

Dear Sirs,

I am the manager of the Tree House Children's Nursery Limited whose business is situated at Winchmore Hill.

My attention has today been drawn to proposed plans to build flats on the Fords Grove Car Park and I understand that today is, in fact, the final day to make representation.

It is intolerable that residents and businesses in an area where it is proposed to develop, who will be affected most, are not made aware of the Council's plan. Why were the normal procedures not followed in this instance?

Our nursery garden is adjacent to the Fords Grove Car Park and, in fact, our emergency exit (as required by your Council) is through a gate leading from our garden into the car-park and has been since the nursery opened (having been approved by you) in 2007. How is it intended that the Council will deal with this situation if the proposed development goes ahead? Needless to say, the privacy of the nursery garden will be compromised and this is unacceptable.

It is clear that any development of the carpark will compromise our nursery in many ways. The air will be polluted during the building works, which will make it impossible for our children to have their outdoor activities in the garden - again, something which the Council insists is an essential part of the nursery curriculum. The volume of noise of such works is likely to be extremely high which will, of course, not only serve to alarm the children, but also distract them from their activities in the nursery.

It is not just our nursery that will be seriously impacted by a development of flats on the Fords Grove Car Park. You will be aware that the traffic in and around the Fords Grove/Farm Road area is already untenable and if the development goes ahead, will be completely unsustainable. The roads are already barely coping, with parking on both sides and with the new 456 bus route, Farm Road has become more dangerous than it ever was. How, then, will they cope with the additional traffic generated by the development work?

The proposed development will, of course, border a section of the New River. We have seen how badly the development of the Capitol House site increased the pollution of the river which, it is public knowledge, is already under great pressure and urgent work being done to alleviate this. All this work will be wasted, once again, if the Fords Grove Car Park development goes ahead.

At the time of the development of the cycle lane, your assurance was given that sufficient parking would be provided to meet all the needs of local businesses and visitors. How do you propose to compensate for that if your new plans go ahead?

Needless to say, our business will not be the only one to be badly affected by this proposed development and we would strongly urge you to give proper and rigorous consideration to what the consequences would be of proceeding with this ill-conceived proposal.