



# **Edgware Growth Area SPD**

## **Public Consultation Statement**

**June 2021**

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## 1. Introduction

- 1.1 Barnet and Harrow councils have prepared the Edgware Growth Area SPD to guide how Edgware Town Centre can successfully undergo renewal and better serve as a place for local residents and businesses. It will provide a clear but flexible planning framework and will, once adopted, be a material consideration in determining future planning applications.
- 1.2 This consultation statement has been prepared accompany the final version of the SPD for adoption. It sets out what consultation and engagement was undertaken and how this has influenced the content of the final SPD.
- 1.3 Early engagement was undertaken to inform the draft SPD:
  - A Barnet Local Plan presentation at St Margaret’s Church in March 2020;
  - An online cross-borough Member workshop in May 2020 which sought the views of local Councillors in Barnet and Harrow;
  - An online local stakeholder event in July 2020 which provided an update on the emerging SPD and sought the views of local businesses and community groups;
  - A Designing Out Crime Visual Audit of Edgware Town Centre in September 2020, undertaken with the Metropolitan Police’s Designing out Crime team, along with Community Safety and Planning officers, to identify potential crime reduction recommendations relating to the built-environment which could help reduce crime and the fear of crime.
- 1.4 The feedback received helped to shape the draft SPD in terms of understanding the issues faced within Edgware, such as poor public realm, traffic congestion, and anti-social behaviour. It also provided a sense of the importance of the town centre to local people, and how they might like to see certain changes, for example the desire for developers to provide community amenities such as improved and new public spaces.

### Scope of the consultation

- 1.5 Following approval by Barnet’s Policy and Resource Committee on 8 December 2020 and Harrow’s Cabinet on 17 December 2020, a consultation on the Edgware Growth Area SPD was held between 11 January and 22 February 2021. During this six-week consultation period, views were sought from the local community and other stakeholders on the contents and scope of the draft plan.

### Statutory requirements

- 1.6 The consultation was carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, most particularly:

- **Regulation 12** - Public Participation – Before a LPA adopts a SPD it must prepare a statement setting out: the persons the LPA consulted when preparing the SPD; a summary of the main issues raised by those persons; and how those issues have been addressed in the SPD. Copies of this statement and the SPD itself must be made available in accordance with Regulation 35 and at least four weeks must be allowed for representations to be made to the LPA.
- **Regulation 35** - Availability of documents – a document is taken to be made available by a LPA when (a) made available for inspection at their principal office and at such other places within their area as the LPA consider appropriate, during normal office hours, and (b) published on the LPAs website

1.7 SPDs are not subject to independent examination but require Council agreement before adoption.

1.8 The purpose of this statement is to set out how the councils carried out engagement with local communities, voluntary bodies, businesses and other organisations in the preparation of the draft SPD.

1.9 Before a local planning authority adopts a supplementary planning document it must prepare a statement setting out:

- (i) the persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) a summary of the main issues raised by those persons; and
- (iii) how those issues have been addressed in the supplementary planning document.

1.10 All consultation and engagement activities have been carried out within the context of paragraph 16 (c) of the National Planning Policy Framework (NPPF) which states that plans should:

*“be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees”.*

1.11 This document summarises how the councils consulted, who was invited to make representations, the comments that were received and how these have been responded to these in the Edgware SPD.

1.12 In summary, Barnet and Harrow Councils consulted for six weeks and gave the community and other stakeholders significant opportunities to provide input and comment on the draft Edgware SPD. During the consultation period, 77 emails providing comments were received, 142 questionnaires completed and approximately 160 people/ organisations attended online consultation events.

## **Conformity with Statement of Community Involvement and Barnet's Consultation and Engagement Strategy**

- 1.13 Barnet's Consultation and Engagement Strategy (2016) seeks to build upon processes already in place across the Council. It aims to provide a framework for co-ordinating consultation and engagement and embed best practice to maximise the benefits of engagement for all stakeholders.
- 1.14 The councils' statements of Community Involvement (SCI) guides the approach to consultation.
- 1.15 Barnet's SCI can be found here:
- [https://www.barnet.gov.uk/sites/default/files/sci\\_2018.pdf](https://www.barnet.gov.uk/sites/default/files/sci_2018.pdf); and addendum here:
  - [https://www.barnet.gov.uk/sites/default/files/addendum\\_to\\_barnets\\_statement\\_of\\_community\\_involvement\\_sci\\_2018.pdf](https://www.barnet.gov.uk/sites/default/files/addendum_to_barnets_statement_of_community_involvement_sci_2018.pdf)
- 1.16 Harrow's SCI can be found here:
- <https://www.harrow.gov.uk/downloads/file/23243/local-development-scheme-statement-of-community-involvement-adopted-mar-2013>
- 1.17 The consultation documents note that consultation and public participation is a valuable part of policy development. Early discussions with statutory consultees, as well as continued engagement with other stakeholders has been undertaken by the councils in accordance with these documents.

## 2. Consultation on the Draft Edgware SPD

### Date of consultation

- 2.1 Consultation on the Barnet’s Draft Local Plan took place over a six-week period between Monday 11 January and Monday 22 February 2021.

### Consultation Documents

- 2.2 The consultation invited comments on the joint Barnet and Harrow Edgware Growth Area SPD. The draft plan was accompanied by a number of evidence studies and supporting documents including the Sustainability Appraisal and Equalities Impact Assessment. Table 1 shows all of the documents that were published as part of the consultation. All of the information that was published is available on the council websites:

- <https://www.barnet.gov.uk/planning-and-building/planning-consultations#title-1>
- <https://www.harrow.gov.uk/planning-developments/edgware-town-centre-spd>

Table 1: Documents that were published as part of the Edgware SPD Consultation

<b>Documents published</b>
• SPD
• Edgware Town Centre Economic Strategy
• Edgware SPD Design Guide
• Edgware SPD Transport Strategy
• Edgware Transport Strategy Appendix 1
• Edgware Transport Strategy Appendix 2
• Consultation Statement
• Equalities Impact Assessment
• Sustainability Appraisal
• Q&A responses

- 2.3 Due to Covid-19 restrictions the SPD and accompanying documents were available to view online and printed copies were only made available on request where individuals were unable to access the internet.

- 2.4 Part 2 of the Town and Country Planning (Local Plan) (England) Regulations 2012 specifies that the following bodies must be consulted in accordance with Section 33a of the Planning and Compulsory Purchase Act 2004 in the preparation of local development documents:

- Mayor of London
- Adjoining Local Planning Authorities
- Environment Agency
- Historic Buildings and Monuments Commission for England (known as Historic England)
- Homes England

- Natural England
- Clinical Commissioning Group
- Transport for London
- London Enterprise Partnership
- Highways Agency
- Relevant sewerage and water undertakers e.g. Thames Water
- Relevant telecommunications companies
- Relevant gas and electricity companies Network Rail

### How were stakeholders consulted

- 2.5 The draft Edgware SPD consultation was promoted through a wide variety of methods which are summarised in Table 2.
- 2.6 The councils maintain planning database of organisations and people who have expressed an interest in being consulted on or being kept informed of the progress and development of planning documents. These databases are continuously updated.

Table 2: Main consultation methods

Method	Detail
Engage Barnet website ( <a href="https://engage.barnet.gov.uk/">https://engage.barnet.gov.uk/</a> ) and linked via the Planning policy pages	Information and relevant Local Plan documentation was uploaded on to the Barnet Engage website.  Notification on the councils' webpages; for Barnet the 'Planning Policy - Local Plan review' and for Harrow on 'Planning Developments'
Emails and letters	Emails and letters sent out to: <ul style="list-style-type: none"> <li>• those registered on the policy consultation databases including statutory consultation bodies</li> <li>• local businesses</li> <li>• the voluntary and community sector</li> <li>• neighbourhood plans forums</li> <li>• Residents Associations</li> <li>• Statutory consultation database</li> <li>• landowners (including people with a leasehold interest in sites); and</li> <li>• Residents/ businesses who are in close proximity to the identified sites (considered to be within 100 metres).</li> </ul> <p>Copies of these letters are available to view in Appendix A.</p>

Public notice	Public notices were published in the local press. Copies of these notices can be found in Appendix B.
Local Media	A press release was issued and published as an article in the 20 January in the Harrow Times and 27 January in the Barnet Times. Copies of these can be found in Appendix C.
Social media	A targeted social media campaign was carried out using Barnet's social media accounts on Facebook and Twitter.
Community events / meetings	Two community meetings / events took place online. These events targeted all sections of the population and approximately 160 people attended these events. A summary of the events and findings is outlined in Appendix E.
Targeted consultation events	<p>Three young person focused events were held online:</p> <ul style="list-style-type: none"> <li>• Two on-line focus group sessions were conducted with young people (one with young people aged 12 to 19) and young adults (aged 18 to 24) on Thursday 18 February</li> <li>• Barnet Youth Board 22 February (8 participants)</li> </ul> <p>A summary of the targeted young person events can be found in Appendix E.</p>
Online survey and feedback	Consultees were able to provide feedback through an online survey and submission of letters or emails. A copy of this survey is included in Appendix D and a summary of responses can be found at Appendix F.

### Feedback and questionnaire

2.7 Feedback from stakeholders was sought through a number of methods; comments could be submitted:

- Online via the Barnet Engage website (<https://engage.barnet.gov.uk/>);
- In writing via Planning Policy Team, 7th Floor, 2 Bristol Avenue, Colindale, London, NW9 4EW; or
- by email to [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk).

2.8 A breakdown of representation is provided in Table 3.

Table 3: Breakdown of consultation responses



## Consultation Statement

Method	Total representations
Online questionnaire	142
Email	77

### 3. Consultation Responses

#### Summary of Respondents

3.1 The 77 email respondents included statutory consultees, local organisations, and residents:

1. Avison Young on behalf of the owner of 360 Burnt Oak Broadway
2. Barnet Borough Arts Council
3. Canal & River Trust
4. Centro Premier House
5. Chairman Canons Park Estate
6. Environment Agency
7. HADAS (Hendon and District Archaeological Society)
8. Highways England
9. Historic England
10. Historic England Archaeology
11. Metropolitan Police - Designing Out Crime Officer
12. Natural England
13. NHS HUDU
14. Owner – Ballard Mews
15. Residents (58 responses)
16. Savills on behalf of Ballymore Group and TfL Commercial Development
17. Sport England
18. The Barnet Eye (Blogspot)
19. TfL (Infrastructure Protection)
20. Transport for London (TfL)

#### Feedback Received and Council Responses

3.2 This section provides a summary of the key feedback received and the councils' responses. A full table of email feedback and responses can be viewed in the accompanying document *Edgware Growth Area SPD Schedule of Representations and Responses*. The comments received were assessed and used to inform and update the SPD.

#### Local Residents

3.3 Overall, local residents expressed support for the Vision, Objectives and Principles in the SPD, and the need to support investment in the town centre. There is a desire to see an improved environment with more green spaces and trees, and to create a better place for cyclists and pedestrians. Concern was expressed over the lack of pedestrian crossings, with existing crossings often poorly sited, phased and managed. There is a desire for improved security around the town centre. People would like more culture and leisure activities, and suggested drawing on local community, cultural and artistic groups. Key concerns expressed were that new development would be high density and include tall buildings, negatively affecting the character of Edgware Town Centre. Increasing population was seen as an issue in adding to pressure on community services such as doctors and schools, while

increasing congestion. Loss of car parking for shopping was raised as a concern due to making access more difficult, particularly for less mobile people.

