

From: [REDACTED]
Subject: Concerns re: Edgware Policy in Barnet Local Main Modifications
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Representation from: Miss Celina Sebastian

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.

I regularly use Edgware Town Centre to go shopping, and use the banks and shops in the Broadwalk Centre. [REDACTED]

I also use the local bus services too when I am not able to drive. At the moment the high street can get very congested during peak times and on weekends and this is with the current number of residents and traffic. Unless the roads are more strategically designed, in addition to new residents' vehicles, delivery drivers servicing the proposed new buildings to accommodate the overly excessive number of 4,500+ residents, like Amazon, DPD, Evri, etc, will create even more gridlock not just at peak times but throughout the day.

Traffic congestion will impact retail businesses who are open, causing significant loss of trade as there will be no passing trade due to lack of parking, traffic congestion and will also deter local residents to enter the area via public transport again due to traffic congestion.

Buses will also struggle to adhere to their timetable due to traffic congestion.

The overall bus service would have to greatly increase their capacity due to the huge increase of the proposed accommodation by Ballymore.

There would also have to be some design/build modifications to Edgware tube station to ensure health & safety for commuters, staff and also to cope with increased capacity. For

example, Colindale's new development (former RAF land used by the Metropolitan Police), which is huge and still under construction in some parts. That station is being upgraded to cope with the increase of residents. Edgware has one more platform than Colindale and four entry/exit ticket barriers and highly unlikely to cope with the proposed plan of accommodation of thousands of new residents.

I am certain with the increased number of residents' housing being proposed, the available walkways provided will be insufficient.

If sites 27 and 28 house the accommodation, bus station and a reduced number of parking spaces even though more residents will densely populate Edgware Town Centre; where are shops, banks and pharmacies going to be housed? They are hugely significant in any community. Not everything is online. I and many others especially the senior members of the public use shops/banks in Edgware.

There are several doctors surgeries in Edgware, I am currently very satisfied with my doctors surgery however they will be overstretched with hundreds of new patients (only if residents are shared amongst surgeries - which isn't how the process works), will any new surgeries be introduced to avoid overwhelming doctors surgeries.

This is the same for schools, dentists - all essential public services for the community. Essential infrastructure.

Will Edgware Hospital cope with the extra residents in Edgware? Its services have been reduced over time. There is only one nearby A&E hospital which is Barnet. I know from experience how full it gets - waiting times can be 7hrs. (Further away is Royal Free, Hampstead that can be very busy too).

Is Harrow Council increasing their residential capacity to share the load with Barnet Council to increase housing? (Affordable?)

Unfortunately, I have not 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 right thing to do especially as this is public revenue. Something so significant that affects the local community's quality of life should include people's feedback. To hold consultations evenings and weekends would be helpful (not just during the day) as many people work.

Most people want improvements to their area and change however not over development on such a small area in a town centre. It is not an inner city area it is a suburb. It will look out of place and not in keeping with the area unlike places such as Hong Kong, Beijing, New York - who all have a much higher population. How many inner London areas are there several 29 floor high rise residential buildings like the proposed plan clumped/grouped together. Only office buildings: Financial District in City of London and

Canary Wharf.

I tried checking the Council's website and 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 care 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

Miss Celina Sebastian