CCG became aware of Voyager House being on the market, a sale had already been agreed. The building is empty but the owner is proceeding to convert the premises into serviced offices and commenced marketing them in October. Notice of the planning application was served on the owner by the CCG. The owner has been advised that if planning permission is granted that cabinet will consider this report.

- 3.6 Agents will be appointed to handle the negotiations but the owner has indicated that they will object to any CPO.

Alternative Options

- 3.7 The CCG had originally hoped that the redevelopment of the Civic Quarter would deliver an ICC and had been in discussions with the regeneration team about their required land take. By May of this year, it had become apparent that the required land take would adversely affect both the viability of the delivery of the Civic Quarter, and the ability to deliver a mixed use scheme in accordance with the site allocation policy SP2.3 Farnborough Civic Quarter, set out in the draft submission Local Plan and the Civic Quarter Masterplan SPD. Further, the ability to deliver an ICC on the Civic Quarter would be at least 3 years away, at a time when the need for the facility has increased, both due to practices applying to close their lists to new patients and the number of housing units planned to be delivered both in Farnborough and at Hartland Park.
- 3.8 The CCG looked at several other sites, as set out in the planning statement which accompanied the planning application and which are referred to in the Statement of Reasons, including Southwood Community Centre, but all other options were discounted in accordance with their selection criteria.
- 3.9 The alternative option is not to assist the CCG with the acquisition of this site leaving them to find a site upon the open market, which is suitable, available and deliverable. The recent search by the CCG suggests that this will be particularly difficult within our constrained urban borough.

Consultation

- 3.10 The Farnborough Locality Plan has been conceived and compiled by the Federation of Local Practices (Salus Medical Services), the CCG and other local Providers of acute and community services and sets out how delivery of primary and community care will be achieved in Farnborough, through this more integrated model.
- 3.11 The leader and cabinet have been briefed on this project.
- 3.12 If it is necessary to make a CPO, then the owner and anyone else with a qualifying interest will be served with a copy of the order and will have a chance to object to the making of the order. Objections are considered by the Secretary of State for DCLG. Any CPO would also be advertised, when made, so that persons with sufficient interest can object.
- 3.13 There is also a general public awareness of the matter due to the planning application, which the CCG has made and enquiries, which the CCG is receiving from interested persons in the health sector concerning the progress on identifying a site.

4. IMPLICATIONS (of proposed course of action)

Risks

- 4.1 There is a risk that any CPO may not be confirmed, with the resulting legal and surveyors costs. If the CPO is made and confirmed, then the Council has a 3-year period to implement the CPO, by either making a Vesting Declaration or using the Notice to Treat and Entry procedure. If confirmed, the project will proceed as quickly as possible to deliver the facility.

Legal Implications

- 4.2 Counsels advice has been sought upon whether the Council is able to use its planning compulsory purchase powers under section 226(1)(a) of the Town and Country Planning Act or whether there is a more appropriate health power that is available to the CCG. Generally, the most appropriate power must be used. The above recommendation reflects the advice.

Financial and Resource Implications

- 4.3 The financial implications in connection with acquiring by agreement are set out in the separate report on the agenda. There will be valuation costs in connection with the CPO and disturbance costs to be paid to the Owner as well as the market value for the acquisition. Advice has been sought on the existing use value and upon the level of compensation that is likely to be payable as the overall cost needs to remain within the affordability envelope of the CCG. These costs will be part of the acquisition price.

Equalities Impact Implications

- 4.4 It is important that all residents of the borough have access to the services of a GP within the Farnborough area as otherwise there will be increased visits to the A&E at Frimley Park. There are pockets of deprivation within Farnborough and it is likely that these residents would be less mobile in being able to access hospital services were they unable to register with a GP or receive an appointment in a timely manner.

Other

- 4.5 The Council will be the freehold owner of the property with the building let to the CCG.