Issue	Response
<ul style="list-style-type: none"> <li>Concern over increasing population leading to more pressure on community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Strengthen the text to emphasise that renewal of the town centre should support and, where necessary, improve community facilities.</li> </ul>
<ul style="list-style-type: none"> <li>There is an issue in the area with a lack of pedestrian crossings, and that the crossings which are there are poorly sited, phased and managed.</li> </ul>	<ul style="list-style-type: none"> <li>Add reference for pedestrian road crossings to be reviewed and improved, including the potential for new crossing points to provide a better and safer experience. This is particularly needed across the High Street/ A5 to connect the Harrow and Barnet parts of the town centre, along Station Road, and at the eastern end on Hale Lane and Edgwarebury Lane.</li> </ul>
<ul style="list-style-type: none"> <li>Concerns raised over tall buildings and increasing density negatively impacting the character and amenity of Edgware Town Centre</li> </ul>	<ul style="list-style-type: none"> <li>Edgware Town Centre is identified as a tall building location, with the SPD requiring that the proposals must be of excellent design and demonstrate an appropriate relationship with other town centre buildings and the surrounding low-rise suburbs. Amendments were made to reference that designs must take into consideration the context of heritage assets.</li> </ul>
<ul style="list-style-type: none"> <li>Loss of car parking is a concern as it will the impact people's ability to access the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of car parking for town centre uses to continue but should be based on evidence of need. More efficient car park designs will be sought, e.g. basement or podium parking.</li> </ul>

## Young People

3.4 The consultation sessions with young people led to more specific concerns over the town centre, including the lack of space to sit out and meet with friends for food and leisure. There is also a desire for more local jobs for younger people to avoid travelling out of the area for work, and to support student studies. As with the wider community, there was concern over congestion, pollution and noise, and anti-social behaviour.

Issue	Response
<ul style="list-style-type: none"> <li>Edgware town centre does not provide a good offer for young people and does not always feel safe.</li> </ul>	<ul style="list-style-type: none"> <li>Add reference to the need to making the town centre more appealing for young people, including through providing positive and safe places for young people to meet.</li> </ul>

<ul style="list-style-type: none"> <li>• Would like to have more access to suitable local jobs.</li> </ul>	<ul style="list-style-type: none"> <li>• Strengthen text to emphasise the importance of local jobs for students and young people.</li> </ul>
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## Transport

3.5 Further references to sustainable transport were requested by stakeholders, particularly relating to supporting cycling and pedestrians, improving bus access, and maintaining key London Underground infrastructure.

Issue	Response
<ul style="list-style-type: none"> <li>• Better public transport (buses) will be needed for local travel as well as for 'those coming from further afield' as not everyone can walk or cycle.</li> </ul>	<ul style="list-style-type: none"> <li>• Update Objective 3 text to reflect that bus use is also an important option for local travel to the town centre for those less able to walk or cycle.</li> </ul>
<ul style="list-style-type: none"> <li>• Objective 3 should be more ambitious in trying to reduce traffic congestion.</li> </ul>	<ul style="list-style-type: none"> <li>• Amend Objective 3 so that it seeks to ameliorate traffic congestion.</li> </ul>
<ul style="list-style-type: none"> <li>• The importance of the Healthy Streets Approach should be emphasised.</li> </ul>	<ul style="list-style-type: none"> <li>• Added references to a Healthy Streets Approach.</li> </ul>
<ul style="list-style-type: none"> <li>• It important that the operational London Underground land remains available for the longer term.</li> </ul>	<ul style="list-style-type: none"> <li>• Clarify the need for development of the site to preserve LU infrastructure for long-term operational purposes.</li> </ul>

## Environmental Issues

3.6 The need to strengthen references to environment issues was raised by stakeholders, in particular in relation to flood risk, tackling climate change, and supporting biodiversity.

Issue	Response
<ul style="list-style-type: none"> <li>• The vision lacks an ambitious approach to improve the local environment in a wider sense.</li> </ul>	<ul style="list-style-type: none"> <li>• Insert text to reference environmental issues as part of the Vision.</li> </ul>
<ul style="list-style-type: none"> <li>• An opportunity has been missed to combine the principle of creating public open spaces with a sense of greenery and nature.</li> </ul>	<ul style="list-style-type: none"> <li>• Expand to include reference to a wider range of environmental benefits.</li> </ul>
<ul style="list-style-type: none"> <li>• It's important to recognize within this SPD that the different sources of flooding interact and can exacerbate flood risk.</li> </ul>	<ul style="list-style-type: none"> <li>• Recognise the potential for increased flood risk from development, and that different sources of flood risk can interact and exacerbate the issue.</li> </ul>

## Landowners

3.7 Landowners sought further reference to the strategic context of intensification within accessible town centre locations. There was also a desire for clarification over design guidance and the need for flexibility to achieve optimal redevelopment of the site.

Issue	Response
<ul style="list-style-type: none"> <li>There should be clearer reference to the strategic context of the London Plan supporting Edgware Town Centre as a sustainable location for intensification.</li> </ul>	<ul style="list-style-type: none"> <li>Include additional reference to the strategic context of the London Plan and Good Growth in Chapter 1.</li> </ul>
<ul style="list-style-type: none"> <li>Concern that design guidance for the Broadwalk Centre and tube station is not sufficiently clear.</li> </ul>	<ul style="list-style-type: none"> <li>Update to the design guidance in Chapter 5 to add clarity and ensure sufficient flexibility.</li> </ul>

## Heritage

3.8 Stakeholders commented on the need to expand references to heritage, protecting the context of heritage assets, while using Edgware’s history to support renewal.

Issue	Response
<ul style="list-style-type: none"> <li>The SPD should make reference to the setting of heritage assets generally.</li> </ul>	<ul style="list-style-type: none"> <li>Update the text to reference the need for development proposals to consider the context and setting of heritage assets.</li> </ul>
<ul style="list-style-type: none"> <li>The SPD must recognise the archaeological heritage of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Add further reference on the need for proposals to consider archaeological assets.</li> </ul>
<ul style="list-style-type: none"> <li>Heritage, including archaeology, can be used to enhance the experience of an area by telling the story of the areas heritage through sympathetic and imaginative public realm design.</li> </ul>	<ul style="list-style-type: none"> <li>Add a bullet point to highlight the potential for archaeological assets to enhance the experience of the area through sympathetic public realm design.</li> </ul>

## Security

3.9 There was widespread support for greater security in the town centre and the need to take a ‘Secured by Design’ approach.

Issue	Response
<ul style="list-style-type: none"> <li>Extremely useful if further and more detailed reference the Security by Design approach is included within the SPD.</li> </ul>	<ul style="list-style-type: none"> <li>Strengthen reference to the Security by Design approach that is vital to making Edgware Town Centre feel like a safer place to live and visit.</li> </ul>

<ul style="list-style-type: none"> <li>Support further reference to the Security by Design principles and checklist.</li> </ul>	<ul style="list-style-type: none"> <li>Reference Active Design Principles and the Active Design Checklist for development proposals to support health and wellbeing in Edgware Town Centre.</li> </ul>
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### Analysis/ Breakdown of online questionnaire responses.

3.10 The main questionnaire contained a mix of multiple choice/ selection questions and open questions (see appendix D for a copy of the questionnaire), with an additional section with questions on the profile of people responding.

Figure 1: Response to online questionnaire on the Vision

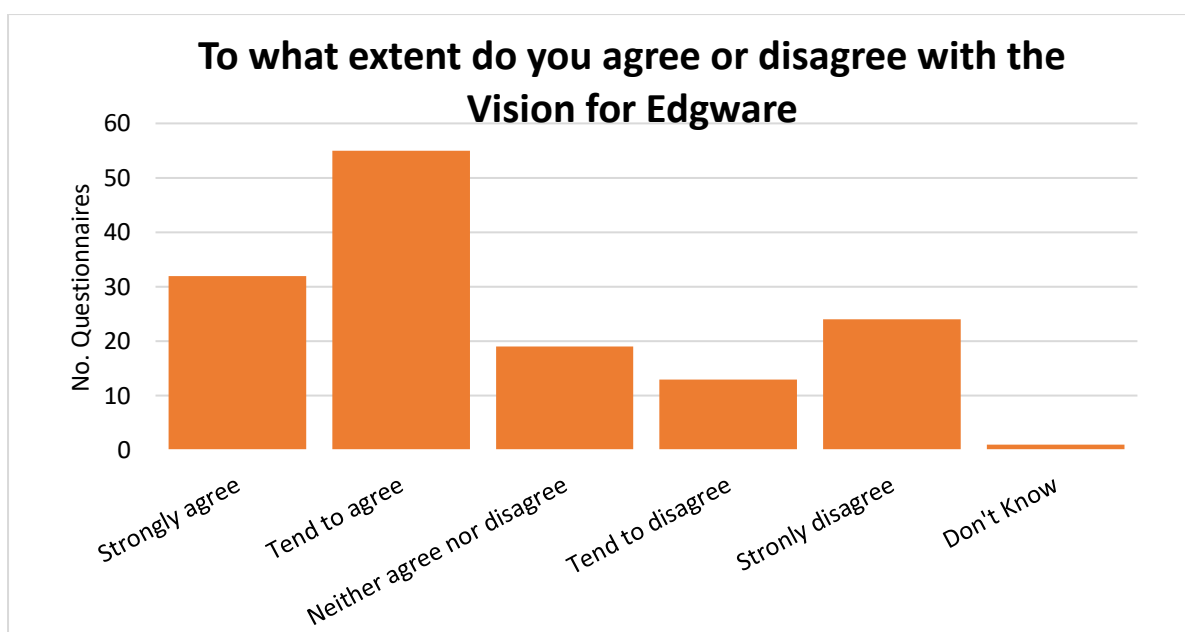


Table 4: Responses to Defined-Answer Questions

	Strongly agree (%)	Tend to agree (%)	Neither agree nor disagree (%)	Tend to disagree (%)	Strongly disagree (%)	Don't Know (%)
To what extent do you agree or disagree with the Vision for Edgware	32	55	19	13	24	1
To what extent do you agree or disagree with the Objectives	33	54	15	8	17	2
Development Principle 1 - Town Centre Renewal	53	38	8	7	11	1

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Development Principle 2 - Transport & Movement Improvement	50	35	11	9	12	2
Development Principle 3 - Housing Delivery	17	25	28	18	30	1
Development Principle 4 - Design & Heritage	70	26	14	2	6	1
Development Principle 5 - Public Realm & Spaces	64	34	8	4	6	2
Development Principle 6 - Community Facilities	56	38	12	2	9	1
Development Principle 7 - Economy & Jobs	62	37	9	2	7	0
Development Principle 8 - Environmental Issues	69	25	13	3	8	1
Development Principle 9 - Connected Communities	45	35	26	3	7	2
To what extent do you support or oppose the approach to the key site the Broadwalk Centre and the Station	26	27	16	13	15	4
To what extent do you support or oppose the approach to the key sites at Forumside	27	25	26	13	9	5
To what extent do you support or oppose the approach to key sites at Lidl and the Masons Arms	28	30	20	8	10	6
To what extent do you support or oppose the Public Realm Guide	34	30	14	11	10	3
To what extent do you support or oppose the Transport and Movement Guide	30	26	14	13	14	2
To what extent do you support or oppose the Draft SPDs approach to Delivery and Implementation	13	26	26	8	16	6

3.11 A summary of the written comments received to the questionnaire is provided in appendix F.

3.12 Table 4 shows the broad support for many aspects of the SPD, with the main concern raised over Principle 4 Housing Delivery. This accords with the written responses to the questionnaire and feedback received during the public consultation sessions.

