

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications  
**Date:** 17 June 2024 18:07:16

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**Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications**  
**Representation from: Howard Dove**  
**Address:** [REDACTED]

As a resident of Edgware for over 40 years, I am writing to express my concerns regarding the Policies affecting Edgware in the proposed Main Modifications to the Barnet Local Plan:

### **1. Site selection (Barnet Ref: MM107)**

The GSS05 proposals for Edgware Town Centre in the Barnet Local Plan Main Modifications for 2,316 homes at Edgware Underground and Bus Station and the proposals for the Ballymore development are excessive and would destroy the character of the town. The density of the development will blight the area and cause an increase in crime. I am a senior citizen and use the Broadwalk to do my shopping as I can park in the Broadwalk car park. To go without the shopping centre for 3 Years during the development work will cause me great inconvenience as I would have to travel further afield to find a centre with a selection of shops that I require with a car park. Once the shopping centre is replaced by new shops I will be unable to use them as there will not be enough parking spaces. I cannot carry heavy shopping from the bus stop.

**2. Bus station protection (MM72)** I use the Northern Line and buses from Edgware Station. With 2,316 new homes proposed next to the station and (plus new homes on the Broadwalk site) and removal of most of the Broadwalk car park many of the new residents will be commuters. It will therefore be impossible to get a seat on the train at Edgware or a bus. There are no plans to add an additional platform at Edgware station. The proposals to knock down Edgware Bus Station and have buses waiting in Station Road will bring traffic to a standstill. The proposal for Edgware to have an underground garage for electric buses underneath high rise buildings is a huge fire risk, particularly since Premier House has Grenfell style cladding.

### **3. Town Classification (Objection 3)**

I do not understand why Edgware has been designated Barnet's Major Town which has led to proposals for high density development. There

are many other towns in Barnet with good transport links eg High Barnet, North Finchley and Finchley Central, Hendon, Brent Cross and Colindale. High density development proposed for Edgware is out of character for a small town with mainly 2 storey shops and a couple of 15 storey buildings in the centre surrounded by low rise housing. Proposals for 25 tower blocks up to 29 storeys high on a small site would create greater density than Hong Kong.

#### **4. Policy GSS05 (MM20 and MM21)**

I object to the Edgware Growth Area Plan for 4,740 homes. The density in a small area is excessive and the proposed Ballymore development is ugly and would destroy the character of the town. The density of the development will blight the area and cause an increase in crime. It will also have a detrimental effect on local services. It is impossible to obtain a GP appointment now without thousands of new people moving in.

#### **5. Tall building policy**

The tall buildings proposed for Edgware are out of character for a small town with mainly 2 storey shops and a couple of 15 storey buildings in the centre surrounded by low rise housing. Proposals for 25 tower blocks up to 29 storeys high are ugly and would block out light. Barnet Labour Party campaigned and won the local election on a promise to stand up to "Tower block blight" and will have tougher policies on "Height and Density" in the new Local Plan.

#### **6. Heritage Disregard**

We should be protecting Edgware's heritage but there is no proposal to protect the one listed building in the centre of Edgware, the Railway hotel which has been left to go to rack and ruin.

#### **7. Wildlife Protection**

The proposed development would open up the Deans Brook conservation area to the public and endanger the bats and slow worms which are protected species.

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.

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.**

As a senior citizen, please can you arrange for this letter to be considered as part of the Equality Impact Assessment.

Yours sincerely

Howard Dove