

**Sweeney, Robert (LBB)**

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**From:** [REDACTED]  
**Sent:** 18 June 2024 15:51  
**To:** Forward Planning  
**Subject:** Concerns regarding the Edgware Policy in Barnet Local Plan, Main Modifications

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Representation from: Michael R Goodman

Address: [REDACTED]

I wish to object to the current/latest proposals for the Broadwalk redevelopment plan for Edgware. It's too tall and dense. All the towers are so tall and close to each other, that residents will barely have any natural light. Such a cluster of excessively tall buildings will also create their own micro-climate, funnelling down wind to create windswept 'plazas'.

The tower blocks will not provide suitable homes for young families, the elderly, or anybody with mobility problems – unless there is a lift engineer on 24-hour standby, living in every block.

A one-bedroom flat costing £300,000 is not affordable; a mortgage would require an annual income of £67,000: The average salary in London is only £40,000. The developers also need to state what the service charges and ground rent will be for each flat. On top of a mortgage, these charges make the flats even more unaffordable.

There isn't the social and physical infrastructure to support such a dense large-scale development. The developers have to guarantee the provision of new GP surgeries, schools, fire and police services etc. Station Road, Edgware, is already chronically congested, with its existing population: the entire road system would need revising. Yes, in the future more people might move to public transport, but the Borough of Barnet has an ageing population, and the elderly aren't likely to take to cycling, or e-scooters, in large numbers.

There is also a risk of catastrophic fire if the tenants of the new tower blocks kept e-bikes and e-scooters in their hallways. For a similar reason, to even contemplate building a bus garage full of e-buses beneath a tower block is almost criminal in its mind-blowing recklessness.

The reduction in the number of parking places for commuters and shoppers is also short-sighted. Edgware is an 'edge-of-London' town. Residents will still want/need to drive out or north of Edgware, as much as they travel into London. Probably as many people travel from Edgware to the satellite towns of Hertfordshire and other outlying towns and suburbs, as travel into London. This is especially true of schoolchildren and the elderly.

I was born in Edgware hospital and have lived in the area for 72 years. I currently live in Mill Hill, but shop in Edgware almost every week. Yes, I agree, Edgware badly needs redevelopment, but not this, not with this plan. It looks like a plan designed to make as much money as possible, whilst exploiting the naivety of a council bound by political dictat.

I haven't listed all my concerns here, and so 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, and points I may have missed.

Yours sincerely

Michael Goodman

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