

From: [REDACTED]
To: [Forward Planning](#)
Subject: Oppose The Edgware Policy in The Barnet Local Plan
Date: 15 June 2024 16:56:36

You don't often get email from [REDACTED] [Learn why this is important](#)

**** Warning External Email ****

Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications

Representation from: Elaine Payne

Address: [REDACTED]

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

As a resident of Edgware, I understand from other sources that 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 have lived and worked in Edgware for more than 30 years and I am appalled by the significance of these plans.

There is insufficient infrastructure to cope with the proposed amount of dwellings proposed for the site of the The Broadwalk Shopping Centre and the London Transport Bus Station and surrounding area which is currently a nature and environmental site with protected species.

There are insufficient nursery places school place's currently in the area for local residents, so adding a likely 8-10 thousand people to the population is going to add to an already overstretched resource.

This is also to be said for our local NHS services, it is extremely difficult to get GP appointments currently, waiting lists at hospitals are at an all time record high. Patients are waiting longer and longer in A& E depts and NHS depts in hospitals are so short staffed. You cannot get registered with an NHS dentist either.

If this proposal is allowed is approved it will be the death toll of Edgware it will loose It's shops, not just in the shopping centre it will loose the shops in Station Road and surrounding roads too as people will go else where. They will not put up with 5-10 years of upheaval and the effects of the building work on the environment. It will blight anyone trying to sell their property in the surrounding roads as well as it will reduce the value of their home, they will in effect be trapped. Even if people do want to use Edgware where are they meant to park? There is insufficient parking already on some days when you go shopping in the Broadwalk now because it can get so busy, the all day parking for commuters is full on most days during the week. So where are the

owners of these properties going to park? You cannot reasonably expect them all to not own a car, that is just never going to happen, especially if they have a family. If they have cars and no where to park this will push them further out onto local streets where there is no permit parking in place and thus upsetting other Edgware residents, but it seems that Edgware residents already living here don't matter!

With regards to building homes on top of the bus station depot this should never ever be allowed as it will be a death trap for anyone in their right mind who was willing to live above a garage full of electric buses charging up batteries over night. The evidence on various media sources in recent times of just one bus should be enough for the LFB to refuse this planning permission alone. I would also remind planners about the Grenfell Tower disaster, although not down to electric buses on that occasion the outcome for Edgware with electric buses charging and catching fire could be far worse. I personally cannot imagine how anyone would grant a mortgage on such a property!

Personally, I did not receive 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 very 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 Please can you arrange for this letter to be considered as part of the Equality Impact Assessment?

Yours sincerely

Mrs Elaine Payne