## **Appendix A – Letters sent to stakeholders**

**Email/ Letter 1 – Sent to all stakeholders on the councils’ databases (Barnet version; a slightly modified version was prepared for Harrow):**

Dear Consultee

### **Town and Country Planning (Local Planning) (England) Regulations 2012 Draft Supplementary Planning Document – Edgware**

Barnet and Harrow Councils are jointly preparing a Supplementary Planning Document (SPD) to guide how Edgware Town Centre can successfully undergo renewal and become a more attractive place for local residents and businesses.

Edgware Town Centre has a diverse character, vibrant community and excellent shopping opportunities. The planning framework will support redevelopment of key sites to reflect Edgware’s status as a major town centre, reinforce the role of the high street, provide new public spaces and make the street environment more attractive. The environment for pedestrians and cyclists will be improved, providing better options for more sustainable transport and safe and active movement. The town centre will also provide opportunities for new high-quality homes, including affordable housing.

Barnet and Harrow Councils welcome your input on a document which will have an impact on the people who live, work, operate a business or visit Edgware.

### **Consultation Details**

The six-week consultation period runs from **11 January to 22 February 2021**.

The Edgware SPD and accompanying documents can be viewed online at <https://engage.barnet.gov.uk/>

Due to Covid19 restrictions we are strongly encouraging use of the online documents; please contact us if you wish to discuss document access.

### **Consultation Responses**

Any comments (known as representations) should be made using the questionnaire available online (<https://engage.barnet.gov.uk/>) You are encouraged to use the questionnaire or structure of the questionnaire to comment. In commenting you can let us know how the Draft SPD should be changed. Alternatively, representations can also be submitted by using the following methods:

By email to: [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)

By post to: Planning Policy Team, 7th Floor, 2 Bristol Avenue, Colindale, London, NW9 4EW

Any representations must be submitted before midnight **22 February 2021**.



## Consultation Events

The Planning Policy Team will also be available online to discuss the draft Edgware SPD at the following times:

Thursday 28 January, 6.00-7.30pm

Wednesday 10 February, 6.00-7.30pm

For joining details for these events please see <https://engage.barnet.gov.uk/>.

For further information contact the Planning Policy Team by emailing [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk) or calling planning enquires on 0208 359 3000.

Finally, please note that you have been contacted as a registered consultee with Barnet Council's Forward Planning consultation database. Should you not wish to be contacted by the Council in relation to planning policy matters in future please email [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk) to be removed from the database.

Yours faithfully

Nick Lynch  
Planning Policy Manager

## Letter 2 – sent all addresses within 100m of proposed sites

Strategic Planning  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

11 January 2021

Dear Sir/ Madam

**Town and Country Planning (Local Planning) (England) Regulations 2012**  
**Draft Supplementary Planning Document – Edgware**

Barnet and Harrow Councils are jointly preparing a Supplementary Planning Document (SPD) to guide how Edgware Town Centre can successfully undergo renewal and become a more attractive place for local residents and businesses.

Edgware Town Centre has a diverse character, vibrant community and excellent shopping opportunities. The planning framework will support redevelopment of key sites to reflect Edgware's status as a major town centre, reinforce the role of the high street, provide new public spaces and make the street environment more attractive. The environment for pedestrians and cyclists will be improved, providing better options for more sustainable transport and safe and active movement. The town centre will also provide opportunities for new high-quality homes, including affordable housing.

The planning framework includes sites where there is potential for new development to take place; this letter is being sent to you because the address above is within 200 metres of the site boundary.

Barnet and Harrow Councils welcome your input on a document which will have an impact on the people who live, work, operate a business or visit Edgware.

### **Consultation Details**

The six-week consultation period runs from **11 January to 22 February 2021**.

The Edgware SPD and accompanying documents can be viewed online at <https://engage.barnet.gov.uk/>

Due to Covid19 restrictions we are strongly encouraging use of the online documents; please contact us if you wish to discuss document access.

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Any comments (known as representations) should be made using the questionnaire available online (<https://engage.barnet.gov.uk/>) You are encouraged to use the questionnaire or structure of the questionnaire to comment. In commenting you can let us know how the Draft SPD should be changed. Alternatively, representations can also be submitted by using the following methods:

- By email to: [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)
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Any representations must be submitted before midnight **22 February 2021**.

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Consultation Statement

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Yours faithfully

Nick Lynch  
Planning Policy Manager

## Appendix B – Public notice

**PLANNING AND COMPULSORY PURCHASE ACT 2004  
PUBLIC NOTICE INVITING REPRESENTATIONS  
DRAFT THE BURROUGHS AND MIDDLESEX UNIVERSITY SUPPLEMENTARY  
PLANNING DOCUMENT (SPD) and  
DRAFT EDGWARE GROWTH AREA SUPPLEMENTARY PLANNING DOCUMENT  
(SPD)**

**Monday 11<sup>th</sup> January 2021 – Monday 22<sup>nd</sup> February 2021**

Notice is hereby given that the London Borough of Barnet has published two draft SPDs and is inviting representations on both pursuant to Regulations 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The draft The Burroughs and Middlesex University SPD seeks to support the ambitions of enhancing the educational and civic offer The Burroughs provides to its existing communities in Hendon and as home to Middlesex University.

The draft Edgware Growth Area SPD sets out the planning framework to support redevelopment of key sites to reflect Edgware's status as a major town centre, reinforce the role of the high street, provide new public spaces and make the street environment more attractive. The environment for pedestrians and cyclists will be improved, providing better options for more sustainable transport and safe and active movement. The town centre will also provide opportunities for new high-quality homes, including affordable housing.

The two draft SPDs will both be the subject of a six-week period of formal public consultation from **Monday 11 January** until **Monday 22 February 2021**. Details of public events can be found at <https://engage.barnet.gov.uk>.

Comments should be submitted in writing by midnight on Monday 22nd February 2021, to:

Emailing: [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)

Post to: Planning Policy Team, 2 Bristol Avenue, Colindale, London NW9 4EW

Please note that representations will be made publicly available.

When submitting your representation, you may also request to be notified of the adoption of The Burroughs and Middlesex University SPD and/or the Edgware Growth Area SPD.

The draft The Burroughs and Middlesex University SPD and the draft Edgware Growth Area SPD can be downloaded from the Councils website: <https://engage.barnet.gov.uk>

Alternatively, the document can be made available to you by contacting the Policy Team by either emailing [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk) or phoning 0208 359 3000. Please ensure you provide your name and address.



**PLANNING AND COMPULSORY PURCHASE ACT 2004  
PUBLIC NOTICE INVITING REPRESENTATIONS  
DRAFT EDGWARE GROWTH AREA SUPPLEMENTARY PLANNING DOCUMENT (SPD)  
Monday 11 January – Monday 22 February 2021.**

Notice is hereby given that the London Borough of Harrow (in conjunction with London Borough of Barnet) has published a draft SPD and is inviting representations pursuant to Regulations 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

**Title of the Document:**

Draft Edgware Growth Area Supplementary Planning Document (SPD)

**Subject Matter of the Draft Supplementary Planning Document**

The draft Edgware Growth Area SPD sets out the planning framework to support redevelopment of key sites to reflect Edgware's status as a major town centre, reinforce the role of the high street, provide new public spaces and make the street environment more attractive. The environment for pedestrians and cyclists will be improved, providing better options for more sustainable transport and safe and active movement. The town centre will also provide opportunities for new high-quality homes, including affordable housing.

**Period of Consultation**

The London Borough of Barnet are the lead authority in the preparation of this document and will receive any representations regarding the SPD on behalf of both boroughs. The draft SPD will be the subject of a six-week period of formal public consultation from **Monday 11 January** until **Monday 22 February 2021**. Details of public events can be found at <https://engage.barnet.gov.uk>.

**Making Representations**

Comments should be submitted in writing by midnight on 22 February 2021, to:

Email: [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)

Post to: Planning Policy Team –2 Bristol Avenue, Colindale, London NW9 4EW

Please note that representations will be made publicly available. When submitting your representation, you may also request to be notified of the adoption of the Edgware Growth Area SPD.

**Inspecting the Documents**

The Draft Edgware Growth Area SPD can be downloaded from the Councils websites: <https://engage.barnet.gov.uk> or <https://www.harrow.gov.uk/planning-developments>

## Appendix C – Press release

# HARROW **TIMES**

## Views sought on plans to improve Edgware town centre

By [Anthony Matthews](#) [Ant Watford](#) Community Content Editor

### **Views are being sought on proposals to improve Edgware town centre and its environment.**

The London Borough of Harrow, in conjunction with the London Borough of Barnet, has published a notice in this week's edition of the Harrow Times seeking representations on the Draft Edgware Growth Area Supplementary Planning Document (SPD).

The proposal sets out the planning framework to support the redevelopment of key sites with the goal of reflecting "Edgware's status as a major town centre, reinforce the role of the high street, provide new public spaces and make the street environment more attractive".

Stressing the environment for pedestrians and cyclists "will be improved", it states the town centre will also provide opportunities for new homes, including affordable housing.

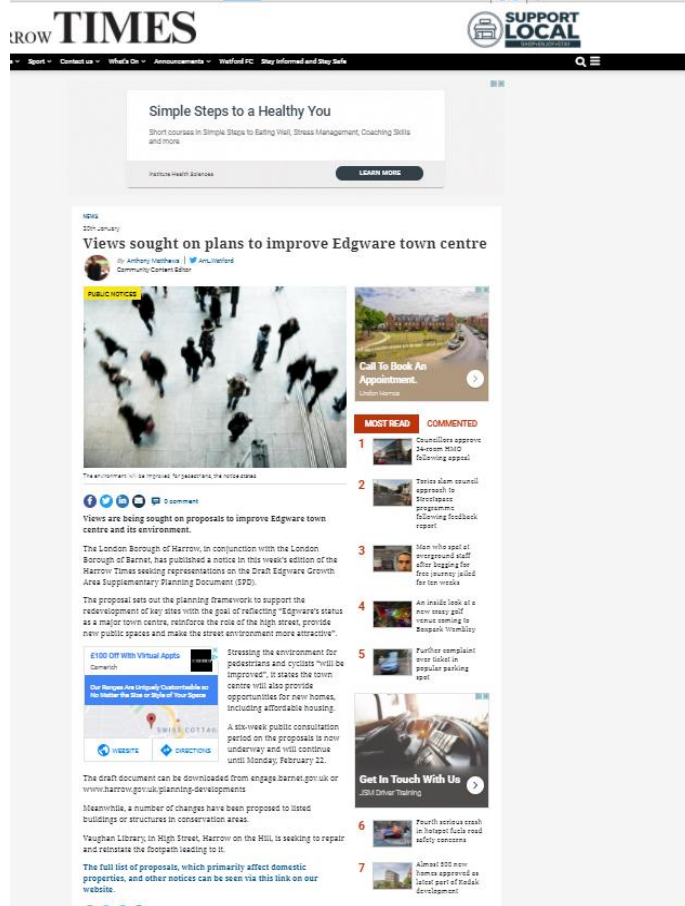
A six-week public consultation period on the proposals is now underway and will continue until Monday, February 22.