5. CONCLUSIONS

- 5.1 There is a need to help the CCG deliver an Integrated Care Centre for the Farnborough locality, as no other suitable sites are available. Four of the 7 GP practices have been identified as being considerably too small for the size of their list. Two practices have applied to close their list to new patients and the Care Quality Commission has expressed concern about the standard of the premises at one practice. The CCG hope to relocate up

to 4 GP Practices within the new facility. The Civic Quarter will not be able to deliver a site for this need for the reasons set out in the report. Without intervention the provision of health infrastructure will fail to meet to forthcoming growth in housing delivery and this need must be addressed.

- 5.2 The need to acquire the Land to provide the health facility must be balanced against the loss of the property to the owner. To make a CPO the council must consider that there is a compelling case in the public interest. The case, which shows that there is a compelling public interest, is set out in more detail in the Statement of Reasons for making the Order which cabinet are asked to approve. CPO compensation will be payable and is designed to put the Owner into the same financial position that the company would have been but for the compulsory acquisition.
- 5.3 This project helps deliver upon the Council's priorities as set out above.

BACKGROUND DOCUMENTS:

Planning application no 17/00787/COUPP

CONTACT DETAILS:

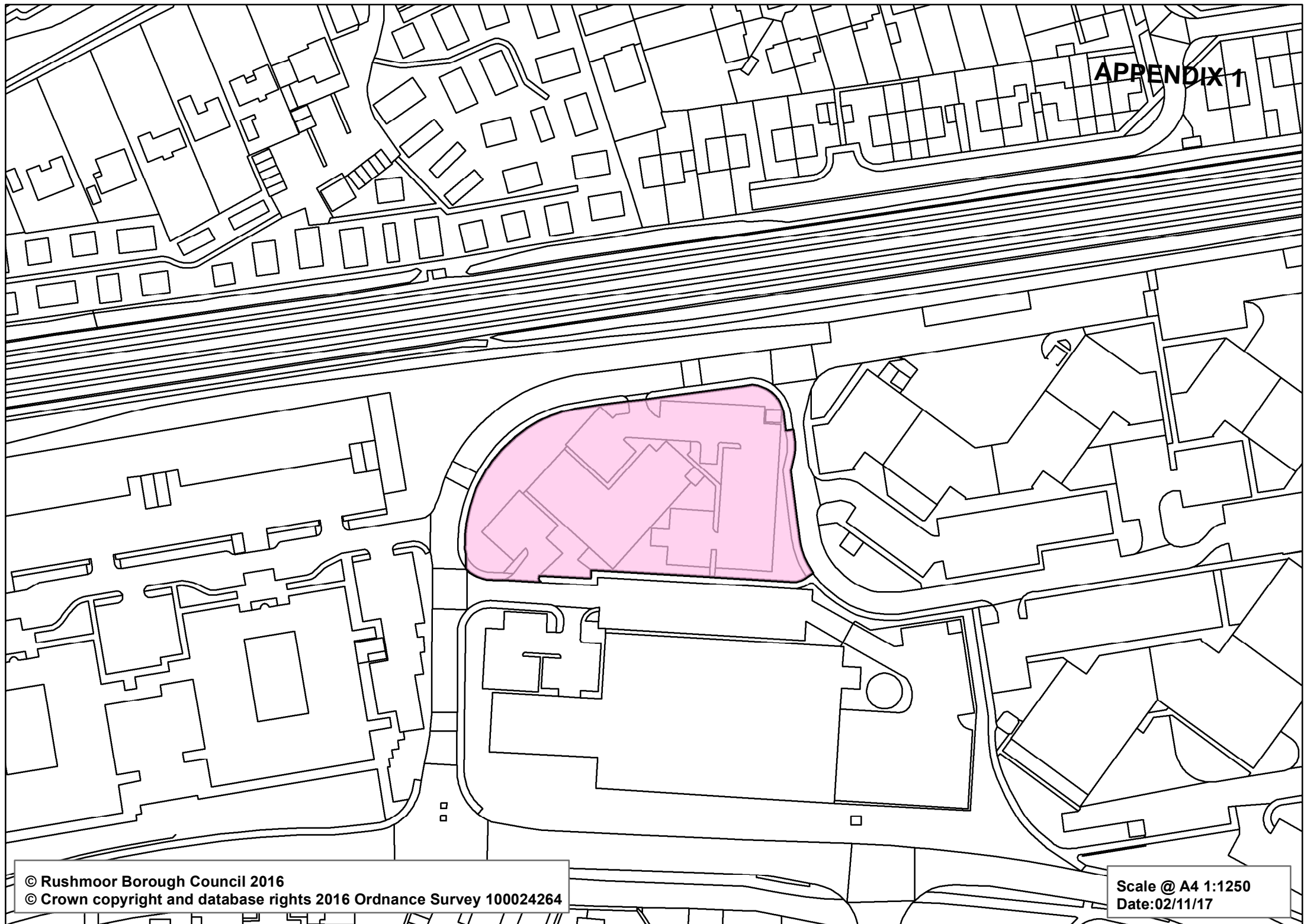
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APPENDIX 1



