

EAST CROYDON GATEWAY SITE

The London Borough of Croydon
(Land West of East Croydon Station, The Gateway Site)
Compulsory Purchase Order 2007
Compulsory Purchase of Land and New Rights in Croydon Town Centre

REASONS FOR OBJECTION TO THE COMPULSORY PURCHASE ORDER

SYNOPSIS

- Ø In Croydon Council's *Statement of Case* for the CPO they have completely failed to prove that there is a **compelling case in the public interest** for the order.
- Ø The Council has failed to consult genuinely over the whole of the development and the CPO. (See PPS1 *Community Involvement*.)
- Ø The CPO will not aid the promotion or improvement of the economic, social or environmental well-being of the area.
- Ø We refute the Council's statement that the scheme is viable. It has many competitors.
- Ø The Council's contention that Croydon suffers from limited leisure and entertainment uses and lacks a diverse evening economy are no grounds for this CPO. It was the Council's own planning and licensing policies that created this in the first place. The arena scheme will only add to the problem whilst leading to the loss of the Warehouse Theatre and contributing to the uncertainty of the Fairfield complex.
- Ø In terms of live entertainment, particularly music, it is smaller venues that are needed.
- Ø There is no mention of off-site law, order and crowd control and who will pay for this.
- Ø For people living in a mile or two radius the CPO would violate Article 8 of the Human Rights Act 1988 through jeopardising their private and family life.
- Ø The Council's desire to 'rebrand' Croydon could be better and more safely achieved by other regeneration plans.
- Ø The Compulsory Purchase Order (CPO) is completely unnecessary. The Council already has before it a scheme by the freeholders with planning permission, funding and will provide a rapid development that is welcomed by many people in Croydon. Importantly it introduces an improved Warehouse Theatre and park. This is immediate, sustainable regeneration.
- Ø The Stanhope development would have minimal impact upon adjoining established communities.

Steve Collins
Chairman, Canning & Clyde Road Residents Association

Synopsis of reasons for objecting to Compulsory Purchase Order
from Steve Collins, Canning & Clyde Road Residents Association

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Documents enclosed:

Letter to The Secretary of State for Communities and Local Government
dated 4 February 2007
The London Borough of Croydon
(Land West of East Croydon Station, The Gateway Site)
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Letter to the Programme Officer, Croydon Gateway Public Inquiry
dated 18 August 2007
The London Borough of Croydon
(Land West of East Croydon Station, The Gateway Site)
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