The draft document can be downloaded from [engage.barnet.gov.uk](http://engage.barnet.gov.uk) or [www.harrow.gov.uk/planning-developments](http://www.harrow.gov.uk/planning-developments)

Meanwhile, a number of changes have been proposed to listed buildings or structures in conservation areas.

Vaughan Library, in High Street, Harrow on the Hill, is seeking to repair and reinstate the footpath leading to it.

**[The full list of proposals, which primarily affect domestic properties, and other notices can be seen via this link on our website.](#)**



## Strategy drawn up for future of Edgware town centre

By [James Cowen](#) @JCowen96Reporter



Edgware town centre



**Two councils have drawn up a strategy for the future regeneration and renewal of a town centre.**

Barnet and Harrow Councils have announced plans for Edgware town centre, including improving its leisure and cultural attractions, reviving its high street, developing new public open spaces and creating more attractive street environments.

Better options for public transport, walking and cycling, as well as new high-quality homes – including affordable housing – and opportunities to celebrate Edgware’s heritage buildings are also being considered.

Both councils are now encouraging residents and businesses to have their say on the plans.

Councillor Shimon Ryde, Chair of Barnet Council’s Strategic Planning Committee, said: “We’re really keen to hear what residents and businesses think of our plans. Once adopted, this strategy will form a key part of how we decide future planning applications in this area.

“That could have a direct impact on residents and businesses in Edgware – so please do give us your feedback now so we can take it into consideration.”

Public consultation on the strategy – called the Edgware Growth Area Supplementary Planning Document (SPD) – will run until Monday, February 22 at [engage.barnet.gov.uk](https://engage.barnet.gov.uk).

People can learn more and submit feedback on the website and at two events on Zoom, where council staff will present the key proposals and invite questions from attendees.

The first will run from 6-7.30pm on Thursday this week (January 28) and the second from 6-7.30pm on Wednesday 10 February. You can find the link to join the meetings at [engage.barnet.gov.uk](https://engage.barnet.gov.uk) or register your interest in joining by emailing [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)

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# TIMES

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**FIND OUT MORE**

NEWS  
27th January

## Strategy drawn up for future of Edgware town centre

By James Cowen | @JCowen96  
Reporter



Edgware town centre

0 comment

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**MOST READ** COMMENTED

1 Amazon to open first-ever hair salon to trial new technology



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**Appendix D - online survey**

**Barnet & Harrow  
Councils  
Draft Edgware Growth  
Area Supplementary  
Planning Document  
(SPD)  
Consultation**

**11 January– 22 February 2021**

Consultation Questionnaire

## Introduction:

Thank you for taking the time to look at the joint Barnet and Harrow planning framework to guide any proposals that may come forward for renewal and development in Edgware Town Centre. Your thoughts, views, ideas and comments on the Draft Supplementary Planning Document (SPD) are important in shaping the final document.

For more information on our detailed proposals, please read the Draft Edgware SPD, and then complete this short questionnaire.

To ensure personal information about you is secure, your answers will be treated in the strictest confidence and will be stored securely in an anonymous format.

Thank you for your time – your participation in this important consultation is greatly appreciated.

Further information is available from the Planning Policy team at [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk) or call 020 8359 3000.

## Data protection:

The council does not collect personal information in this questionnaire which means the information you provide is anonymous. We do not ask for your name, address, email address, telephone number, full post code or any other information that would allow us to identify you. The information you choose to give us in the equalities questions is also anonymous so we cannot identify you from it.

Since the data we collect is anonymous, it is not considered to be personal data under data protection legislation (such as the General Data Protection Regulation or the Data Protection Act 2018).

Please be assured all your answers will be stored in accordance with our responsibilities under the General Data Protection Regulation and Data Protection Act 2018.

You can read more about Barnet's privacy statement here: [www.barnet.gov.uk/privacy](http://www.barnet.gov.uk/privacy).

If you have any questions about this statement, please email [first.contact@barnet.gov.uk](mailto:first.contact@barnet.gov.uk).

## Instructions for completing questionnaire

We have tried to make the questionnaire as easy as possible to complete.

Many of the questions have a range of options for you to choose from. Please choose the option closest to your opinion and tick the relevant option or options.

If you find you need more space to write your comments, please include any additional pages with this questionnaire, indicating which question you are commenting on. Alternatively, please email your comments to [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk).

### Section 1: Vision

Edgware Town Centre will become a vital and vibrant destination open to all and which supports communities across Barnet, Harrow and beyond.

It will provide an outstanding place for modern urban living in a wider suburban context. The environment will feel safe and welcoming at all times.

Edgware's status as a major town centre in North London will be reinforced as a destination for leisure, culture and civic offerings that supports the day and evening economy. The centre will be home to a new thriving commerce – a place in which companies start up and want to move to.

The town centre will celebrate Barnet and Harrow as family-friendly boroughs, meeting the diverse needs of local communities and people of all ages and circumstances.

Edgware will be a healthy town centre with substantial new and integrated public spaces and landscaping to support wellbeing, to encourage visitors to stay, and to bring people together to relax and play.

Improved connectivity will see a move towards more sustainable options by providing pleasant and easily understandable routes for pedestrians and cyclists, alongside effective public transport improvements including a better transport interchange experience.

Edgware's renewal will be enabled by growth, with new homes delivering an inclusive mixed-use approach that makes better use of brownfield land and brings new life into the town centre.

Residential development must unlock social and economic town centre opportunities while being integrated with the surrounding residential areas. High quality public realm, design and architecture will be essential to creating a diverse, distinctive and attractive feel to the area, and will draw on local character and heritage where appropriate to the surrounding context.

**For more information on our Vision, please refer to Draft Supplementary Planning Document (SPD) Chapter 2, page 12.**

**1. To what extent do you agree or disagree with the Vision for Edgware** (Please tick one option only)

Strongly agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**2. Please provide any further comments on the Vision:** (Please write your answer below)

## Section 2: Objectives

Objective	Description
<b>Objective 1</b>	Major Town Centre status retained and enhanced.
<b>Objective 2</b>	A significant cultural and leisure offering, including support for the evening economy.
<b>Objective 3</b>	Improving transport options.
<b>Objective 4</b>	New public transport interchange.
<b>Objective 5</b>	Efficient land use.
<b>Objective 6</b>	Deliver new homes on well-connected, brownfield land.
<b>Objective 7</b>	High quality design that will stand the test of time.
<b>Objective 8</b>	Celebrate local heritage.
<b>Objective 9</b>	New and improved public spaces.
<b>Objective 10</b>	Meet the need for local community infrastructure.
<b>Objective 11</b>	Economic growth and local jobs.
<b>Objective 12</b>	Tackle climate change and pollution.
<b>Objective 13</b>	Increase biodiversity and environmental resilience.
<b>Objective 14</b>	A safe place to live, work and visit.
<b>Objective 15</b>	Support health & wellbeing.
<b>Objective 16</b>	A diverse and family-friendly community.

**For more information on the Objectives for Edgware please refer to the Draft Supplementary Planning Document (SPD) Chapter 2, page 12.**

**3. To what extent do you agree or disagree with the Objectives for Edgware Town Centre?** (Please tick one option only)

- |                          |                          |                            |                          |                          |                          |
|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|--------------------------|
| Strongly agree           | Tend to agree            | Neither agree nor disagree | Tend to disagree         | Strongly disagree        | Don't know               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

---

**4. Please provide any further comments on the Objectives:** (Please write your answer below)

## Section 3: Development Principles

To achieve the SPD objectives a set of principles will guide sustainable development to meet the needs of Edgware. The principles are inter-locking with each one supporting the others to bring forward the renewal of the town centre.

**For more information on the Development Principles for Edgware please refer to the Draft Supplementary Planning Document (SPD) Chapter 4, page 25.**

### 5. To what extent do you agree or disagree with the Development Principles for Edgware? (Please tick one option only)

	Strongly Agree	Tend to agree	Neither agree nor disagree	Tend to disagree	Strongly disagree	Not sure/ Don't know
Principle 1: Renewal of the Town Centre and High Street as a Major Destination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 2: Improved Transport & Movement Options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 3: Enable Diverse Housing Delivery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 4: Ensure High Quality Design and a Sensitive Approach to Heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 5: Improved Public Realm and New Public Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 6: Deliver Community Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 7: Promote Economic Growth and Local Jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 8: Tackle Environmental Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Principle 9: Connected Communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 6. Please provide any further comments on the Development Principles: (Please write in below)



## Section 4: Key Sites Design Guide

The Design Guide seeks to provide a closer focus on key opportunity sites within the SPD area where there is greater development potential. How these key sites are developed in design terms is critical to the future success of the town centre. The Design Guide establishes broad parameters for development in terms of context, scale and massing, layout and movement.

**For more information on the Key Sites Design Guide please refer to the Draft Supplementary Planning Document (SPD) Chapter 5, page 36.**

- 7. To what extent do you support or oppose the approach to the key site the Broadwalk Centre and the Station? (For more information please refer to Chapter 5, page 38 of the SPD). (Please tick one option only)**

Strongly support

Tend to support

Neither support nor oppose

Tend to oppose

Strongly oppose

Don't know

- 
- 8. Please provide any further comments on the key site the Broadwalk Centre and the Station: (Please write in below)**

- 9. To what extent do you support or oppose the approach to the key sites at Forumside? (For more information please refer to Chapter 5, page 41 of the SPD) (Please tick one option only)**

Strongly support

Tend to support

Neither support nor oppose

Tend to oppose

Strongly oppose

Don't know

**10. Please provide any further comments on the key sites at Forumside:** (Please write in below)

**11. To what extent do you support or oppose the approach to key sites at Lidl and the Masons Arms?** (For more information please refer to Chapter 5, page 42 of the SPD)  
(Please tick one option only)

Strongly support

Tend to support

Neither support nor oppose

Tend to oppose

Strongly oppose

Don't know

---

**12. Please provide any further comments on the key sites at Lidl and the Masons Arms:**  
(Please write in below)

## Section 5: Public Realm Guide

The experience for pedestrians and cyclists within Edgware Town Centre is often not as good as it should be in terms of wayfinding, signage, planting and street furniture. Improvements to the public realm is a key development principle for the Edgware SPD.

**For more information on the Public Realm Guide please refer to the Draft Supplementary Planning Document (SPD) Chapter 6, on page 45.**

**13. To what extent do you support or oppose the Public Realm Guide (Chapter 6)?**  
(Please tick one option only)

Strongly support	Tend to support	Neither support nor oppose	Tend to oppose	Strongly oppose	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

---

**14. Please provide any further comments on the Public Realm Guide below:** (Please write in below)

## Section 6: Transport and Movement Guide

Improving the transport and movement options is a critical element in improving Edgware Town Centre and making it a more attractive and sustainable destination. The Transport and Movement Guide provides further detail to the approach established in the Objectives and Development Principles.