THE BOROUGH COUNCIL OF RUSHMOOR

TOWN AND COUNTRY PLANNING ACT 1990

AND ACQUISITION OF LAND ACT 1981

THE BOROUGH COUNCIL OF RUSHMOOR (APOLLO RISE) COMPULSORY PURCHASE ORDER 2017

Statement of Reasons for making the Order

1. Description of the Order Land

The Order land comprises the land and building to the West of Farnborough known as Voyager House, Apollo Rise, Southwood Business Park, Farnborough and shown coloured pink on the Order Plan (the Land). The building is a self-contained office building set in its own curtilage, circa 1,300sq.m, with 75 parking spaces. The building has been unused as offices for over 18 months, but following a change in ownership, is now being converted for use as serviced offices.

2. Enabling Power

The Land is being acquired under section 226(1)(a) of the Town and Country Planning Act 1990 as the acquisition will facilitate the carrying out of development for the change of use of Voyager House to a health care facility, which development is likely to contribute to the achievement of the promotion or improvement of the social well-being of the Council's area ("the Scheme"). The Council is satisfied that this power is considered to be the most specific power available for the purpose as Section 25(4) and Schedule 4, paragraph 27(1) of the National Health Service Act 2006 is unavailable, or in the alternative, the NHS Trust has done what it can to make available that power but without success;

3. The Authorities Purpose in seeking to acquire the Land

The Council is working in partnership with the North East Hampshire and Farnham Clinical Commissioning Group (the CCG), which is the statutory body responsible for procuring quality and accessible primary, community and secondary health care services for local populations, which includes residents of the Farnborough area of the borough, to enable the provision of an Integrated Care Centre for the locality. This facility will help meet the growing primary care need which in its current form is unsustainable, with need growing at a faster rate than available resources. The CCG supports 5 localities in designing, procuring and delivering care services and Farnborough is the only locality without an existing dedicated community health care facility.

4.0 Justification for CPO

The national Context- in terms of the national context the increasing demand for health care is a national challenge with long-term conditions taking up nearly 70% of the NHS budget. Pressure is continuing to mount on the funding for health services, with widening gaps in health and wellbeing, care and quality. The NHS Five Year Forward View recognises such challenges and articulates a clear direction for the NHS, showing why change is necessary. It calls for organisations to work together creatively to resolve the funding, quality and demographic issues facing the health system.

Recent studies showed a national increase in the number of GP consultations from 300 million to 340 million a year while the number of GP's has remained stagnant (NHS England, 2013; BMA, 2015). Between 2011 and 2015 there has been a 13% increase in face to face consultations and a 63% increase in telephone consultations (*Kings Fund 2016*). Patients report experiencing disjointed and uncoordinated care and express a desire for care to be better coordinated, delivered closer to home with better ease of access.

