

From:



Subject:

Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications

Date:

16 June 2024 13:40:45

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Representation from Laurence Cohen of [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 modified plan has been under development since 2020. However, I only recently became aware of its existence and its potential impact on our community. I know that the current local plan became legal in 2012 and that any other amendments are currently in DRAFT form only.

Whilst I live in Old Rectory Gardens, just a few meters from the proposed development, I have not received any written communication from Barnet Council about the Local Plan or any proposed amendments to it, despite its significance for Edgware's future. Given the potential for significant change to Edgware's character and residents' quality of life, I believe wider notification would have been appropriate. In addition, I have attended a number of the public events and asked many questions, regarding the proposed development, the car parking and the bus stop provision. I have received no substantive answers, always being told that my questions will be dealt with as part of the planning process.

I have been informed by the developers and Councillors from both parties (who blame each other) that the development is in line with the Local Plan and that Barnet Council's hands are tied on the scale of the development. At no point did anyone reveal that the local plan is actually a DRAFT, following the imposition of an un-consulted stop gap Supplementary Planning Document and that the current ACTUAL local plan does not call for any development in Edgware at all.

The scale of the buildings only became evident when the developer produced a three-dimensional model of the plan, showing ultra tall buildings facing the existing residents and forming a wall around the development, to produce a new skyscraper city. This is contrary to the years of anti-skyscraper rhetoric by both parties, indeed after 10 or more years of redevelopment in the Stone Grove estate specifically to remove buildings nowhere near as tall as the proposed buildings in this development. It is also contrary to the anti-tall building rhetoric of the ruling Labour administration during the most recent Council elections.

I am deeply concerned about the impact of the proposed Local Plan on Edgware and its residents, both present and future. Whilst I appreciate that there is a housing emergency and that all boroughs must make provision for additional housing for Greater London's growing population, it seems wholly unreasonable that central Edgware must provide almost all of Barnet's share of this response, instead of spreading the developments across all of the wards in the borough. I'm also very worried regarding the loss of amenities in regard to public transport. As a regular user of both the tube and bus stations and someone who is already worried about the congestion on Station Road and the surrounding roads, I fear that the loss of the bus station will require even longer times of buses at stops in Station Road causing more congestion.

Added to that, the additional congestion within the tube station must inevitably lead to a redevelopment of the station as has now happened in Colindale. No provision seems to be being made for significant changes to public transport at the Edgware rail head/transport hub.

Additionally, as a resident already within the CPZ having to deal with regular illegal and selfish parking, I fear that the loss of more parking spaces will lead to further issues with refuse lorries, ambulances, fire pumps and the like as they try to negotiate the already congested roads around this development.

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.

In addition, as a senior citizen, please can you arrange for this letter to be considered as part of the Equality Impact Assessment?

Please acknowledge receipt of this email.

Regards

Laurence Cohen

