

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

Address: [REDACTED]

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

Having lived in Edgware since birth (forty plus years), Edgware Town Centre is a vital shopping, banking and dining district for me and my family. We use Edgware every day for accessing either public transport, the library, shops and restaurants. Allowing the proposed main modifications to the Barnet local plan to be approved would lead to significant impacts on the town centre. Firstly, a permanent loss of public parking would mean accessing all these facilities would be extremely difficult. The closure of the Broadwalk shopping centre during construction, coupled with the loss of parking, would have a severe knock-on effect on the remaining businesses and would almost certainly kill Edgware as a local shopping/banking/dining destination.

In addition, the local plan does not propose any improvement to bus or tube capacity, and with 4,470 new homes permitted as part of the plan, accessing public transport will become a nightmare experience. The local plan would permit inner city style development, but without improvements to public transport, and a loss of public parking, would leave Edgware town centre with worse than suburban connectivity.

Edgware town centre is accessed and used by residents of both the Barnet side of Edgware and the Harrow side of Edgware. Barnet's local plan only covers the Barnet side of Edgware and does not take into account the impacts on Harrow residents. Any decision affecting Edgware should be made collaboratively between both Boroughs.

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

Nicola Kosmin