

Sweeney, Robert (LBB)

From: Gerald Zeidman [REDACTED]
Sent: 16 June 2024 23:22
To: Forward Planning
Cc: [REDACTED]
Subject: Concerns regarding the Edgware Policy in Barnet Local Plan Main Modifications
Importance: High

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Subject: [REDACTED]

Representation from: Gerald Ivor Zeidman

Address: [REDACTED]

Dear Sir/Madam

I am writing to express my deep concerns regarding the proposed Main Modifications to the Barnet Local Plan. I particularly wish to highlight concerns relating to the proposed redevelopment in central Edgware in the area around the Broadwalk Shopping Centre and the adjoining bus garage.

I've been an Edgware resident living in close proximity to the re-development site for more than twenty four years, having also owned business and residential premises close to the Broadwalk for forty eight years.

I understand the plan has been under development since 2020, but I only recently became aware of its existence and its potential negative enormous impact on our community.

My particular concerns are –

- The redevelopment plan for central Edgware has not been adequately consulted on. Many local residents and businesses are unaware of the huge planned densification of the area. Barnet Council has a duty to ensure they adequately consult in a timely manner bringing the plans to the attention of local people. Additional meetings need to be urgently arranged and advertised by the LBB. These meeting should not be chaired by the developers, but by LBB officials who can directly hear the views of local people
- I found the volume and complexity of the local plan together with its related documentation overwhelming. The 42-day consultation period is insufficient for any non-planning professional to comprehend the details and to then write a comprehensive response to the LBB
- The density of the tall and very tall buildings planned for central Edgware will detract from the quality of life for those living and working in the area, resulting in a redevelopment that is completely out of character with the present town centre. A new development in Edgware must positively contribute to improving the charm and character of the area. This proposal does the opposite
- The result of the packed, tall, high density plan would if built, be a visual eyesore having no regard to Historic England's guidance on tall buildings of more than thirty metres in heights (9 storeys)
- Traffic congestion already a major problem in central Edgware will dramatically worsen if the proposed development takes place. Furthermore, during the ten-year build period the increased road use by construction traffic will bring chaos along Station Road and surrounding roads
- The proposed development does not include anywhere near sufficient numbers of parking spaces for the new residents, business employees, or those visiting the development for shopping or use of new amenities. In fact, the number of planned parking spaces will be far less than available at the existing Broadwalk, resulting in a substantial increase in parking in the limited number of spaces in residential roads surrounding the development

- Concerns have been raised by the LFB regarding a potential fire risk emanating from the batteries of electric buses catching fire which will be parked in a new underground parking lot. Furthermore, fire safety provision must be ensured for those people living/working/visiting above the parking lot. So far no assurance has been given

I'm not against improvements being made to central Edgware, but the only acceptable solution is to considerably reduce the height and density of the development with a maximum height of six storeys.

In light of my concerns, I would like to express my support for any representations made by Save Our Edgware and the Edgware Community Association. Please also accept their submissions as reflecting my own concerns.

Please confirm receipt of this email and that it arrived by the closing consultation date of 18th June 2024, and keep me informed of any further updates to the proposal.

Many thanks,

Yours sincerely

Gerald Ivor Zeidman