

From: [REDACTED]
To: [Forward Planning](#)
Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications
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Representation from Naomi Sheer

Address: [REDACTED]

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

As Edgware is my local town centre, I use it for shopping and as a travel hub to access central London via public transport. I also frequently travel across Edgware to get to other parts of the suburb and neighbouring areas.

The local plan, if carried out, will adversely affect most areas of my life:

- Apart from 5 to 10 years of added congestion during the construction phase, the plan will add considerably to the population of the suburb with nearly 5,000 new homes; most of which would be concentrated around the site of the present Edgware Underground, bus station and bus garage and the Broadwalk site.
- 5,000 new homes does not just mean an additional 5,000 residents but more likely 20,000 residents if not more;
- The above area provides the main parking provision for people in Edgware to go shopping and to park, in order to use London Transport into Central London, therefore by developing these areas, it is very likely to lead to a significant permanent loss of public parking. Loss of parking will have a knock on effect on local businesses which have struggled to survive during the Covid period;
- Despite the planned substantial increase in residents, there is nothing in the plan that provides a commensurate enhancement in infrastructure or public services: no improvement/increase in public transport, no additional doctors' surgeries (it is nearly impossible to get an appointment now, without an additional 20,000+ residents adding to the burden) or hospital, no extra schools and no parking for residents of the new estate, etc;
- There is an assumption that our aging suburban society will not use cars in the future but will only use bikes!
- Traffic in and around the centre of Edgware will be permanently congested – it is bad enough at the moment, especially when the M1 has to close and all traffic is filtered through Edgware;
- There will be an increase in pollution from traffic and overcrowding from such a development – not only during building but also afterwards;
- Edgware is a suburb and one reason for living in this area is to enjoy a suburban life but still with access to the centre of London. We have not chosen to live in a high density urban area as planned by Barnet Council;

- The environment will be transformed from that of a leafy suburb to a monstrous mini-Manhattan city of sky-scrapers;
- The concentration of high rise buildings and over-population will have a disastrous and detrimental effect on the local climate;
- In the 1970s it was proven that high rise blocks and high density living caused mental health problems and anti-social behaviour. Many of these blocks have been destroyed over the years because of the social problem. Why is the Barnet Council considering building developments which have been negative for society?

I understand the plan has been under development since 2020. However, I only recently became aware of its existence in the last week or so and its potential impact on our community.

As a resident of the Harrow side of Edgware 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, there should have been wider notification, especially as high rise blocks enable those residents to overlook into the gardens of many private houses for miles around.

The volume and complexity of the Local Plan and the related documents are 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 fully support the [representations](#) made by Save Our Edgware and the Edgware Community Association. Please consider their submissions as reflecting my own concerns.

Yours faithfully,

Naomi Sheer