

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

Address: [REDACTED]

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

I have lived in Edgware for the best part of thirty years and the shopping centre is the heart of our community. It has a range of popular shops, which bring people to Station Road and I cannot recall a time when it has not operated at 100% capacity. Its popularity is made possible by the car park out the back, which also supports commuters using the Underground. These facilities in no way constitute a run down areas in need of regeneration or classification as a brown field site. Without them our shopping area will fall into decline, result in the closure of our banks, building societies and shops situated on the road.

Additionally, I see no benefits to the community in moving the existing bus station underground. Having used the one in North Finchley I can see how this would be an unpleasant experience for users, particularly the elderly, who would feel vulnerable. It also brings a high risk of fire in an enclosed space from electric busses.

For me, long term disruptive development, the reduction in shops and the loss of most of the car part will result in me shopping elsewhere e.g. Borehamwood and my visits to Station Road limited to trips to Tube Station.

My objections to the Edgware Policy in the proposed Main Modifications to the Barnet Local Plan are:

Would permit up to 4,740 new homes to be built across 'Site 28' (the site of the present Edgware Underground, bus station and bus garage) and 'Site 27' the Broadwalk site which is likely to lead to a significant permanent loss of public parking.

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.

Does not propose improved bus or tube capacity.

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.

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. I feel that decisions affecting Edgware should be made collaboratively between both Boroughs.

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.

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

Yours sincerely

Julie Holmes

