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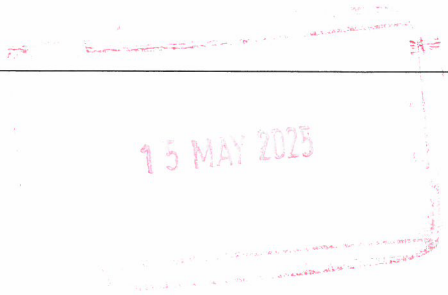


9th May 2025

FAO:

Ministry of Housing, Communities and Local Government,
Planning Casework Unit,
23 Stephenson Street,
Birmingham B2 4BH

Subject: Formal Objection to the Clichy Estate Stepney Way CPO

Dear Sir/Madam,

I am writing to formally object to the Compulsory Purchase Order (CPO) issued by London Borough of Tower Hamlets in relation to Harriott House, Apsley House, Pattison House, with the title of the Order is LRS/159/HAP/NOM/077. I am a joint leaseholder of the land which is the subject of the Order.

Grounds for Objection:

Lack of Meaningful Consultation:

Despite the Council's statutory obligations, residents and stakeholders were not adequately engaged or consulted. Information about the proposed development was poorly disseminated, and key concerns raised during preliminary consultations have not been meaningfully addressed.

Loss of Community and Social Infrastructure:

Harriott House, Apsley House, Pattison House is home to a long-established and cohesive community. The proposed development threatens to displace residents, many of whom have deep roots in the area. No sufficient guarantees have been given regarding the right to return, affordable housing provision, or safeguarding of community facilities.

Alternative Options Not Properly Considered:

The Council has failed to explore less disruptive alternatives, such as refurbishment or infill development, which could achieve regeneration objectives without wholesale displacement.

Unclear Public Interest Justification:

The Council must demonstrate that the CPO is genuinely in the public interest and proportionate. In this case, the benefits are vague, and the social cost to the community appears disproportionate to the claimed gains.

Impact on Vulnerable Groups:

The redevelopment will disproportionately affect vulnerable residents, including the elderly, families with young children, and low-income households, without sufficient safeguards being set out.

Flaws in the CPO Process:

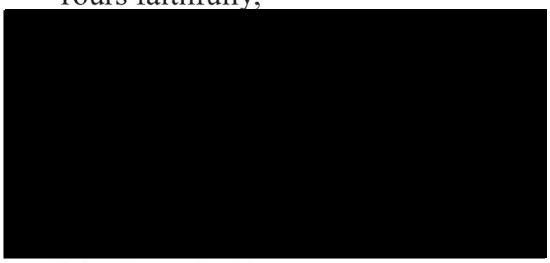
There are concerns regarding compliance with legal and procedural requirements in the CPO process, including the failure to provide clear evidence on viability, funding, and delivery mechanisms for the proposed development.

Conclusion:

Given the above, I respectfully request that the Secretary of State refuse to confirm the Compulsory Purchase Order. I would also welcome the opportunity to attend any forthcoming Public Inquiry to present these concerns in person.

Please confirm receipt of this objection in writing.

Yours faithfully,



Joint Leaseholder