**For more information on Transport and Movement Guide please refer to the Draft Supplementary Planning Document (SPD) Chapter 7, on page 49.**

**15. To what extent do you support or oppose the Transport and Movement Guide?**  
(Please tick one option only)

- |                          |                          |                               |                          |                          |                          |
|--------------------------|--------------------------|-------------------------------|--------------------------|--------------------------|--------------------------|
| Strongly support         | Tend to support          | Neither support<br>nor oppose | Tend to<br>oppose        | Strongly<br>oppose       | Don't<br>know            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- 

**16. Please provide any further comments on the Transport and Movement Guide:** (Please write in below)

## Section 7: Delivery and Implementation

Successful implementation will be achieved through council engagement with landowners, developers and local stakeholders including businesses, community groups and residents.

**For more information on Delivery and Implementation please refer to the Draft Supplementary Planning Document (SPD) Chapter 8, on page 53.**

**17. To what extent do you support or oppose the Draft SPDs approach to Delivery and Implementation** (Please tick one option only)

- |                          |                          |                               |                          |                          |                          |
|--------------------------|--------------------------|-------------------------------|--------------------------|--------------------------|--------------------------|
| Strongly<br>support      | Tend to support          | Neither support<br>nor oppose | Tend to<br>oppose        | Strongly<br>oppose       | Don't<br>know            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
-

**18. Please provide any further comments on Delivery and Implementation below:** (Please write in below)

## Section 8: Additional comments

**19. Do you have any other comments about the Draft SPD?** (Please write in below)

## Section 9: About you

When consulting with our residents and service users Barnet and Harrow councils need to understand the views of our different communities.

So that we can analyse the findings by different locations in the boroughs, please can you provide the Barnet or Harrow ward that you live in.

Please be assured that all your answers will be treated in the strictest confidence and will be stored securely in an anonymous format. All information is stored in accordance with our responsibilities under the Data Protection Act 2018.

**20. Which ward do you live in? If you live outside Barnet or Harrow please select other and specify .... (Please select one option only)**

**Barnet:**

Brunswick Park
Burnt Oak
Childs Hill

## Consultation Statement

Colindale
Coppetts
East Barnet
East Finchley
Edgware
Finchley Church End
Garden Suburb
Golders Green
Hale
Hendon
High Barnet
Mill Hill
Oakleigh
Totteridge
Underhill
West Finchley
West Hendon
Woodhouse
Other

### **Harrow:**

Belmont
Canons
Edgware
Greenhill
Harrow on the Hill
Harrow Weald
Hatch End
Headstone North
Headstone South
Kenton East
Kenton West
Marlborough
Pinner
Pinner South
Queensbury
Rayners Lane
Roxbourne
Roxeth
Stanmore Park
Wealdstone
West Harrow
Other

**21. Are you responding as a:** (Please tick one option only)

Barnet or Harrow resident	<input type="checkbox"/>	Go to Q 24
Barnet or Harrow business	<input type="checkbox"/>	Go to Q 26
Barnet or Harrow resident and business	<input type="checkbox"/>	Go to Q 25
Representing a voluntary/community organisation	<input type="checkbox"/>	Go to Q 22
Representing a public sector organisation	<input type="checkbox"/>	Go to Q 23
Other (please specify) .....	<input type="checkbox"/>	Go to Q 24

**22. Please specify the type of stakeholders or residents your community group or voluntary organisation represents:** (Please write in your answer)

**23. Please specify the type of public sector organisation you are representing:** (Please write in your answer)

**24. Are you currently employed, self-employed, retired or otherwise not in paid work?**  
(Please tick one option only)

An employee in a full-time job (31 hours or more per week)	<input type="checkbox"/>
An employee in a part time job (Less than 31 hours per week)	<input type="checkbox"/>
Self-employed (full or part-time)	<input type="checkbox"/>
On a Government supported training programme (e.g. Modern Apprenticeship or Training for Work)	<input type="checkbox"/>
In full-time education at school, college or university	<input type="checkbox"/>
Unemployed and available for work	<input type="checkbox"/>
Permanently sick or disabled	<input type="checkbox"/>
Wholly retired from work	<input type="checkbox"/>
Not in work and not available for work, e.g. in a carer role	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>
Doing something else .....	<input type="checkbox"/>

**25. Does your household own or rent your accommodation?** (Please tick one option only)

Owned with a mortgage or loan	<input type="checkbox"/>
Owned outright	<input type="checkbox"/>
Other owned	<input type="checkbox"/>
Rented from Council	<input type="checkbox"/>
Rented from a Housing Association or another Registered Social Landlord	<input type="checkbox"/>
Rented from a private landlord	<input type="checkbox"/>
Other rented or living here rent free	<input type="checkbox"/>
Part rent and part mortgage (shared ownership)	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>



## Section 10: Diversity monitoring

The Equality Act 2010 identifies nine protected characteristics: age, disability, gender reassignment, marriage or civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation, and requires the council to pay due regard to equalities in eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations between people from different groups. We ask questions about the groups so that we can assess any impact of our services and practices on different groups. The information we collect helps the council to check that our policies and services are fair and accessible.

Collecting this information will help us understand the needs of our different communities and we encourage you to complete the following questions.

## Consultation Statement

All your answers will be treated in confidence and will be stored securely in an anonymous format. All information will be stored in accordance with our responsibilities under the Data Protection Act 2018.

For the purposes of this questionnaire we are asking all the questions regarding the protected characteristics included in the Equality Act 2010.

### 26. In which age group do you fall? (Please tick one option only)

16-17	<input type="checkbox"/>	55-64	<input type="checkbox"/>
18-24	<input type="checkbox"/>	65-74	<input type="checkbox"/>
25-34	<input type="checkbox"/>	75+	<input type="checkbox"/>
35-44	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
45-54	<input type="checkbox"/>		

### 27. Are you: (Please tick one option only)

Male	<input type="checkbox"/>	Go to Q 30
Female	<input type="checkbox"/>	Go to Q 29
Prefer not to say	<input type="checkbox"/>	Go to Q 30

### 28. If you prefer to use your own term please provide it here: (Please write in your answer)

--

**29. Are you pregnant and/or on maternity leave?** (Please tick one option on each row)

	Yes	No	Prefer not to say
I am pregnant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I am currently on maternity leave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**30. Is your gender identity the same as the sex you were registered at birth?** (Please tick one option only)

Yes, it's the same	No, it's different	Prefer not to say
<input type="checkbox"/> Go to Q36	<input type="checkbox"/> Go to Q35	<input type="checkbox"/> Go to Q36

**31. If you answered no, please enter the term you use to describe your gender:** (Please write in your answer)

**32. What is your ethnic origin?** (Please tick one option only)

<b>Asian / Asian British</b>		<b>Other ethnic group</b>	
Bangladeshi	<input type="checkbox"/>	Arab	<input type="checkbox"/>
Chinese	<input type="checkbox"/>	Any other ethnic group .....	<input type="checkbox"/>
Indian	<input type="checkbox"/>	<b>White</b>	
Pakistani	<input type="checkbox"/>	British	<input type="checkbox"/>
Any other Asian background .....	<input type="checkbox"/>	Greek / Greek Cypriot	<input type="checkbox"/>
<b>Black / African / Caribbean / Black British</b>		Gypsy or Irish Traveller	<input type="checkbox"/>
African	<input type="checkbox"/>	Irish	<input type="checkbox"/>
British	<input type="checkbox"/>	Turkish / Turkish Cypriot	<input type="checkbox"/>
Caribbean	<input type="checkbox"/>	Any other White background .....	<input type="checkbox"/>
Any other Black / African / Caribbean background .....	<input type="checkbox"/>	<b>Prefer not to say</b>	<input type="checkbox"/>

<b>Mixed / Multiple ethnic groups</b>	
White & Asian	<input type="checkbox"/>
White & Black African	<input type="checkbox"/>
White & Black Caribbean	<input type="checkbox"/>
Any other Mixed / Multiple ethnic background .....	<input type="checkbox"/>

The Equality Act 2010 defines disability as ‘a physical or mental impairment that has a substantial and long-term adverse effect on his or her ability to carry out normal day-to-day activities’.

In this definition, long- term means more than 12 months and would cover long-term illness such as cancer and HIV or mental health problems.

**33. Do you consider that you have a disability as outlined above?** (Please tick one option only)

Yes	<input type="checkbox"/>	Go to Q38
No	<input type="checkbox"/>	Go to Q39
Prefer not to say	<input type="checkbox"/>	Go to Q39

**34. If you have answered ‘yes’, please select the definition(s) from the list below that best describes your disability/disabilities:**

<b>Hearing</b> (such as deaf, partially deaf or hard of hearing)	<input type="checkbox"/>	<b>Reduced Physical Capacity</b> (such as inability to lift, carry or otherwise move everyday objects, debilitating pain and lack of strength, breath energy or stamina, asthma, angina or diabetes)	<input type="checkbox"/>
<b>Vision</b> (such as blind or fractional/partial sight. Does not include people whose visual problems can be corrected by glasses/contact lenses)	<input type="checkbox"/>	<b>Severe Disfigurement</b>	<input type="checkbox"/>
		<b>Learning Difficulties</b> (such as dyslexia)	<input type="checkbox"/>

<b>Speech</b> (such as impairments that can cause communication problems)	<input type="checkbox"/>	<b>Mental Illness</b> (substantial and lasting more than a year, such as severe depression or psychoses)	<input type="checkbox"/>
<b>Mobility</b> (such as wheelchair user, artificial lower limb(s), walking aids, rheumatism or arthritis)	<input type="checkbox"/>	<b>Physical Co-ordination</b> (such as manual dexterity, muscular control, cerebral palsy)	<input type="checkbox"/>
<b>Other disability, please specify:</b> .....			
<b>Prefer not to say</b> <input type="checkbox"/>			

**35. What is your religion or belief?** (Please tick one option only)

Baha'i	<input type="checkbox"/>	Jain	<input type="checkbox"/>
Buddhist	<input type="checkbox"/>	Jewish	<input type="checkbox"/>
Christian	<input type="checkbox"/>	Muslim	<input type="checkbox"/>
Hindu	<input type="checkbox"/>	Sikh	<input type="checkbox"/>
Humanist	<input type="checkbox"/>	No Religion	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>	Other religion/belief .....	<input type="checkbox"/>

**36. What is your sexual orientation?** (Please tick one option only)

Heterosexual	<input type="checkbox"/>	Other	<input type="checkbox"/>
Gay or Lesbian	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Bisexual	<input type="checkbox"/>		

**37. In addition, if you prefer to define your sexuality in terms other than those used above, please let us know below:** (Please write in your answer)

**38. What is your marital status?** (Please tick one option only)

Consultation Statement

Single	<input type="checkbox"/>	Widowed	<input type="checkbox"/>
Co-habiting	<input type="checkbox"/>	In a same sex civil partnership	<input type="checkbox"/>
Married	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Divorced	<input type="checkbox"/>		

Thank you for taking part in our questionnaire.

Please return your questionnaire to

**London Borough of Barnet,**

**Planning Policy, 7th Floor, 2 Bristol Avenue, London, NW9 4EW**

to arrive before **22 February 2021**

## Appendix E - Consultation events

The table below provides an overview of all consultation events which were held throughout the draft Edgware Growth Area SPD consultation.

