

From: [REDACTED]
To: [Forward Planning](#)
Subject: Concerns about Local Plan for Edgware
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Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications

Representation from: Marilyn Vertes

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 past 49 years and benefitted from a pleasant environment in terms of available housing, accessible parks, schools and medical services. The development of the Broadwalk Shopping Centre has been positive as it has meant that I have been able to shop locally for all our essential needs. If I was doing a big family shop, I could always find a parking space and this was especially helpful when I was under treatment for cancer and had less strength to walk. I am now in my seventies and although fit, I am aware that this may not always be the case and have many friends who could not use the local shops if they were unable to park.

Given the above, I am extremely unhappy about many of the proposals in the Edgware Local Development plan. Whilst I recognise the need for more housing in the area, this plan represents a massive overdevelopment which will damage the character of the area without necessarily creating good quality affordable homes. The proposed height of the buildings is out of all proportion and will overshadow the rest of Edgware. The potential density of the housing will also place unsustainable pressure on local services. The fact that most of the shops currently located in the Broadwalk Centre will disappear during the development will also mean that local residents will have to travel to obtain all their essentials, causing inconvenience and a detrimental effect on the environment. Even if the Sainsbury store is relocated and operates during the development, the drastic reduction in parking spaces will be problematic for older residents and those with disabilities. In addition, the scope and timescale of the proposed development will be massively detrimental to the local businesses which we patronise, including convenience stores, pharmacies and restaurants.

Although the proposals include some welcome improvement in landscaping and play provision, there is significant potential for the spaces between the high rise blocks to become hidden gathering places for antisocial behaviour and crime, particularly at night. The proposed number of homes will also create huge pressure on parking in Edgware as the number of parking spaces on the site are limited to a few hundred. Current parking restrictions in local streets will create competition for spaces outside the new development.

Unlike the current redevelopment of Colindale Station, there does not appear to be any recognition of the additional pressure on transport services which the massive increase in population will create. It is essential that consideration is given to enhancing Edgware Station's facilities for both trains and buses. I am aware that there is a proposal for an underground bus depot but this has been identified as a fire risk by the London Fire Service and should not proceed as currently planned.

I have already shown my views on the local plan for Edgware by attending one of the several demonstrations which took place in recent months. In the light of these concerns, I would like to express my support for any representations made by Save Our Edgware. Please consider their submissions as reflecting my own concerns.

Yours sincerely

Marilyn Vertes