The North East Hampshire and Farnham health system faces a potential cumulative £47 million gap between available resources and projected funding requirements by 2018/19 if demand and service models remain as they have been over recent years. Across the Clinical Commissioning area 50% of GP appointments relate to people with one or more long term conditions requiring greater levels of support. Cancer, circulatory disease and respiratory disease account for 70% of deaths.

Total emergency admissions are up by 4% on the same period last year. This includes a 7% increase in Ambulatory Care Sensitive Admission i.e. admissions in which effective management and treatment in the community may prevent admission to hospital. There has been a 10% increase in admissions for falls/fractured neck of femur. The development of the urgent care centre will seek to address this increasing demand, and the continued development of Enhanced Out of Hospital care will hopefully start to address some of these problems locally..

Local context – Farnborough has a population of nearly 60,000 with very scattered pattern of high levels of high deprivation and disability throughout its locality. Farnborough currently has a large proportion of working age adults and a relatively small elderly population thus its health needs differ from other parts of Hampshire. Projections suggest an increasingly elderly population over the coming decade, with the number of 65-84 year olds projected to increase by 18.1%, and the number of over 85 year olds increasing by 48.4%. This will change the demands for health and social care in the locality with a

likely increase in the burden placed on each. This is contrasted with a decrease of 2.1% of working aged adults by 2020.

There are seven Practices which form the Farnborough locality.

Practice	List size
Milestone Surgery	11,567
Alexander House Surgery	9,123
Southwood Surgery	6,957
Giffard Drive Surgery	8,928
North Camp Surgery	5,130
Jenner House Surgery	9,225
Mayfield Surgery	9,304
60,234	

These practices realise that the current provision of primary care is unsustainable and that need is growing at a faster rate than available resources. The Farnborough Locality is the largest locality in North East Hampshire and Farnham. In terms of estate utilisation, Farnborough has the poorest practice building stock. Four practices premises have been identified as being considerably too small for their list size.

Of the seven General Practices in the Farnborough locality many are already running at or close to clinical and spatial capacity with some failing to meet the Care Quality Commissions targets on some aspects of Premises suitability and sufficiency, which are not immediately addressable due to site / building constraints and/or terms of tenure.

The situation regarding increased pressures and progressive reduction in capacity is a problem facing all GPs in the Farnborough Locality, some more than others; the situation is particularly difficult in Southwood local practice. If investment is not made in additional suitable infrastructure to redress this imbalance, then the situation will quickly reach the point where there is no further capacity within the Locality.

Within West Farnborough there is recent evidence of Practices making applications to the CCG to “close their lists” meaning that no new patients would be taken onto practice registers due to the capacity and suitability constraints.

The CCG is having to object to planning applications for new housing development in the locality and in neighbouring district of Hart on the grounds that there is insufficient / inadequate local health care infrastructure.

The need therefore for the acquisition of the Land to provide an Integrated Care Centre is therefore both compelling and urgent.

In policy terms the NEHF CCG Local Estate Strategy and the NEHF CCG Farnborough Locality Plan seeks to address this need by making provision for a new model of health delivery with development of a suitable facility to accommodate an Integrated Care Centre within the borough, allowing a wider review of general practice premises in Farnborough. The Farnborough Locality Plan has been conceived and compiled by the Federation of local Practices (Salus Medical Services), the CCG and other local Providers of acute and community services and sets out how delivery of primary and community care will be achieved in Farnborough, through this more integrated model. The acquisition of the Land will allow the development of an Integrated Care Centre to deliver primary care; strengthen out of hospital care; provide more localised delivery of care; thus producing a better experience and outcomes for patients.