### **Edgware Supplementary Planning Document (SPD): Public Consultation Sessions**

#### **Summary of proceedings**

##### **Report by Public Perspectives**

**Date:** Thursday 28<sup>th</sup> January and Wednesday 10<sup>th</sup> February 2021

**Time:** 6pm-7.30pm

**Location:** On-line, via Zoom

##### **Objectives**

Barnet and Harrow councils are jointly preparing the draft Edgware Growth Area Supplementary Planning Document (SPD) to guide how Edgware Town Centre can successfully undergo renewal and serve as a destination for local residents and businesses. The draft SPD has been informed by an evidence base, including pre-consultation sessions with stakeholders and councillors.

The public consultation began on the 11<sup>th</sup> January 2021 and ends on 22<sup>nd</sup> February 2021.

As part of the consultation process, which also includes a consultation questionnaire amongst other activity, the purpose of the public consultation sessions was to:

- Introduce and discuss, as part of the public consultation process:
- SPD purpose, key issues, vision, objectives and development principles.
- Key sites design guide, public realm guide, transport and movement guide and delivery and implementation.
- Signpost to the on-line consultation questionnaire and associated documents.

**The discussions at the public consultation sessions will feed into the councils' decision-making, alongside other consultation findings and the wider evidence base and issues behind the SPD.**

Please note: The following report tends to accentuate the concerns of participants. This is partly because the nature of such a consultation will typically home in on concerns and issues.

### **Approach**

Due to Covid-19 and the social distancing measures in place, the public consultation sessions were held on-line via Zoom.

The sessions were hosted and facilitated by Mark Yeadon, Director of independent research and consultation organisation Public Perspectives, who are supporting the SPD consultation.

The sessions began with a presentation by James Gummery, Principal Policy Planner, who is leading on developing the SPD on behalf of Barnet and Harrow councils, about the SPD and the proposed Vision, Objectives and Development Principles to guide the future of Edgware. This was followed by a facilitated discussion and question and answer session involving a panel of council representatives, both verbally and using the 'Chat' function in Zoom.

The second half of the sessions then moved to a presentation and discussion/Q&A about the proposed key sites design guide, public realm guide, transport and movement guide and delivery and implementation.



In addition, polls were used to gauge the general sentiment of participants about improving Edgware Town Centre, and views about the proposed SPD.

### Participants

The public consultation events were promoted through social media, on-line through the councils' websites and via a leaflet drop to thousands of local addresses. In addition, both the councils and Public Perspectives promoted the events to a targeted list of business, community, institutional and Town Team stakeholders, and other interested parties.

At the first session on Thursday 28<sup>th</sup> January, there were approximately 65 attendees and at the second session on Wednesday 10<sup>th</sup> February there were approximately 90 attendees, plus council officers and facilitators from Public Perspectives (not all the attendees were unique from one session to the next, with a small number choosing to participate in both sessions, despite the content being similar).

### Key themes and points raised

#### Introductory points

- There is **general agreement about the need to improve the town centre**, as the following poll results highlight, with **almost two-thirds stating that it is very important to renew Edgware and a further quarter stating it is quite important**. This level of support reflects the view of several participants that Edgware “has deteriorated and needs to be improved” and that “it is not a matter of ‘if’ Edgware needs improving, but ‘how’ it is improved”. As one participant said: “I am here because I am a lifelong resident of Edgware Town Centre. During this period I have seen the town centre go into decline.”
- Just 4% said it is not that important or not important at all to renew or regenerate Edgware (with indications through the chat function that this is because they do not have any issues or concerns with Edgware and/or they are worried about over-development of the area). A further 5% said they ‘don’t know’, and indications through the chat function suggest this is mainly because it depends on the nature of the regeneration and development.

#### Vision, objectives and development principles

- **Participants were split about the proposed vision, objectives and development principles**, with 37% at least tending to agree with them and 41% tending to disagree with them (and 15% neither agreeing nor disagreeing and 6% stating 'don't know').
- Some participants raised **concerns with the proposed vision about Edgware becoming a 'destination'**, with this not in keeping with its size or nature and that the focus should be on "repairing the area not overreaching" and on **ensuring "benefits and improvements for local people"**.
- Relatedly, a couple of participants indicated that the **proposed vision and objectives are broad and therefore not necessarily meaningful or deliverable**: "There's no actual vision as to what Edgware stands for and who it is for, and how this might have changed because of Covid. It can't be all things to all people. The point I made about the 16 objectives is that they are all well intentioned but too broad. Which ones are the priority? Where should Edgware accept that certain town centres are better for some of those objectives and do fewer well."
- Similarly, a couple of participants raised **concerns that the development principles are broad and will not manage to ensure appropriate regeneration**: "The problem with the principles is that they can be interpreted in so many different ways."
- The main concern expressed was around **housing-led development, the risk of high-rise and dense housing not sympathetic to the local area, and associated concerns around population growth, with a negative impact on the local infrastructure, public realm, environment, and community** i.e. in other words, housing and development not resulting in public benefit to local residents:

"It is troubling to hear that the focus appears to be on developing for housing, rather than meeting the needs of those who live and use Edgware."

"There's been massive development of tall buildings in Edgware but no planning gain in terms of public amenities. Why?"

"Tall buildings = high density residency = congestion = pollution = increased crime = insufficient commercial, retail and cultural support."

"What we will end up with, is high density housing, with poor parking and limited additional green space and leisure facilities."

“I appreciate that we may need more housing in London but we need to maintain our community feel. The problem is that the current big builds (like in Colindale) don't have that and that is an issue. High rises do not create communities.”

“The plan sounds OK in principle but the implementation is crucial particularly the point of limiting high rise buildings.”

“Premier House has been an eyesore in Edgware for decades. It should have been demolished, not joined by further towers. These proposals are alarming and show no concern or regard for the suburban feel of Edgware.”

“Could you not reassure the people of Edgware that there should be a limit on the height of buildings and the number of high-rise buildings.”

- That said, some participants **appreciated the demand for housing and regional housing targets**: “Housing is needed in this area and young people struggle to get on the housing ladder. Flats are a good way of meeting need. It is also worth looking at the housing waiting lists for Barnet and Harrow Councils.”
- Similarly, a couple of participants said that **housing mix is important, in that sufficient family housing is developed due to a current perceived lack of supply**: “Housing should not just be flats, but also family housing, which is in short supply locally.”
- There were also some questions and calls for **affordable housing, especially for local people**. “While the redevelopment is really appreciated and long awaited. Further housing is much needed however to whom will the properties be sold? While I appreciate this is an unknown, the Premier House development was mainly sold to overseas buyers. So what are the benefits for UK potential purchasers and local people? What guarantees are there for affordable housing provision?”

[Key sites design guide, public realm guide, transport and movement guide and delivery and implementation](#)

- Some questions were raised about **the Broadwalk Shopping Centre, amongst other key sites (as too Edgware Community Hospital site), with particular concerns raised around high-rise housing and lack of associated infrastructure to accommodate population and housing growth:** “There isn't enough infrastructure for the existing population, so this is a recipe for overcrowding. How many high rises are planned? Will the new infrastructure be put in place before starting on more housing?”
- There were calls for ensuring **high quality public realm**, including a “**balance between the built and natural environment, including public and green space.**”
- There was some support for **improving the cultural and leisure offer, and preserving the history and heritage of the area, including the Railway Hotel, alongside renewal:** “This should be about preserving, not regenerating.”
- Similarly, there was some support for an **improved retail offer, albeit with perhaps a focus on independent and local retailers:** “Retail should be geared towards supporting independent trade rather than chains. The idea of the “Heritage Quarter” is lovely but consideration needs to be given to what that area would comprise.”

**Whilst several participants said they did not have many issues navigating and moving around Edgware, including between the bus and train stations, some concerns were raised around**

- **existing traffic and congestion, including on the A5 and through the town centre, and concerns this could get worse with housing growth:**

“The single biggest issue in the area – alluded to in the documents but not addressed fully – is the appalling siting, phasing and management of the traffic lights and crossings at the Station Road/A5/Whitchurch Lane junction?”

“When the M1 is blocked for any reason, e.g. accident, all traffic comes down the Edgware Road/Stonegrove/A41 and brings the whole of Edgware to a halt. How will you cope with this in addition to the increased traffic from all the housing you intend to build?”

- Whilst some participants said that **more parking should be provided to support local shops and accommodate population and housing growth, some others said they wanted a move towards more sustainable forms of transport and travel, with the general view that travel and movement should meet a variety of needs:** “Cycle lanes are important, but they need to be planned to coexist with current traffic flow” and “Travel and transport needs to be inclusive, for the whole community.”

### Concluding points

- **Although some participants were supportive of the proposals and SPD, others were not confident that the SPD would be effective in providing a coherent and strategic approach to developing the town centre, and guiding change:**

“I wonder is there is any evidence (from other locations in Barnet/Harrow or elsewhere) that having an SPD plan in place makes a difference?”

“Is there going to be some information about what is actually being proposed?”

“The SPD and what's been discussed tonight is just so high level and conceptual. I would have thought there would be more concrete proposals to show people.”

“How influential can the council be, given they are not a landlord locally?”

“As good as it is that we are having this opportunity, my gut feeling is that the developers are king, and that Edgware will just dominated by high density development.”

- In part, some of these views stem perhaps from **a lack of appreciation about the role of an SPD**, that it is not a master plan and that individual proposals will be subject to specific consultation and consideration, albeit influenced by the SPD.
- **Overall, 30% of participants tended to support the proposed SPD and 55% tended to oppose** (with 15% neither supporting or opposing and 2% stating ‘don’t know’).
- In summary, **the main concerns raised by participants were around housing-led development, high-rise and high-density housing, associated population growth and density, and a lack of associated infrastructure, undermining the local public realm, environment and community spirit, and not providing public benefit to local people.**

- In short, participants wanted to ensure **renewal and regeneration benefits local people, with local people prioritised for high quality, affordable housing and having increased access to family housing, an improved public realm and local retail, cultural and leisure offer, alongside improved community and travel infrastructure**: “Although we’d like Edgware to be improved because it’s gone downhill a lot in the last 10 years, but I’m concerned about the quality and type of housing, including high-rise development. All the development that has happened recently has not necessarily helped the area or local people. We’re just worried you’re going to make it worse than better. So far I haven’t heard much of what will benefit the existing residents at all.”
- Finally, there were several comments raised about **whether the councils will listen to the concerns of local residents and whether the consultation will influence the SPD**:

“Previous consultation has been tokenistic and not listened to the concerns of residents, so I’m concerned that this consultation will not influence the SPD and future development.”

“Under planning law - is it now the case that planning applications will only be disallowed under exceptional circumstances. In which case, once this SPD goes through, will local residents have any leverage in trying to counter the specific applications?”

## **Edgware Growth Area Supplementary Planning Document (SPD) Consultation: Young People Sessions**

### **Summary of key findings**

**Date:** Thursday 18<sup>th</sup> February 2021

**Time:** 4pm to 5.30pm and 7.50pm to 9.30pm

**Location:** Via Zoom video conferencing

### **Introduction**

#### **Background**

As part of the Edgware Growth Area Supplementary Planning Document (SPD) Consultation process, Barnet and Harrow Councils commissioned independent research and consultation organisation, Public Perspectives, to engage with young people and young adults that live in, nearby or visit Edgware. This is in recognition that young people and young adults are less likely to engage in open invite public consultation sessions, regardless of efforts to maximise involvement.

