

Sweeney, Robert (LBB)

From: Jeffrey Goldman [REDACTED]
Sent: 15 June 2024 16:25
To: Forward Planning
Subject: Concerns regarding the Edgware Policy in Barnet Local Plan Main Modifications
From Jeffrey Goldman: 212 Edgwarebury Lane, HA8 8QW

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Dear Sirs

I am writing to express my concerns regarding the Edgware Policy in the proposed Main Modifications to the Barnet Local Plan.

Allowing nearly 5,000 extra homes to be built across the relatively small Site 28 and site 27 will lead to an outlandish development completely unsuited to the small suburban town that Edgware is.

It will be the densest population in the UK and Ballymore's figures hide this by including open land that already exists as if it is going to be new.

The proposed development

1. Will lead to a loss of public parking and closure of the Broadwalk during construction. This is likely to have a knock-on effect on the remaining businesses and could kill Edgware as a local shopping/banking/dining destination during this period.
2. Does not propose improved bus or tube capacity.
3. It will make the High Street even more congested due to the moving of buses from a designated bus station onto the main road
4. Would permit inner city style development, but (if parking disappears and public transport is not improved) it would leave us with worse than suburban connectivity.
5. Does not apply to a third of the town as it only covers the Barnet side of Edgware. It gives little weight to the impact on the Harrow side. We feel that decisions affecting Edgware should be made collaboratively between both Boroughs.
6. As a local resident it will make access to the Town centre far more difficult and residents will choose local shopping complexes to which they can drive, thus killing off the shopping centre of Edgware even further.

7. The local Council cannot keep the Town centre tidy, clean and pleasant now. How will they cope with even more people?
8. There are inadequate plans for expansion of health and educational facilities to cope with the increased demand
9. The plan revolves around the creation of a large underground bus garage for electric buses. London Fire Brigade have criticised these plans and pointed out that there are inadequate facilities for dealing with a large fire that could have an effect equal, if not greater, than the tragedy at Grenfell
10. It is likely that a large number of the proposed new homes will be purchased by overseas residents for investment purposes meaning that there will be no 'loyalty' or concern for the area and failing to achieve the idea of more homes available for purchase by local people.

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. Although it was claimed that there was a public consultation this was a joke. It took place during Covid and only covered a few areas.

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 and the lack of consultation may well be illegal.

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.

The development is of a scale that is totally out of keeping with a suburban town on the edge of the countryside and the height of the proposed Tower blocks will be a blight on the town as well as for miles around. The height of the blocks also casts darkness over surrounding roads with its ill effects on mental and physical health of the residents

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.

Yours faithfully

Jeffrey Goldman