

26 MAY 2015

Flat 3 Norden Point
Claremont Road
London
NW2 1TG

19th May 2015

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

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: Mrs Manjuben Lad, Flat 3 Norden Point, Claremont Road, London, NW2 1TG. I am the leaseholder residing at the above property.

Grounds of Objections

Although I am not against the whole regeneration, I am 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 impact 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 the environment 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 allowing 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 the River Brent and building of new roads will lead to increased traffic, emissions and noise pollution 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.

Replacement Homes

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

I am an elderly, retired, disabled resident and suffer with ill health. Over the years my mobility has decreased greatly I have a condition known as Lymphedema and Elephantiasis which affects the mobility in both my legs. Over the recent 2 years I have also had two total knee replacements to help my mobility. Unfortunately in December 2014 I was diagnosed with stage 4 cancer and am under treatment. The illness making me very ill, I now need constant care. My flat is adapted to my disability; the bathroom in particular has been converted into a wet room. I cannot climb stairs, I require ground floor living.

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 to which provides residents with any choice about where they live and the type of accommodation most suitable. The residents have not been contacted or consulted by the London Borough of Barnet or their agent Capita about the housing needs nor 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 a 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 catering for residents who have a disability and 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 resident's practical needs would not be met and 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. Would there also be disabled car parking facilities? 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.

The council has provided us with misleading information or their information has been found to be lacking, and we disagree with the way the project is developing and the changes involved. Communication 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 us 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.

I 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.

Yours faithfully,

Mrs M Lad