

From: [REDACTED]
To: [Forward Planning](#)
Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications
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Representation from: Barbara Sherling

Address: [REDACTED]

As a resident of Edgware, I understand the plan has been under development since 2020. However, I only recently became aware of its existence and its potential impact on our community.

My husband and I chose to move to Edgware 22 years ago because we liked the village-like feel of the area. We were surprised when the redevelopment of the Broadwalk was announced to find that, in fact, we lived in a town which meant that the height restrictions on new buildings did not apply; a disappointing discovery.

We go into the centre of Edgware at least every other day. We still consider it our 'village' and try to support as many of the local businesses and facilities as possible. We shop in the Broadwalk Centre, along Station Road and Edgwarebury Road. We use a local GP surgery, dentist, optician, pharmacy, bank, hairdressers and barbers and I meet up with friends at the local coffee shops. We eat at local restaurants and cafes and as my husband and I have got older, use the facilities in Edgware more and more.

[REDACTED] as I age and it's reassuring to know if I am having [REDACTED] at the Broadwalk Centre. If the proposed housing development goes ahead, we will lose the benefits of the Broadwalk's shopping and parking. We understand that construction could take years - I cringe at the thought of the extra construction traffic - and I think there is a real danger this will have a negative effect on the shops along Station Road, Edgwarebury and the High Street, so we could lose **all** our local shopping facilities and amenities. On days when I do walk into Edgware, more street seating would be helpful. We are an aging community and this does not seem to have been taken into consideration.

What I struggle to understand with the Local Plan is why Edgware has been singled out to provide this huge number of homes and why the plan is not done in consultation with Harrow as at least a third of Edgware comes under their umbrella? Edgware does need a refresh, it's definitely gone downhill since we moved here 22 years ago, but it's really difficult to comprehend why allowing 25 storey high rise buildings in what is currently a really useful community space, is seen as improving the area? Why is this number of new homes being concentrated in Edgware? There has been very little investment in Edgware in the time we've lived here - there are no public sporting facilities, the parks are either looked after by Friends' groups or are a bit rundown, the police station has closed and frankly it feels as if Edgware is being judged as being a dump, so it doesn't matter if this overdevelopment is built here. I do not believe one sentence of the developer's promises that there will be landscaping, open air meeting places and that it will improve the facilities. It's a well-known fact that these tower blocks create wind tunnels around their bases, so there will be no pleasant places to sit

and nothing will grow when it's in shadow most of the time. The proposed redevelopment will even negatively affect the Deansbrook Nature Reserve.

We do drive but also use public transport. There does not seem to be a plan to improve bus services, or Edgware Station or improve the underground line from Golders Green to Edgware, so potentially we will get the redevelopment and all the extra passengers, but no improvement in transport services. Likewise, with the number of electric battery fires that have been reported, how can an underground bus station still be considered to be a good idea? It's a fire disaster waiting to happen.

We think our local GP surgery is excellent, but it's hard to get an appointment and we see the dentist privately because of the difficulty in getting an appointment on the NHS. We just cannot see how they will deal with a huge influx of new residents.

Unfortunately, I haven't received any written communication from Barnet Council about the Local Plan, despite its significance for Edgware's future. Given the potential for significant change to Edgware's character and residents' quality of life, I believe wider notification would have been helpful.

I found the volume and complexity of the Local Plan and the related documents overwhelming. The 42-day consultation period seems insufficient for anybody to comprehend the plan's details – especially for anyone with work or caring commitments. However, I am deeply concerned about the impact of the Local Plan on Edgware and its residents, both present and future.

In light of these concerns, I would like to express my support for any [representations](#) made by Save Our Edgware and the Edgware Community Association. Please consider their submissions as reflecting my own concerns.

Please can you arrange for this letter to be considered as part of the Equality Impact Assessment?

Yours sincerely
Barbara Sherling