

From: [REDACTED]
To: [Forward Planning](#)
Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications
Date: 18 June 2024 21:27:15

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Representation from: [Teresa Cunningham](#)

Address: [REDACTED]

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

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. This development is building too many flats in a dense area, which will have limited or no access to green space, having seen the Ballymore Development in Hayes & Harlington, the small percentage of flats that were given for social housing were put at the very end of the development and the only way the residents could access their homes was via the service road and they were segregated from the rest of the development.

These flats will end up in the hands of private developers who will charge high rents to recoup the extortionate price they will have paid for the properties and this in turn will drive up the rental prices for the rest of the Edgware area.

The loss of parking spaces, the council and the London Mayor seen hell bent on driving out car owners with the unnecessary restrictions on car usage and ULEZ which deprives hard working, tax paying residents of using perfectly good cars which impacts their mental health.

The closure of a well used and needed shopping centre, forcing people to shop elsewhere, these businesses will not return to a shiny new development where the commercial rents will be driven up.

The removal of an extremely busy bus / tube station forcing people to have to navigate multiple bus stops on a very busy road and with the ridiculous plan to build an underground bus garage for electric buses, do Ballymore or the council not understand the risks like the London Fire Brigade do? Are you seriously prepared to vote for

something that could be worse than Grenfell, if the worst was to happen.

Then the tube station would eventually have to be rebuilt to cope with the additional 1000s of people moving into the area, the station would have to be closed and we would have a nightmare scenario like there is at Colindale and the use of unreliable replacement buses.

This development will overshadow the whole area and deprive existing residents in the surrounding roads of a lot of natural light if the tower blocks were to be built and in the years whilst being built having to put up with the dust and noise pollution in the area, which will have a negative impact on the air quality and yet some people will still have to pay ULEZ and it will turn the area into a concrete jungle just like Colindale and Wembley.

The council should concentrate on improving the area as it stands now, make social housing and medical and community facilities a priority and seek out other proposals that benefit the local area, not a foreign developer who has no care for the area, they will build, see and move on to the next unrealistic development.

My family use the bus / tube to our weekly shopping in the area and live in the in the [REDACTED] car park and I what this development will do to the