

6 Marriotts Close
West Hendon
London
NW9 7QB

15th July 2014

Secretary of State for Communities
and Local Government
National Planning Casework Unit
5 St Philips Place
Colmore Row
Birmingham
B3 2PW

Dear Sir,

re: **The London Borough of Barnet (West Hendon Regeneration Area)
Compulsory Purchase Order No. 1 2014**

Having a freehold interest in 6 Marriotts Close we wish to register our objection to the above Order, based on a few selected points in the Statement of Reasons.

The scheme whilst providing much needed new/upgraded homes needs to be scaled down.

- o Increasing the estate from 680 units to 2000 cannot be considered "in the public interest". Huge estates attract trouble and anti social behaviour.
- o The community feel will be lost. Many people have been living on the estate since it was built in the 70's. They will lose their network of support in good neighbours and friends and their feeling of safety and security in an area they are very familiar with. This applies particularly to the elderly residents.
- o There is no plan for increased medical facilities to cater for the 2000 units. This is not "in the public interest".
- o The transport system will be hard pressed to cope with the influx of people. Hendon Station supposedly "will benefit from the upgrade to Thameslink services". Thameslink services stopping at Hendon Station are quite regularly of 4 carriages and the platform is not long enough to cater for their new 12 carriage trains.

The Statement of Reasons states "...the Welsh Harp Reservoir SSSI is currently hidden from view due to the imposing nature of the estate...". Increasing the estate capacity threefold and adding high rise tower blocks will not change the situation.

An important area of concern is one of health and safety whilst these works are being carried out; we are on the periphery (within 100ft) of the area covered by the CPO Order.

- o Dust pollution, noise pollution and damage to remaining properties caused by vibration. To have to sustain the expected high level of noise and dust generated by these works is unacceptable, especially to the elderly/housebound who will have no escape.
- o Whilst some of the properties remain empty (as the rehousing is due to take place in stages) these will be susceptible to break-ins, squatters, etc.
- o The black hoarding (as used at present) will make the estate dark and closed in and represents a hazard to residents' safety (particularly during winter months) having to walk through a dark estate.
- o The whole scheme, due to its vast size, and based on the current timetable, is not due to be completed until 2025 and the quality of life of the residents will be affected greatly in the meantime.

We would be grateful if consideration could be given to our objections.

Yours faithfully,



P M COOKE