

From: [REDACTED]
To: [REDACTED]
Subject: Broadwalk development
Date: 18 June 2024 19:50:55

You don't often get email from [REDACTED]. [Learn why this is important](#)

**** Warning External Email ****

Dear Sir,

I have lived in Edgware all my life [REDACTED]

The local plan to build affordable housing in the borough earmarks several different locations, but it seems that the council have decided that site 27 and 28 Edgware station and the broadwalk a postage stamp of acreage surrounded by houses on all sides is the right location for Ballymore to build a Canary Wharf towers type development more dense than any existing housing estate in London

This build will extinguish natural light, daylight and sunlight from the gardens of hundreds of privately owned properties in Edgware, making them worthless on the housing market, when the plans are finally submitted the objections will be by the thousands

It transpires that the Barnet plan has been in the works since 2020, and not many people were aware of TfL's plan to develop site 28 into a monster costing £1.6 billion

Obviously, Barnet council knew all about this from the outset, and you have kept quiet about it, and kept this consultation quiet in the hope that no one opposes it, I think this stinks to high heaven, the complexity of the document is written in such a way that you would need to be at least a town planner by profession to understand it, this is obviously a deliberate act on the council's part not to create explanatory documents in plain English as they are required to do, the government guidelines for plain English had been ignored.

We keep hearing that the plan must be implemented and that things in the plan can't really change. According to counsellors we have spoken to at meetings, well I think you are just blind siding the residents, you have full control over the plan and you are able to change, whatever you wish to change, on July 4 the likelihood is a change of government meaning that Conservative controlled councils currently in situ will lose control of major policies, like the future plan document.

Ballymore is an Irish company, not paying any taxes in United Kingdom, they have offices in China and sell off their completed projects in the UK to Chinese property groups Saudi property groups and Russian property groups ending up with huge housing estates where nobody owns their property, just rent out the properties, to whoever they can at inflated prices, this makes a mockery of the affordable homes. Barnet were looking for and are looking for.

The effect of all this is a soulless Housing estate with no community spirit, and that is totally wrong for a place like Edgware.

When the Spur road estate was demolished in favour of Edgware Green there was supposed to be 20 per cent affordable housing, that did not happen the true figure is about 6 per cent.

But one very important declaration emerged from the Edgware Green planning,

The Edgware planning committee told the developers that they would not allow any

residential building to be over eight floors and that edict has been kept as a beacon all these years, only Premier Gardens on Station road has been granted planning which is half the size of what you want Ballymore to build on Site 28

the developers have a bad reputation the way they have handled their public relations towards residents who have been to look at the drawings has gained tales of rudeness and unprofessional behaviour from ballymore staff, so in that light i am very concerned for the welfare of the planning committee who will come up against these unsavoury tactics from Ballymore town planners, solicitors , etc.

The planning committee have no experience in ruling on a project of this magnitude and are at risk of being beaten into submission by an organisation with endless funding and endless experts telling everyone that this is the best plan for edgware

Ballymore in the beginning of 2024, had plans approved by Tower Hamlets Council to construct a 52 story block of flats in Cuba Street in the East End of London at the planning meeting where Ballymore was going to get their final approval, suddenly and shockingly. The contractor announced that it was scrapping the plans, I don't know what happened there, perhaps you do ? But obviously somebody very high in government pulled the plug on Ballymore

They have been awarded contract after contract under the Conservative government, and since the Grenfell disaster have created huge problems, by not following government orders to remove cladding from the housing estates dotted across London, not removing exact same cladding that caused the fire in W.11 even after receiving millions of pounds to do the job, they still drag their feet, so it could be the new broom on the 4th of July will sweep away the problem. The cladding is still a huge problem today still awaiting Ballymore to come and remove it. How would you like to live with the cladding on the outside of your building knowing that any moment a fire could break out.

The developer was hoping to install an underground bus garage for all electric buses, but the London Fire Brigade have stepped in and made it quite clear that this project cannot have an underground bus garage because of the unknown reliability of lithium batteries in vehicles and the risk of implosion at any time, only yesterday a bus caught fire in clapham whilst in service.

The developer has had to accept the guidance from the London Fire Brigade, but has failed to re-plan the location of the bus garage and obviously this causes frustration to the general public because how it looks is Ballymore are waiting in the vain hope that 10 years hence lithium batteries won't be exploding anymore, of course, this is pure fantasy, in fact, the whole scheme is pure fantasy, just look at what you're happy to inflict on Edgware and it's population

Remove 1000 parking spaces from the site currently available and not replace them.

Demolish the whole Broadwalk site and leave Edgware Residents with nowhere to shop for 5 to 10 years

(Are the multiples closing down happy to return in ten years- ? DREAM ON)

Subject residents of Station Road, High street, St Margaret's road Brook avenue and schools in the vicinity to 10 years of dust construction noise, heavy vehicles movements to say nothing of the detriment to health of school children and adults potentially suffering lung damage in later life

Build 4700 flats in 25 tower blocks causing 10,000 new residents to live in a ghetto with no doctors dentists or hospitals

Subject the residents to use public transport as there will be No parking spaces for their cars

Subject disabled people to no parking spaces for their mobility vehicle which is illegal under the disability discrimination act

Subject new residents to water shortages because Edgware's sewers and water pressure is struggling in 2024

Allocating 475 flats to students accommodation which is five miles from the nearest campus

(Halls of residence should not be considered on this development)

Turning Station road into a Ghost Town because all the parking bays are now bus stops.
(No footfall means empty shops = shutdown shops = no rates)

Further Edgware will be a no go area during the building travel to and from work will be difficult for the present residents and local business may be forced to close.

This is very distressing and disrespectful for local residents and may cause mental health issues to go up in the area

The infrastructure is insificemt fir the needs of the present community never mind a a hugely overgrown community

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.

Mrs Suzanne Rubin

