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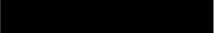


Subject:

Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications


Date:

17 June 2024 09:27:21

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Good morning,

My name is Rochelle Kaye and 

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

I am living within easy walking distance of the main Broadwalk shopping centre and Edgware Station. I visit the Broadwalk often and cannot imagine how I will cope without shops like Boots, Superdrug, The Works, TK Max, Poundland, WH Smiths, Card Factory, Wenzels, Argos inside Sainsbury's, the flower shop and other shops which I visit on a very regular basis. I like to shop local. The Broadwalk is always busy and buzzing when I shop there with queues in many shops. Online shopping cannot compare to face to face shopping and viewing the actual items before purchasing, especially clothing and gifts. The commuter car park is always full of cars. People living in Borehamwood, Elstree, Radlett, Bushey, Stanmore and Canons Park regularly driving to Edgware Station to commute to work. The commuter car park is often full by 8am in the morning. The local buses take far too long to get to the station as they go all around the world to get there and there is very little seating on the lower deck of the bus.

When I use the underground or buses they are always full to capacity and I am using them out of rush hour! How is TfL going to accommodate the extra people without putting on extra trains and buses to service the local area which I understand they have no plans to do.

As I resident of Edgware I am shocked to be told that these plans have been under development since 2020 and yet I have received absolutely no communication regarding this from Barnet Council regarding its existence and the dreadful potential impact on our community - no proper shopping centre, constant building works and disruption to everything for years - not weeks, or months but years! I can only assume that the Council are so ashamed of what they are trying to do that they have kept it hidden for as long as they possibly could, hoping to get it approved as a done deal before anybody living in Edgware and the surrounding areas could have any say. Shame on you!

I cannot believe how complex the plan is. It seems to have been deliberately set out in such a way that the layman can not possibly understand them and the amount of time you have given people to comment is ridiculously small especially for people with work commitments or caring for family members.

There are just so many concerns:

There is no mention of infrastructure being put in place before one brick is even moved.

I understand that the fire brigade has expressed concerns about the underground bus parking for the electric buses which seem to be subject to catching fire but you at the council seem to be ignoring this and seem prepared to have potential blood on your hands. Did Grenfel Tower not teach you anything.

The removal of the much used shopping centre is a dreadful thing to do to the people you are supposed to be looking after. The Broadwalk offers a life line to many elderly people and it is good for their mental health to have somewhere warm to go in the winter months and meet with their neighbours and sit and have a chat. How can you as human beings possibly even think of taking that way from them.

I am concerned for the people who close to these plans, eg Brook Avenue who will be subjected to noise pollution, dust pollution, risk being overlooked and will suffer loss of light due to these plans. I know that many mothers of children at Edgware Infants school are extremely concerned about the noise and dust pollution that their children will suffer.

There is already a severe shortage of doctors, dentists and school places in the area which this will not be helped by these plans. It is all very well saying that a space will be allocated for this but with no staff to put in place this is a total waste of space.

This is supposed to be affordable housing but it appears that most of the properties will be sold to China and Saudi (Ballymore has offices in China) and then the properties will be rented out. When you have properties rented out and not purchased then there is no community spirit and no soul as people come and go so often. You have it in your powers to stop this from happening but you probably won't and just take the easy, lazy way out.

Students! Really! You are going to put students where there are residents with children! We all know what students do at uni. They get drunk, have parties, sleep all day and party by night. This is a dreadful decision.

Please bear in mind that this is Edgware. A small suburb of London. This is not Canning Town! The amount of properties ratio to the space available is the worse outside of central London, anywhere! We are not in Hong Kong! Why don't you look at Finchley again which is, in my opinion, a far better proposition. Or fiveways corner which has a huge empty site which does not overlook existing properties.

I could go on and on!

I would like you to know that any representations made by Save Our Edgware and Edgware Community Association reflect my own concerns.

One last thing. Blaming your predecessors for this mess is in my opinion a very lazy attitude the the people of Edgware deserve better from you.

Your sincerely

Rochelle Kaye

I would ask why you have abandoned the plans for Finchley which was a far better