

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



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

The plans regarding the Broadwalk Site and Deans Brook Nature Reserve. You are planning to join up Broadwalk development, and through the old railway nature reserve running in parallel with Hale Drive, and across Deans Lane which will enable a short cut from Edgware to Mill Hill.

This will be a disturbance to wild life which will ultimately drive any birds, and animals away defeating the object of the reserve.

This will also encourage bad behaviour of people driving motor bikes, drinking and drug use, and generally causing a nuisance to residence.

Dumping of rubbish and litter, and also people could gain access to rear of properties and would encourage burglaries.

The main development in Edgware will remove any covered shopping area for residents which will be a backward step.

The shops on the high street are not large enough to attract large businesses to move into the town.

We would be left with charity, small hardware, pound shops and cafes as it is now. With no shopping of substance being available.

One Sainsbury supermarket is not enough for the size of Edgware.

There is not a public toilet in the town other than in the Broadwalk for people to use.

The Flats which are to be built I consider too high, and too close together. These would dominate the skyline and would be seen for miles and not in keeping with residential suburban properties nearby around Edgware. Due to the height of the buildings I would regard this as a risk to residents if a fire was to break out

These new flats would be used by their residents for commuting into London making the already stretched Underground Northern line even more over

crowded especially at peak rush hour times. 4,000 Flats can be as much as an extra 8,000 + people, and children in a small over populated space.

Residential car parking would have to be paid for by the flats residence similar to Colindale development. Also council tax for all these properties would be paid to the council which I feel this council is really it's main goal, and all it's interested in.

Having an underground bus station housing electric buses are a fire risk.

Perhaps spending money on the existing roads and pavements (re-surfacing, fixing potholes, and broken pavements) might give the confidence to existing residents bringing more people to live, and traffic into the area would not deteriorate further.

Having a cinema would not be fully utilised. Has anyone in the council noticed that Cineworld has just gone bust. Everyone now streams on-line via Netflix etc.

There is already a fitness studio in the town (pure gym) so why do we need another one.

Didn't see any new doctors, dentist, or schools listed on your plans which are needed badly in the area now, even before the development is built.

After Questioning Affinity water on forced installation of water meters to properties required by Barnet Council They said:

“the area we supply water to has been identified as an area of water stress, the demand for water in our area is increasing due to the growing population and our Universal Metering Program has been put in place because of this. Water stress coupled with climate change means that we are at increased risk of drought”.

So any further developments in the area will add to the problem.

I disagree totally with this development which has not been well thought through.

Regards
Richard Harris

Sent from my iPhone