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From: [REDACTED]
Sent: 13 June 2024 23:03
To: Forward Planning
Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications

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Representation from: Alex De Vries Robbe

Address: [REDACTED]

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

- Good planning requires integrated transport solutions. Almost all of the new residents of the new development (4,740 new homes) would be required to travel away from Edgware each morning and return in the evening (as there is little work in Edgware itself). Most will need to cram onto the already overcrowded Northern Line to get to work/study. How can it be that there is no provision for new public transport in the Barnet Local Plan for Edgware? Barnet has built thousands of new homes in Colindale and is now planning thousands more in Edgware. It is clear to frequent travellers like me that the Northern Line will not be able to cope with the increase in traffic, since it cannot even cope today.
- In addition to this, the local roads are all single lane. That includes Station Road and the A5. As I understand it, the only traffic exit of this development will be on Station Road, both for buses and for cars. Already today, Station Road is heavily congested and exits of that road (the junction with the A5 and the Peshurst Gardens roundabout) are frequently jammed. All this will be far worse with 4,740 homes added. Even if the homes themselves have limited parking spaces, that does not mean they will not create traffic – whether that be taxis/minicabs, the car sharing services envisaged in the development plan or cars parked in surrounding roads. The nearest high capacity road is the A41, but that cannot be reached without going through major traffic bottlenecks (the A5 and Edgwarebury Lane – both residential roads and already very congested). Why is there nothing in this plan regarding traffic?
- I am a regular shopper at the Broadwalk Shopping Centre. I understand that the proposals allow for Sainsbury's to stay open, but there are far more shops that together create the local shopping complex. It is not clear if and how these shops will be available in the future, both during the lengthy build phase and once the development is complete. It is also inconsistent to claim Edgware to be a major town, but at the same time demolish its very centre.
- The new plan allows building on the current car park, thereby substantially reducing overall parking available in Edgware, for commuters, shoppers and local workers. All of this, plus future requirements for the new residents (since only very limited parking facilities is foreseen for the new development), will spill over in to the surrounding neighbourhoods. Already today it is the case that, as soon as nearby parking restrictions are lifted at 11am during weekdays, cars flood into our neighbourhood. Without a proper provision for parking, this will be far worse in the future.
- There are few business buildings in Edgware (the conversion of Premier House into residential some years ago exacerbated this). The new development only has one office included, and the remaining retail is merely a replacement of the retail jobs of the current Broadwalk centre. Without offices, Edgware high rises do not create a town, but rather a suburb in the sky. This has been tried in other towns such as Birmingham and Amsterdam. In each case, because it is not a proper town, people do

not want to live there and these high rise locations become centres of crime and anti-social behaviour.

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.

Yours sincerely

Alex De Vries Robbe