#### **Approach**

Consequently, a targeted approach was undertaken to engage with young people and young adults, involving using traditional market research recruitment techniques, including the use of incentives/thank you payments to encourage participation.<sup>1</sup>

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<sup>1</sup> Due to the Covid-19 pandemic, local schools or youth groups were unable to support the consultation process by providing access to their young people, consequently alternative engagement methods were adopted.

Two on-line focus group sessions were conducted with young people (one with young people aged 12 to 19) and young adults (one with young adults aged 18 to 24), each lasting approximately 90 minutes, on Thursday 18<sup>th</sup> February (during the SPD consultation window - January 11<sup>th</sup> to February 22<sup>nd</sup> 2021). The sessions involved:

- 21 young people/young adults.
- 12 women / 9 men.
- 8 aged 12-16 / 7 aged 17-19 / 6 aged 20-24
- 14 live in Edgware / 7 live near Edgware and/or visited Edgware regularly for school, travel, shopping or recreation.

### Objectives

The sessions discussed the proposed draft SPD in a deconstructed way, to ensure the content was understandable and accessible. The discussions covered:

- Experience, issues and concerns, as well as positives, about Edgware currently.
- Vision and Objectives for the future of Edgware, and views around the proposed future Development Principles.
- Views about issues more likely to concern younger people, such as: personal and road safety, leisure/recreation, public realm, transport/movement, climate change and the environment.
- Opportunities to raise other points and questions about the draft SPD not directly related to the above discussion points.

A discussion guide was developed to ensure the above points were discussed in-depth and consistently across the two groups.

### Key findings

#### Experience, issues and positives about Edgware currently

- The young people/young adults in the sessions tended to say they **experience Edgware in a practical and mission focussed way**, for example school, travel or shopping:



“I used to go to school in Edgware and my little sister goes to school there, so we go in to pick her up. We sometimes do shopping, but that’s about it. There’s no other reason to go there.”

*Male, aged 12-16, Lives in Edgware*

“The only reason I go into Edgware is to catch a bus or train. The buses are good to get you around the local area and there’s the Northern Line into Central London. But other than that I don’t really spend time or money in Edgware itself. There’s not much to do there.”

*Female, aged 17-19, Lives near Edgware*

“I’d say a typical trip into the town centre [Edgware] for me would be Sainsbury’s, Superdrug and the nail bar. That’s about it really. I’m in and out as quick as I can be. I don’t see friends there or spend any time there that I don’t have to. It’s all about being practical, mission focussed.”

*Female, aged 20-24, Lives in Edgware*

“At the moment it’s just neutral at best. It’s got the basics and you can get what you want out of it, but that’s all. There’s not much else there. If you want to go out, socialise, do sports, go to good shops, or good restaurants, you have to look out because there’s no choice to stay here.”

*Male, aged 20-24, Lives near Edgware*

- Several of the young people/young adults had **negative perceptions of Edgware**, with views that there are a **lack of things to do there**, that it **feels busy**, with some mentioning **issues around road and personal safety**, and that the **look and feel of the area is not positive**:

“Edgware is boring. It feels like a place for older people. There is not much there for our generation, for teenagers, young people and young adults like us, or young families. There’s a Nandos and a Starbucks, but that is about it. There’s nothing to do at night, no cinema or bars. There’s a few nice parks, but in this weather you can’t really make use of them. There’s no real reason to go into Edgware or nothing to do with family or friends.”

*Male, aged 17-19, Lives in Edgware*

“It always feels really busy, chaotic. Lots of people, lots of noise, lots of disorder. There’s lots of cars, which can make it feel noisy and unsafe crossing the road. It can sometimes take you 10 minutes to cross the road to get to the bus stop, when it should only take a minute.”

*Female, aged 12-16, Lives in Edgware*

“Edgware doesn’t feel very safe to me. I wouldn’t walk there alone at night. It’s an area that attracts lots of different groups, people from different backgrounds and it can feel quite dangerous. I hear about lots of crime and issues happening in the area.”

*Female, aged 20-24, Lives near Edgware*

“Edgware always feels really dark and dull, outdated. I travel to it regularly to get the bus or train, but I don’t like spending much time there. You want to get in and out because it doesn’t feel like a very nice or welcoming place to be. There’s a lot nicer, cleaner, brighter, calmer, more modern places in London to go. I like spending time in Central London.”

*Male, aged 20-24, Lives near Edgware*

- Consequently, most participants in the sessions tended to be **‘outward focussed’, spending more time and money outside of Edgware** because there is not much ‘pulling’ them into the area:

“If I want to go out with friends or family, we’ll often go to Borehamwood. There’s a cinema there. There’s nothing like that in Edgware.”

*Female, aged 12-16, Lives in Edgware*

“I go to Watford. It’s got everything. Cinema, shops, entertainment. It feels like a nice place to be and lots to do compared to Edgware.”

*Female, aged 17-19, Lives near Edgware*

“I tend to go anywhere but Edgware. Brent Cross for shopping, Hampstead if I want a different environment, Central London for a day or night out, or Watford. I may pop into Edgware to get something quick, but I won’t spend much time there.”

*Male, aged 20-24, Lives in Edgware*

- This all noted, some participants, especially younger ones, said that **Edgware is still their 'home', and they recognised the positives as well as the negatives**. Consequently, they hinted that any changes need to consider the existing positives of the area and be sensitive to existing local people:

"I love Edgware. I know that some people can be critical of it, but it's my home. I've lived here all my life. I went to school here. All my friends are here. We'll meet up in Starbucks or Nandos, or spend time in the park. It's what you make of it. I can see it could be improved, but they should keep the good bits and realise that it is 'home' to people like me, before it's completely ripped up." *Female, aged 17-19, Lives in Edgware*

"It's got its ups and downs. There's some good parts, but leisure wise there's not a lot to do here. There's the Broadwalk but it's a bit rundown, lots of empty shops. There's a couple of parks. The transport links, especially into London, are good. It would be good to make Edgware more fun, more things to do, but overall it is 'home', it's what I know, and I like it here." *Male, aged 12-16, Lives in Edgware*

### **Vision, Objectives and Development Principles for the future of Edgware**

- Young people/young adults in the sessions generally said they wanted Edgware to have **more leisure, entertainment and things to do, including a better choice of shops and restaurants, which would encourage them to spend more time and money in Edgware with family and friends**:

"The main thing I think Edgware needs, which is currently missing, is more things to do. More entertainment and leisure activities, more choice of restaurants and shops. At the moment there isn't a lot on offer for people my age. That's why I don't spend much time there. If there was more on offer, like a cinema, like better shops and restaurants, then I'd spend more time with my family and friends there." *Male, aged 12-16, Lives in Edgware*

"You've got Starbucks and Nandos, and some chain shops like New Look, but that's pretty much it. There's not much choice or variety and not a lot that makes Edgware stand out. I'd like there to be more local, high quality shops and restaurants. Something that makes you

want to visit the high street, which feels like it's not very exciting. It's been in decline for a while and feels outdated." *Female, aged 17-19, Lives near Edgware*

- Similarly, older young people in the sessions said they would like to see an **improved evening offer, with better restaurants, bars and pubs**, which are currently lacking:

"There's just one pub. That's it. There's also a few Shisha cafes. If you want a night out with your friends or family there is nothing on offer in Edgware. I'll go into Watford, Borehamwood, Harrow, Wembley or Central London. Basically anywhere other than Edgware. You have no choice. I don't think Edgware needs to become like Watford, but there's no reason it can't have its own thing that encourages you to spend an evening there. It would be nice for local people like me to be able to do that, instead of travel outside the area." *Male, aged 20-24, Lives in Edgware*

- Whilst almost all of the younger age groups and most of the participants in the sessions supported the above points, **some of the older participants had mixed views about Edgware becoming a 'destination' for leisure and entertainment**. Some were 'used' to Edgware as it is and **did not want notable change and were concerned about population and housing growth**, other than strengthening existing positives such as travel and transport. While **some others were 'fatalistic' or 'pessimistic' and could not see how Edgware could change so much for the good:**

"Edgware definitely needs to be improved. It's been in decline for several years. But I don't think we should be making lots of changes. Edgware is what it is. It's already quite busy, so I don't think we should be attracting more people to live or visit. I'd like to see them make improvements to the things that are already good about it. Like improving the train station, which is pretty outdated at the moment. I guess what I'm trying to say is that Edgware feels like a commuter town, and that's possibly its best option rather than trying to make it a destination, which I'm not sure is realistic." *Male, aged 20-24, Lives in Edgware*

"I just can't see how you can make such big changes. Edgware doesn't have a lot of space. So what are you going to knock down to bring all this leisure and housing to the area? I'm used to Edgware how it is. It could do with some smarting up and small improvements, but I

don't think it should be changed a lot or that it is possible to change it so much." *Female, aged 20-24, Lives in Edgware*

- The young people/young adults in the sessions were asked to reflect on the proposed Vision as outlined in the draft SPD. On reflection, they reiterated the above points, and generally stated that the Vision was aligned to their views. However, **whilst there was general support for the proposed Vision, there were uncertainties about how realistic the Vision is and whether it is achievable:**

"I like that they have a Vision. It's positive and exciting. It's a good starting point or framework. But it also raises a lot of questions about how they will achieve it and whether it can be achieved. It feels a bit vague. How are they going to get there and plan to achieve this? How will this actually look like in practice?" *Female, aged 12-16, Lives near Edgware*

"The Vision is bold and ambitious. That's probably a good thing. But I just can't imagine it. Thinking about what Edgware is like now, I can't see how they can achieve it. It's good to have optimism, but I'm not sure it's realistic." *Male, aged 17-19, Lives in Edgware*

"It all just feels a bit vague and generic, like anywhere. It sounds like they're describing Watford. I'm not sure that Edgware should become like Watford or could become like it. I think it needs to be its own place. It can't compete with places like Watford. So I think the focus should be on improving what we already have. Small steps and changes, rather than these big changes." *Male, aged 20-24, Lives in Edgware*

- In general, the young people/adults in the sessions **support the proposed SPD Objectives and Development Principles**, stating that they reflected their earlier views about improving Edgware:

"Most of this sounds like good ideas and the sorts of things we brought up before, like around leisure, entertainment, transport and the way the area looks." *Female, aged 17-19, Lives in Edgware*

- However, some of the older aged participants in the sessions **suggested that there is a conflict between some of the different Objectives and Principles and that it cannot all be achieved.** Consequently, implicitly some of these participants did not support all of the Objectives and Principles:

“The Vision and Objectives are ambitious and sound good on paper. But I can’t see how they can do it all. It feels like it’s over promising, over ambitious. Some of the Objectives are in conflict with one another. For example, there just isn’t space for Edgware to be both a cultural destination, with lots of new leisure, and also have lots of new housing and public spaces. Something’s got to give. How can they have all these nice things at the same time? What are they going to knock down to achieve all this? What will happen to the Broadwalk Centre? That’s the one good thing about Edgware currently, but I’ve heard they are planning to turn some of that into housing.” *Female, aged 20-24, Lives in Edgware*

- Relatedly, a couple of these older participants also said that the **Objectives and Principles seemed focussed on housing and growth, and that it would not be possible to achieve the Objectives around climate change, pollution, bio-diversity and the environment:**

