

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications  
**Date:** 18 June 2024 15:50:47

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Representation from: Mukesh and Nita Shah

Address: [REDACTED]

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

As a resident of Edgware and this development would have considerable effect on my daily life. I regularly shop at Broadwalk centre, especially Sainsbury, do all my banking and visit restaurants. I also use the Edgware station and local busses.

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 haven't received any written communication from Barnet Council about the Local Plan, 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 helpful.

I found the volume and complexity of the Local Plan and the related documents overwhelming. The 42-day consultation period seems insufficient for anybody to comprehend the plan's details – especially for anyone 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.**

Yours sincerely  
Mukesh and Nita Shah



## In brief, the Local Plan regarding Edgware

Would 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 is likely to lead to a significant permanent loss of public parking.

Will lead to a loss of public parking and closure of the Broadwalk during construction.

This is likely to have a knock on effect on the remaining businesses and could kill Edgware as a local shopping/banking/dining destination during this period.

Does not propose improved bus or tube capacity.

Would permit inner city style development, but (if parking disappears and public transport is not improved) it would leave us with worse than suburban connectivity.

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. We feel that decisions affecting Edgware should be made collaboratively between both Boroughs.

Things to think about:

How do you and your family use Edgware town centre? E.g. shopping, accessing public transport, banking, places of worship, dining, library, other.

How do you get there? If you drive, where do you park?

Do you or your family have any disabilities, impairments or health conditions? If so, how would you be affected?

## Our representations submitted to Barnet Council

SOE has submitted a rigorous researched [set of proposals](#) for the Barnet draft local plan backed by the comprehensive view of the London Fire Brigade and information provided by Barnet Council.

Save Our Edgware and Edgware Community Association are opposed to the proposed Barnet plan to allow up to 4,740 dwellings which will totally overwhelm the suburban nature of Edgware and destroy Edgware as a shopping centre.

Barnet Council is disregarding its own policies and those of the GLA on high rise blocks, heritage, conservation areas, listed buildings and have watered down policies on open space and biodiversity. It is even prepared to destroy Deans Brook

Nature Reserve and the habitat of protected bats and slow worms in spite of a [ruling by the Secretary of State in 1997](#) that there is no public right of way. This is being done to ensure that the development proposals of Ballymore Ltd /TfL have an easy approval by Barnet Planning department.

Barnet Council have informed Save Our Edgware that it has no data on the usage of the Broadwalk car park but still wants to severely reduce the number of car parking spaces. Barnet Council has no plans regarding the continued provision of an enclosed shopping mall that had a footfall of 6 million people per annum. Barnet Council just wants a massive housing scheme with the vitality of a shopping centre totally disregarded.

In our representations submitted to the Barnet Council, Save Our Edgware and Edgware Community Association are proposing the following for the Barnet local Plan:

A 21st century transport interchange with an improved bus station.

No underground bus garage as a potential volcano

A warm welcoming shopping mall to continue to be the heart of Edgware town centre

Housing development that will fit well within the Suburban environment – no tall buildings

Housing development that can be supported by local schools, nurseries and NHS services.

The development should have no negative impact on conservation areas and local heritage

Deans Brook Nature Reserve to be protected in perpetuity with no public access to protect bats and slow worms

Open space and biodiversity to be provided in full within the Edgware Town Centre area in any development future

A viable, sustainable and safe shopping centre which is attractive for the whole community

Car parking that supports the whole of Edgware town centre. many visitors, including the elderly, are unable to use public transport.

SOE look forward to Barnet Council accepting our proposals that have the support of six thousand residents for a thriving Edgware town centre as opposed to a totally unwanted destructive development. We want a bright future.