

From: [REDACTED]
Subject: Concerns Regarding the Edgware Policy in Barnet Local Plan Main Modifications
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Representation from: Rochelle Rozasty

Dear Planning Team

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 for many years and someone who now comes there for shopping and other activities, I understand the plan has been under development since 2020. However, I only recently became aware of its existence and its potential impact on the local community.

Given the potential for significant change to Edgware's character, the impact on local residents' quality of life and residents in neighbouring places who come into Edgware regularly, I believe the local plan needs to be widely consulted on. 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.

I am deeply concerned about the impact of the Local Plan on Edgware and its residents, both present and future. My concerns are as follows:

- 1) In particular, I am very worried by the proposed permission to develop 4740 new homes 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).
- 2) The Barnet Local Plan raises issues about the impact of very tall buildings in Edgware (15+ storeys) and places an unfair burden on Edgware, businesses and residents for extremely tall, dense development while other areas (eg. Finchley Central) with better tube connectivity are no longer designated for tall buildings. This will make it easier to build extremely tall buildings in the centre of Edgware completely changing the character of the area
- 3) I'm concerned not only about the element of density and tallness, but also about the 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.
- 4) Furthermore, there does not seem to be proposals for improved bus or tube capacity. The plan 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. For those of us reliant on coming into Edgware town for shopping, places of worship, etc. the proposed development without adequate travel and parking infrastructure will mean that we are no longer able to use Edgware to shop, etc.
- 5) Additionally, evidence indicates that Edgware does not meet the criteria for a Major Town Centre or a Central area as defined by the London Plan. Instead, Edgware aligns more closely with the characteristics of a District Centre in a suburban setting. Consequently, the calculations for housing capacity based on Edgware being a Major Town Centre with a Central definition are invalid. Therefore, the London Plan's classification and associated density

calculations should be lowered to reflect Edgware's true status as a suburban District Centre.

The proposed development plans need substantial revisions to ensure the continued functionality and improvement of Edgware's centre, bus station and garage, prioritising safety, accessibility, and compliance with legal and policy standards. All of this needs to be done within the current character of the area.

In light of these issues, 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 concern

Yours sincerely
Rochelle Roasty

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Save Our Edgware is a non profit community group