The acquisition of the Land, to implement the delivery of the Farnborough Locality Plan, through the provision of an Integrated Care Centre is intended to:

- Deliver primary care working at scale to manage on the day demand;
- Implement an enhanced out of hospital care model which includes developing the Integrated Care Team;
- Develop and expand the skill mix of Primary Care Teams to include paramedics, physiotherapists, nurse practitioners and clinical pharmacists;
- Set up a safe haven to meet the needs of local residents with mental health issues.

This will result in the following benefits for the residents of the borough and those of the adjoining borough (Hart) :

- Improved access to GP services resulting in reduce A&E attendances;
- Improved patient experience and satisfaction through a more integrated primary care service;
- Enhanced recruitment and retention of the primary care workforce;
- Reduced referrals to secondary care;
- Improvements in the quality of prescribing;
- Reduction in non-elective admissions and length of hospital stay
- Provision of a cost-effective service to help mitigate the continually rising costs of the local health service by reducing referrals to secondary care; reducing A&E admissions; reducing unplanned admissions and lengths of hospital stays and improving clinical services at practice level to achieve financial savings.

The case of a compelling need for the delivery of this Integrated Care Centre on the Land is strengthened by the recent site search undertaken by the CCG of the estate and accommodation options in Farnborough based on the criteria of accessibility; availability; suitability; sufficiency and affordability

which concluded that the Land most closely met the target criteria. The other options considered were:-

- Expansion of Existing GP premises- Currently the seven general practice premises across the Farnborough locality and the community, mental health and social care service providers have limited integration between services. This option will not allow for the provision of an Integrated Care Centre as existing premises comprise inadequate buildings with no room for expansion for future growth leading to a failure to be able to deliver the above requirements.
- Civic Quarter, Farnborough- dialogue about the delivery of this option has been ongoing since 2015, with the CCG specifying their requirements in early 2016 to be undertaken as part of the Civic Quarter Masterplan. It became apparent during 2016 that the site would be unable to deliver a facility of the size required because of the need to provide for other competing uses. Further delivery of any scheme would be 3 or more years away, and thus unable and unsuitable to address the existing urgent infrastructure issues through the delivery of the Integrated Care Centre.
- Briarwood, Sorrel Close, Farnborough- This site and facility was considered by local care practitioners and the CCG but this not considered as a desirable or preferred option - discounted largely on grounds of accessibility, suitability, and capacity and in need of significant adaptation to get close to the accommodation requirements. The site has been sold and is likely to come forward for residential consent subject to suitable SANGs capacity being available.
- Hartland park Housing Development to provide 1500 homes in Hart Borough, increasing the demand upon health care provision. Consent has not been granted and the scale of the scheme being at least 3 years from delivery will not support the delivery of an Integrated Care Centre though a financial contribution through a planning obligation will assist in delivery of the Integrated Care Centre on the Land if received in time.
- Jenner House General Practice premises – involving further adaptation / reconfiguration of existing practice premises, and although this building has recently undergone extension and improvement, is not large enough or well configured to accommodate the preferred resources or service delivery model. The site is also too constrained for the required car parking demand.
- Southwood Community Centre adjacent to Southwood Surgery, in the Morrisons campus. The Council are holding over under the terms of a previous lease with longer-term occupants of the centre including a Baptist Church, community use hiring's and a play group. One room is currently occupied by Frimley Health (Community Nurses). This scheme was a strong contender and the runner-up as far as preferred options were concerned, benefiting from a good community location and proximity to the

existing surgery which could have potentially been incorporated into redesign solutions. However, the site is owned by Morrisons and the existing uses would need to be relocated (which could be politically and logistically challenging) and the existing building significantly altered / improved to meet the accommodation brief, all subject to Landlords consents. In any event, the existing building was considered to be not be large enough to accommodate the requirements, with further assessments needed on scale of provision and available space

The Integrated Care Centre through conversion of the office building on the Land will provide:-

