

**From:** [REDACTED]  
**Subject:** Re: Ballymore Development Edgware  
**Date:** 18 June 2024 17:45:48

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

**\*\* Warning External Email \*\***

Dear Sir/ Madam

I have increasingly become concerned in regards to the proposed development of Edgware town centre. My concerns fall into four areas, firstly the bus station will be demolished and replaced with several bus stops along Station Road, as a regular commuter to Edgware, this is particularly concerning as the area already suffers from traffic which clogs up the area on a daily basis, so getting into the town centre is already difficult, so how is this going to resolve the problem; there's also going to be no indoor parking facilities in this development, which will only exacerbate the traffic problem further, with drivers constantly trying to find places to park. Secondly on a related note, I understand that there will be an underground bus garage situated below the development, comprising of only electric vehicles, given the recent slew of news stories about electric vehicles catching fire and being difficult to put out, surely putting electric buses in such a enclosed area would be highly risky, as it was notably the case when the car-park at Luton Airport caught fire last year and destroyed large parts of the building, indeed a major fire could easily engulf large parts of the development above, causing a disaster four times greater than Grenfell, this particular concept is this worst part I find with this development as this is potentially the most dangerous and risk laden. Thirdly, the density of this development is far too high for such small enclosed area, it may work for a larger area like Hatfield which is more undeveloped respectfully, but with Edgware these plans are frankly ludicrous, as it would lead to a massive population explosion which engulf and take its toll on local services such as Hospitals, Education, Law & Order and local utilities such as sewage management and bin collections, not to mention its effect on public transport which is already at breaking point, and will only get worse. Even if extra services such as GP's, Schools, Shops and Hospitals are provided, the sheer amount of numbers would not meet with demand, and will soon be overwhelmed. As a long-term resident of this area, I believe these plans have not been thought through or properly consulted with local residents, it has all been done for the name of profit over quality of life. Fourthly, some of the buildings will be up to 29 storeys high with large light installation on top of the buildings, this will affect the local residents living in the residential areas surrounding the outskirts of Edgware as the high rise buildings will leave countless streets in relative shade and good deal more residents will find it a challenge to sleep at night with the development shining away like a beacon, it will have an adverse effect on the overall environment of the area.

Finally, should this development come to full fruition, this will reduce the area into a congested, ghetto-like status with a higher crime rate and a lower quality of life. In years to come, historians will look back on this pitiful episode, and compare this development to the very worst of the crop, like the Aylesbury Estate, Easterhouse or Blakenall, which we will come to regret why on earth this development was ever passed through. In time, like others have gone before it, it will be demolished, yet its mark on the area will be a permanent scar. There was ample opportunity to build a lower density estate with less residential buildings, comprising up to 15 storeys with residents car-parking areas, access to grocery shops, GP services, a police station and the retention of the bus station and depot, all within the confines of the proposed area, this concept would have worked, as well as transformed and improved the local area. Unfortunately, this opportunity has been lost, all for the name of profit and short sighted progress. Edgware will be likely to go

rapidly downhill should this development go ahead, rather than benefiting the area. Nothing from the proposed plans has convinced me that this is a good idea, in fact it is an ugly ill-conceived concept that will only lead to disaster.

Sincerely  
Mike Goldwater