

Mr Ahmet Huseyin Dellal

Date: 01st March 2023

Email: [REDACTED]

Secretary of State for Levelling Up
Housing and Communities
Planning Casework Unit
23 Stephenson Street
Birmingham B2 4BH
Email: pc@levellingup.gov.uk

Dear Sirs,

The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023

I refer to the above Compulsory Purchase Order which was made on 26th January 2023 pursuant to Sections 226(1)(a) and 226(3)(a) of the Town and Country Planning Act 1990, Section 13(1) of the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981.

For reference, the Order was served on the qualifying party (me, Ahmet Dellal) on 07th February 2023, which also referred the date for submitting objections to the Secretary of State to 08th March 2023.

I am the freeholder of the property/land which is required for demolition in the above named Order. My details are as follows:-

Name; Ahmet Huseyin Dellal

Property/Land of concern: 739 High Road, London N17 8AG

Correspondence Address: [REDACTED]

I do not consent to the written representations procedure and reserve my right to be heard if a Public Inquiry is called.

As the landowner, I object to the Compulsory Purchase Order on the following grounds contained within this objection letter.

Ground 1 – Social

Compulsory Purchase Process and the Criche Down Rules Stage 2(12) refers to the acquiring authority's justification that a Compulsory Purchase Order should only be made where there is a compelling case in the public interest and supports the requirement in Section 226(1)(a) of the Town and Country Planning Act 1990 which is subject to sub-section 1A of the Section 226. 'Well-being' is sub-categorised into 'economic', 'social' and 'environmental'.

It is my assertion and many other landowners and leaseholders, affected under High Road West (HRW) Phase A, that the proposed scheme does not contribute to the social well-being of the land required under the scheme.

Due in partly to nearly 10 years that the HRW Regeneration has been 'on the cards', there are a significant number of landowners, leaseholders and tenants who have lived in the area for a long periods of time.

For example, all the local traders in properties along the High Road that is required for demolition have been owned or leased some as far back as 1980s. There are other leaseholders and residents on the estate that have lived there for many years.

There is a very strong community where lots of owners and tenants know each other which the scheme threatens, unjustifiably to break-up.

Local traders, including myself, are threatened with displacement by the proposed development. We (local traders) have contributed to the economy for decades and provided employment opportunities for the local community and still continue to do so. Everyone in the area appreciates the provided customer service and general helpfulness up to the doorstep.

We as local traders and businesses are always on hand to offer helpful advice on purchasing to all customers within the community on a one-to-one basis which cannot be replicated anywhere else. If traders are forced to move out, then the whole community will suffer a loss when in this day and age, everyone is encouraged to support their locals. There are several generations of the same family and friends trading that stretch across the entire proposed development area.

Ground 2 - Public & Stakeholder Consultation

It is my assertion that the Public & Stakeholder Consultation has been far from sufficient and has involved a long list of pledges and assurances by London Borough of Haringey and its development partner Lend-lease, which have not been kept or are no longer relevant.

In short, the main consultation in 2014, had insufficient approval, was based on an almost completely different scheme, is out of date and secured backing largely based on assurances which are no longer on offer or are now not relevant.

In 2014, the consultation process was flawed and badly administered. Local community, residents and traders were not given a chance to put forward their views in the consultation. So it failed the people of Tottenham and their businesses.

In the consultations run by the acquiring authority, residents of the community specified that the character of Tottenham High Road should be retained and that the local businesses should remain and be supported so they can continue to survive. The HRW Phase A does not reflect the expressed views of the residents that supported the retention of existing established businesses.

Figures taken from the 2014 consultation are inaccurate and manipulated to achieve the preferred demolition and densification outcome of the plans.

From the acquiring authority's report on the consultation, only 40% of the total householders' views on the Love Lane estate were taken into account. The other 60% which accounted for 4000 homes and businesses were not consulted. Hence, the acquiring authority claimed an overwhelming 68% supported the demolition. This is not justified as 68% only represents a mere 3% of the whole community.

There were 70 replies from local businesses that were never included in the consultation report but merely used as an appendix.

I believe there has been no meaningful engagement with local businesses about the High Road West Phase A Regeneration development.

In 2014, a petition was started to give the community an opportunity to have their say in the HRW Regeneration proposals. 4000 signatures were collected opposing any demolition of High Road shops and loss of local businesses. But this option to comment was not given during the consultation process.

Had these figures been included in the report on the HRW consultation, the result would have been a resounding NO to the acquiring authority and its development partner's demolition plans.

An unsatisfactory ballot process in 2021 was rushed through to give a fig leaf of respectability for the acquiring authority to obtain the GLA funding.

Ground 3 – Public Sector Equality

Public Sector acquiring authority is bound by the Public Sector Equality Duty as set out in Section 149 of the Equality Act 2010.

The HRW Phase A scheme shows some commercial properties along the same level line of the High Road West Plan that have been spared from redevelopment and therefore, from demolition. All properties are part of the Tottenham community and should be retained to keep the current character of the historic High Road.

In considering this aspect of the development, the acquiring authority must ensure that it not only complies with its Public Sector Equality under Section 149 of the Equality Act 2010, but also that neither it nor its developing partner causes indirect discrimination in contravention of Section 19 of the Equality Act 2010.

I believe that with more consideration given to the scheme, HRW Regeneration, redevelopments could have started behind the line of the High Road front facing commercial properties, thereby avoiding demolition.

Rather than the High Road West Phase A benefiting all businesses, residents and the local community, the Regeneration development seeks to actually discriminate

businesses and tenants by excluding them from the scheme and serving them unjustifiably and unfairly with Compulsory Purchase Orders.

Please acknowledge receipt of this objection.

Yours Sincerely,

A black rectangular redaction box covering the signature of the sender.

Ahmet H Dellal