

The London Borough of Barnet (Brent Cross Cricklewood) Compulsory Purchase Orders (Nos 1 & 2) 2015 – Public Inquiry

CPOs REFs 75474 & 74575

Further to your letter dated 1st March 2016, please note below our statement of case as objectors:

- There has been a lack of and misleading information regarding the development over the past eight years
- No real assurance to the homeowners as to what will be provided as suitable alternative accommodation
- Material risk of homeowners being priced out from entering the new shared equity scheme
- No clarity on the rights of use of the new property - there is a risk the homeowners will not be able to enjoy the same rights they currently have if they enter in to the shared equity scheme
- The proposed plan to build waste handling management facilities and treatment technology will increase air emissions. Rail freight facilities will increase traffic, urban air quality and air pollution. Green spaces will not be preserved. We refer your attention to the Scott Wilson's report BXC17 March 2008 as evidence of the same.
- If the living bridge is to be built then there is no reason for the three buildings (Norden Point, Clarepoint and Whycote Point) to be demolished according to original plans
- The agents representing the London Borough of Barnet and Capita did not have any idea where the existing homeowners of the Order Land will be relocated
- The homeowners have not been provided with any information in respect of the service charges in order for them to ascertain whether they will remain affordable in a shared equity scheme
- No full consultations have taken place with homeowners on the Whitefield Estate throughout this process
- The risk of Contaminated land has been over looked; please refer to Scott Wilson report BXC17 March 2008
- The Living Bridge: general power of competence and more (more what?) please refer to Localism Act 2011
- The location of the Living Bridge: we suggest that it is allocated elsewhere so the Whitefield estate can remain intact

- CPO powers have not been exercised as a last resort with no justification whatsoever. CPO is premature. We believe there has been predetermination in decision-making by the Council
- There is no compelling case for economic, social and environmental wellbeing
- Unequal treatment, build to rent for commercial markets
- No Social housing and affordable housing for people in need
- “Affordable” rent will be unaffordable for people on low incomes
- A real lack of 3 bedroom houses on the south side development with gardens
- Unfair and below market value offers to leaseholders and freeholders

The statements of evidence to complement the above objections will be submitted by 26th April 2016.

We would be grateful if you would confirm receipt. We look forward to hearing from you.

Mrs. Rekha. Bhagwan (Flat 2, Clare Point, Claremont Road, London NW2 1TT)