- an accessible site, with accessibility for service users with disabilities and/ or special needs, well served by public transport with ample car parking either directly on site or within easy walking distance;
- An appropriate urban setting which can accommodate frequent traffic movements, but is nearby to other public amenities such as shops and cafes
- A safe and secure environment within a modern building with a clear (ideally individual) sense of identity with an image compatible with quality care delivery
- A clear, welcoming and accessible Main Entrance and reception
- Adequate passenger lifts / stairs
- Flexible internal space providing a combination of clinical (cellular) rooms, e.g. comprising: Consulting / examination rooms; Treatment rooms; Interview rooms; Utility rooms; Secure storage (e.g. for equipment) ;
- Non- clinical /administrative /support spaces comprising waiting and sub-waiting and circulation areas; open-plan offices and administrative areas, for call handling, Care Administration teams, Community Nursing teams and visiting practitioners-paramedics, physiotherapists;
- Meeting spaces – formal / informal / break-out
- Secure storage (e.g. for patient records)
- Ability to 'designate' specific areas for patient services (types) – e.g. GP Primary care, Urgent Care suite, Community services etc.
- Accessible and sufficient staff and patient welfare facilities / amenities
- Spaces for operational plant and service infrastructure including IT hub, Waste handling
- Potential / capacity to accommodate future growth

Council ownership is required to enable the scheme to proceed in partnership with the CCG. Compulsory purchase will enable conversion works to take place at an early date by providing certainty for programming and will enable the Council and CCG to achieve its objectives in a timely manner. Nevertheless, the Council has

attempted and will continue to attempt to purchase the Land by agreement and the Council has appointed agents to facilitate this .

The Council is satisfied that the Order is necessary and in the public interest and that the Land is suitable and required in order to meet the pressing need for the Scheme.

The Order making authority considers that the acquisition of the Land will make provision for an integrated care centre in the appropriate location within Farnborough and delivery in a timely manner

Mindful that it should not use a more general compulsory purchase power when a more specific one is available, the council consider that the section 226(1) (a) power is the most appropriate one.

5.0 Planning Position

(subject to a current planning application)

6.0 Government Policies

1. NHS England's Five Year Forward View
2. NEHF CCG Operating Plan
3. NEHF CCG Primary Care Strategy '*Stabilising, Shaping and Sustaining Primary Care*'
4. NEHF CCG Local Estate Strategy
5. NEHF CCG Farnborough Locality Plan (new models of health care delivery)

6. Government Planning Statements

The Department for Communities and Local Government's Planning Practice Guidance and Planning System 6th March 2014 (updated July 2017) contains advice on the role of health and well-being in planning . Local planning authorities are advised to ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities are advised to use the guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

Advice is to the effect that the National Planning Policy Framework encourages local planning authorities to engage with relevant organisations when carrying out their planning function. Engagement with these organisations will help ensure that local strategies to improve health and wellbeing) and the provision of the required health infrastructure (see National Planning Policy Framework paragraphs 7, 156 and 162) are supported and taken into account in local and neighbourhood plan making and when determining planning applications.

7. Special Considerations

There are no ancient monuments or listed buildings within the Land. The Land is not in a conservation area. There are no issues concerning special category land, consecrated land, renewal area, etc. The Land is within a Key Employment Site but the planning permission

8.0 Known obstacles to the redevelopment

The freehold title is subject to easements and restrictive covenants.

The redevelopment is subject to the completion of an agreement for lease between the Acquiring Authority and the CCG. The Agreement has not been completed; it is anticipated for completion at

9.0 Delivery

.There is a pressing need for the scheme to go ahead . The Council will be funding the acquisition and will grant a lease to the CCG for delivery of the facility

10. Views of Government Departments

None

11. Relocation proposal for business tenants

None

12. Related applications, Appeals, orders etc.

Planning application

13. Documents, Maps or Plans for the Public Inquiry

If a public inquiry is convened, a list of documents etc will be provided in due course and arrangements will be made for them to be available for public inspection.