

22 MAY 2015

Flat 18 Norden Point
Claremont Road
London
NW2 1TG

National Planning Casework Unit
5 St Phillips Place
Colmore Row
Birmingham
B3 2PW

9th May 2015

Title of the order: The London Borough of Barnet (Brent Cross Cricklewood) Compulsory Purchase Order (No.2) 2015

Objector's address and interests in the land: Mr Sachin Mevada, Flat 18 Norden Point, Claremont Road, London, NW2 1TG. I am the leaseholder residing at the above property.

Grounds of Objections

Although we are not against the whole regeneration, we are compelled to object on the following grounds:

Living Bridge and environmental and social impact

The living bridge should not be built or should be built at an alternative location as it will make a negative contribution to the environmental and social wellbeing of the area.

If the living bridge is built then the green space that exists surrounding the Whitefield estates and is home to countless trees, wild life and birds will be demolished. It will have a significant negative environmental impact as this will adversely affect climate change and increase carbon dioxide emissions and thereby reduce the health and wellbeing of the community.

The Living bridge noted in item 5.28 of the CPO is unnecessary as twelve other bridges will also be built or improved which provide the connection between the north and south of the North Circular. Therefore, it is unreasonable for the London Borough of Barnet to state the proposed regeneration would not go ahead if the CPO is not passed. The council should consider the Living Bridge to be built somewhere else, so the Whitfield Estate remains.

No evidence has been provided that the BXC area is significantly constrained by the existing road network and rail infrastructure – instead it will cause an enormous amount of disruption costing businesses 100s of millions of pounds. The diversion of River Brent and building of new roads will lead to increased traffic, pollution and noise and safety issues

If the living bridge is built at the proposed location then at least 132 families from the three buildings (Norden Point, Clarepoint and Whycote Point) will be unnecessarily displaced, which would lead to the breakup of the tightly knit Whitefield Estate community. This goes against the spirit of the regeneration.

The proposed plan to build Waste handling management facilities and treatment technology will increase air emissions from gases which present potential exposure to a variety of harmful materials which have been connected to effects of birth defects, asthma, respiratory diseases and cancer.

Rail freight facilities will increase traffic and pollution. Green spaces should also be preserved as a lack of it will have an impact on the environment and the community.

Replacement Homes

The residents of the Order Land have not been provided with evidence or details of the replacement homes for the Whitefield Estate.

The statement made by the London Borough of Barnet under point 6.6 of CPO is untrue it has not met the objectively assessed need and delivered housing which provides people with a choice about where they live and the type of accommodation available. The residents have not been contacted or consulted by the London Borough of Barnet or their agent Capita about the housing needs and the relocation options. Furthermore, at the exhibitions mentioned under 10.6 to 10.11, the agents representing the London Borough of Barnet and Capita did not have any idea where the existing residents of the Order Land will be relocated.

No details have been provided as regards to point 10.2 of the CPO as "The Resident's relocation strategy" has not been shared with the residents. The residents doubt if one actually even exists as they haven't been consulted.

The London Borough of Barnet have not provided any real assurance to the residents as to what will be provided as suitable alternative accommodation, whether the alternative accommodation is being offered on the shared equity basis and if so there is also no confirmation on the percentage and price being offered.

The residents require the retention of a similar sized home and not a smaller one, their specific needs to be met such as the catering for residents who have a disability and the service charges to be kept to current levels. Currently, the residents don't even know where they will be moving let alone when. There is danger that the residents practical needs would not be met and they will be financially worse off.

Car parking which is currently free and unrestricted - will be restricted and there would be a need to pay for permits in future. The residents will lose out on this benefit if the CPO is passed as there has not been any correspondence or consultation from the London Borough of Barnet to ensure the benefit continues or compensation is provided.

Council has provided us with misleading information or their information has been found to be lacking, we disagree with the way the project is developing and the changes involved. Communications attempts by the residents of the Order Land to Capita and the council have been ignored and unheeded.

There is also the emotional cost for displacing the residents out as we have been living in this location for a long time which we consider to be a good location and our home, with close family members, relatives and friends residing nearby. It will be very difficult to form roots in a new location, so it is imperative that the residents receive a reasonable amount to enable me to buy a property in this area. The offer figure being suggested by Capita would not allow us to buy another property in the area and thus would be totally unacceptable. The residents object to be moved far from their current location or on contaminated land as mentioned in the CPO.

Barnet Joint Strategic Needs Assessment under point 3.8 of the CPO was not an independent study but it was biased to meet the council's objective of successfully obtaining the CPO as the residents of the Order Land were not consulted or involved.

The stress it is causing the individuals is beyond destroying family life, insuring little or no cohesion, condemning permanent insecurities including the elderly and vulnerable. If not performed with the community in mind, it is in risk of breaking up a strong knit community, some of which have resided here for over 20years.

Most residents feel that their rights have been completely removed by the council and Capita, and as nothing is known they are made to believe that they will have to move away, out from the area.

We Respectfully Ask The Inspector To;

- Ask Barnet Council to live up the original promise to ensure that properties are replaced like for like, as per the promise that was given to all residents.
- Ask Barnet Council to live up to their original promise to ensure that all homeowners would be able to afford another home as per the promise that was given to all residents.
- As Barnet Council to have clear plans derived before going further.
- Ask Barnet council to live up to their promise of acknowledging that all council tenants will be classed as existing.

We respectfully ask the Inspector to accept our objection with a full view of a thorough investigation to be carried out, with the community as a whole in mind.

Yours faithfully,

Mr Sachin Mevada
Leaseholder
Flat 18 Norden Point