

From: [REDACTED]
To: [Forward Planning](#)
Cc: info@saveouredgware.co.uk
Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications
Date: 18 June 2024 13:47:19

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Representation from: Ashok Bhavnani

Address: [REDACTED]

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

As a resident of Edgware, I understand the plan has been under development since 2020. However, I only recently became aware of its existence and its potential impact on our community.

Unfortunately, I didn't receive any written communication from Barnet Council about the Local Plan, despite its significance for Edgware's future. Given the potential for significant and considerable change to Edgware's character and reduction in the quality of life for residents. Wider notification should have been essential. I'm afraid small Borough's are an anachronism, there needs to be more integration and the professionalism of local politics.

The volume and complexity of the Local Plan and the related documents are overwhelming. The 42-day consultation period seems insufficient for residents to comprehend the plan's details – especially for those 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 concerns.

The Local Plan regarding Edgware would:

- Will permit up to 4,740 new homes to be built across 'Site 28' (the site of the present Edgware Underground, bus station and bus garage) and 'Site 27' the Broadwalk site which will lead to a significant permanent loss of public car parking.
- It will lead to a loss of public parking and closure of the Broadwalk during construction. This will have a knock on effect on the remaining businesses and could kill Edgware as a local shopping/banking/dining destination during this period.
- It does not propose improved bus or tube capacity. Putting the bus station underground is retrogressive, constraining and wholly inappropriate. It is being done only to further the developers profit and does nothing to improve its functionality and destroys the locus of the bus station.
- It would permit inner city style development, and when the parking disappears and public transport is not improved it would worsen suburban connectivity. convenience and place making.

- It does not apply to a third of the town as it only covers the Barnet side of Edgware. It gives little weight to the impact on the Harrow side. I believe that decisions affecting Edgware should be made collaboratively between both Boroughs.
- I don't see why the acquisition of the site in question by a developer and their outline of a gargantuan proposal for over-development should be enshrined into law. It is undemocratic and corrupt.
- We need a more thoughtful, sustainable paradigm for the built environment, which affects everyone and lasts for generations, not one that just lines the pockets of developers and leaves the community adrift and scars the place. For example the capacity of this gross overdevelopment on schools, doctors and dentists surgeries, grocery shopping, car parking, lack of affordable housing, waste disposal and let's not forget sewage and wastewater capacity.

Yours sincerely
Ashok Bhavnani

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