“This all feels like it’s just really about housing and economic growth. They have Objectives in there about climate change and the environment, but we all know that is only lip service. These things are always further down the list when it comes to housing and economic growth. The two can be done together [housing/growth and environmentally friendly approaches] but I doubt that will happen in reality. I think they could be stronger around these issues. It would be great if Edgware was a leader in environmental issues, but I can’t see it if I’m honest.”  
*Male, aged 20-24, Lives in Edgware*

- Some participants **questioned the Objectives around heritage, architecture and design, supporting them in principle but uncertain about what it means in reality:**

“I know Edgware used to have history and heritage, but I don’t really know what that is. So what do they mean by that?” *Male, aged 12-16, Lives in Edgware*

“I’m intrigued about the high quality architecture and the design. Edgware is short of this at the moment, so what are they going to do? Knock everything down that is already there? What will this mean for people already living there?” *Female, aged 20-24, Lives near Edgware*

- There were **mixed views expressed about Objectives and Principles related to housing**. On one level, some young people/young adults in the sessions said that they wanted **more housing in the area, as long as it benefited local people**. While others, especially older young people, said they **did not want to attract more people to the area and that the type of housing that would be developed, such as flats, would only attract a transitory population and not benefit local people**:

“I know there’s a need for more housing. So I think it is good that is in the plan, but it needs to be for local people. At the moment, it is hard to get on the housing ladder. When I finish university and leave home there is no way I could afford to stay here. I’d like to, but I’m resigned to moving away from my family. If there was more housing and it was made available to local young people, then that would be a good thing.” *Male, aged 17-19, Lives in Edgware*

“I don’t think Edgware needs more housing. It’s busy enough as it is and I don’t think it could manage more people. It’s already difficult enough to police the area and there’s already lots of traffic and not enough parking. The type of housing that will be built are flats. They’ll not be for local people like me, they’ll be bought by landlords for buy-to-let and attract new people into the area. It will be transitory with these people moving on after a couple of years. It is the sort of place you live in as a stepping stone, not forever. I’d consider staying here, but I doubt that’s possible so my mind is already looking beyond Edgware.” *Female, aged 20-24, Lives in Edgware*

- Some of the older participants in the sessions **supported the Objectives and Principles around economic growth and local jobs**, creating opportunities for local people (especially young people and adults) to work locally and thrive economically:

“I’m glad that they have things in there about economic growth and jobs. There’s lots of local small businesses in the area that need support. The high street is in decline, with lots of poor or empty shops and businesses closing and opening all the time. If these businesses are supported, then it will create local jobs, especially for young people like us. I’d like to work locally if I could, but there’s so few opportunities, so I end up having to travel out of the area.”

*Male, aged 20-24, Lives in Edgware*

### Travel and transport

- Most participants **spoke positively about the public transport links in Edgware**, both into London and within the local area and to neighbouring areas. They felt this is a strength of the area that should be improved upon:

“One of the best things about Edgware is its travel links. It’s really easy to get to by bus or train. I like the fact you can get a train into Central London on the Northern Line. And the bus links are really good. You can get to almost anywhere you want locally or nearby towns. I’d support anything that improved this.” *Male, aged 17-19, Lives in Edgware*

- Some young people/young adults in the sessions mentioned, almost in passing, that **Edgware is car dominated and busy, with implications for road safety and discouraging sustainable forms of travel:**

“I think the roads are busy. It doesn’t make the area very nice. It can be really difficult to cross the road sometimes. It feels unsafe.” *Male, aged 12-16, Lives near Edgware*

“I don’t see many cyclists in Edgware. I wouldn’t want to cycle. There’s too many cars. I don’t think there’s much of an incentive to cycle there.” *Female, aged 20-24, Lives in Edgware*

- Relatedly, one or two participants in the sessions mentioned **support for initiatives to encourage cycling:**

“It would be good if they had the bike sharing scheme, to encourage more people to cycle, and bigger paths and cycle lanes. It would be better for the health of local people and the environment.” *Female, aged 12-16, Lives in Edgware*



- However, in contrast, **some other participants in the sessions spoke about relying on driving into, through or around Edgware and the related parking challenges**, which they thought would get worse with more housing:

“I don’t see Edgware as somewhere you can really cycle or walk to and it’s too far to bring your shopping back on the bus. We always drive to the shops or the station. Parking is a bit of an issue though and I think they should increase the parking if they want to encourage more people to visit and use the shops.” *Female, aged 20-24, Lives near Edgware*

“I know everyone talks about climate change and the environment and it is important, but Edgware isn’t really the place to set the example. It is car dominated for a reason. My concern is that if they build more housing, will there be enough space for more parking? The roads will get busier and there will be more pressure on parking spaces – there’s already issues with that.” *Female, aged 17-19, Lives in Edgware*

## **Concluding points**

There is **general support for improving Edgware and therefore, implicitly at least, the concept of the SPD and the associated proposed Vision, Objectives and Development Principles**. This is especially the case around **improving Edgware’s culture, leisure and recreation offer, including evening offer, as well as the choice, variety and quality of shops and the high street and the associated public space**.

The current lack of such a leisure offer, means that **young people and young adults tend to look outwards, away from Edgware, because little is pulling them in**. Consequently, they tend to spend time and money outside of the area.

There is also **support for improving transport links and hubs, which are already seen as one of the major strengths of the area**. There were mixed views about encouraging sustainable travel over car use, with a sense that Edgware does not currently lend itself to walking and cycling and consequently is car dominated, with implications for road safety and parking.

Some young adults also **support Objectives around housing and local jobs, especially if they provide opportunities for local young people/adults to live and work in the area**, whereas currently they tend to see their future outside of the area due to a lack of local possibilities.

There are some **concerns about whether the ambitions can be achieved in reality, which in part is because they have got used to Edgware as it is and cannot imagine it changing so much**. Similarly, some young people/young adults in the sessions said that some of the Objectives and Principles conflict with one another. This included **concerns that Edgware cannot be both a cultural/leisure destination, experience housing growth and be a transport hub due to limited space and concern about population growth**. Relatedly, a couple of these older participants also said that **the Objectives and Principles seemed focussed on housing and growth, and that consequently it would not be possible to achieve the Objectives around climate change, pollution, bio-diversity and the environment**.

Several young people/young adults in the sessions indicated that **improvements to Edgware should benefit local people**. This includes being sensitive to existing local people, keeping the good that already exists, dealing with underlying issues and concerns, and providing improved experiences and opportunities to local young people and young adults, which in turn will encourage young people and young adults to become more Edgware-focussed, spending more time and money with family and friends locally:

“There’s no incentive to spend time locally or stay in the area when I get older. There’s little reason to visit the town centre and nothing to keep you in Edgware. Young people like me don’t have the incentive to stay here and there’s not the sort of jobs, leisure or housing opportunities to keep us here. I’d like that to change. I’d like to spend more time locally and live here when I’m older. But I just don’t see my future here currently. There’s nothing special about it and it’s not a place I can imagine my future in. And anyway I don’t really have the choice to stay here because of a lack of jobs and housing locally. So any improvements that are made, have to help local people as the priority.” *Male, aged 17-19, Lives in Edgware*

## **Edgware Growth Area and Hendon & Middlesex University SPDs**

### **Youth Board Workshop Notes**

**22 February 2021**

**6.00-7.30pm**

**Held on MS Teams**

*Council officers: James Gummery, Nick Lynch, Ngaire Thomson, Rebecca Morris*

8 young people attended the session on mainly to talk about the Hendon and Edgware SPDs but also to discuss issues about the future of Barnet. Attendees at the session were familiar with the specific areas from attending school or college, or living nearby, travelling through mainly by bus, visiting for shopping or attending places of religion. The young people mainly visited on weekdays.

#### **Opening**

- Council officers introduced themselves.
- JG provided an overview of the session.
- YB attendees introduced themselves. Some lived in Edgware; all were familiar with the Edgware and Hendon areas.

#### **Slides presentation**

- Presentation by NT summarised previous involvement of the YB with the Local Plan in 2020. NT and JG presented a summary of each SPD.

#### **Discussion**

- YB attendees were invited to share their thoughts on a range of issues affected the SPD areas.

#### **Visiting the Area**

- **Edgware** generally not considered attractive and enticing to young people. It's a place for changing buses, but it doesn't encourage people to stay and spend time. There's a lack of places to sit and activities to enjoy. Highlighted that a food court, public square, cinema and a more attractive and substantial retail offer would be beneficial and make them stay longer. Looking for a range of shops, e.g. New Look was referenced. Harrow is a more attractive

town centre with Primark a key draw. In favour of a wider selection of eating out and take-away places – currently more likely to visit neighbouring town centres which have a better variety.

- There is a lack of space to sit out in Edgware; would like a public square, benches, more green spaces; place to meet friends and eat food.
- Generally view Edgware as busy, dirty and noisy, carbon heavy and polluted, lacking in any sense of calm due to traffic, particularly buses and pedestrian congestion.
- After school there are lots of young people in the area and if there was a more interesting town centre offer, particularly in terms of food, they could be better dispersed.
- **Hendon** is considered a place to pass through rather than visit. Brent Cross is the nearby attraction.
- Acknowledge the issue of student numbers and the need for better lighting to make place feel safer at night.
- In terms of Brent Street there is not much of a retail offer for young people, no activities to entice them to visit. Could learn from the Spires with simple facilities such as permanent table tennis tables, areas for informal play. Better sports provision would be welcomed.
- Again, green infrastructure raised as part of an improved draw to the town centre.
- Locals could sponsor a tree.

#### Getting around

- In terms of getting around Barnet the group mainly used buses for travelling independently. Only 2 participants cycled and 3 used the Northern Line. Although 2 participants lived in households with no access to a car, most of them benefited from lifts by parents.

- Cycling would be more attractive to them if it was safer from vehicles in transit and when parked inconsiderately. Narrow cycle paths put them off cycling.
- The bus was easy to use when they had access to information about bus times. Not all bus stops have bus time info.
- Support improved pavements in terms of width and quality, though not sure if that in itself would encourage more walking.

#### **Personal Safety and wellbeing**

- Concerns expressed about anti-social behaviour particularly in Edgware.
- Some form of visible stewarding would make people feel safer - can feel uncomfortable when there are groups of men hanging around – a particular feature along the A5/ Edgware Road.
- Police not visible enough to reassure young people of their safety and need to engage more with this age group. Edgware Police Station made people feel safer.
- Places to avoid were the alleyway near the Broadwalk Centre and subways in Hendon

#### **Environment**

- Mental health support and wellbeing was raised as an issue. Access to specific town centre facilities with space for youth, arts, cultural and creative activities and counselling support for young people.

#### **Close**

- Thanked YB members for attending
- The next round of Local Plan consultation is expected later this year and we look forward to working with the YB again.

**Appendix F – Summary of comments received via online questionnaire**

<b>Any further comments on the Vision:</b>
There are a number of areas in Edgware that could be improved especially between the station and the Edgware Road. There is a vital need to keep a large supermarket and with supermarket shopping now a mainly weekly pass time, there needs to be adequate car parking. Reducing car parking spaces would be counter-productive.
Don't like idea of more tall skyscrapers and densification.
Will make it very busy and road infrastructure cannot cope.
Total overdevelopment of an already overcrowded and over congested area.
I would like more medical facilities. Please do not allow any more betting shops in the area. We have enough problems with poverty this increases the risk of social deprivation and domestic violence. We need less of the £1 type stores. Edgware is becoming a bazaar. Cycle lanes MUST only be for cycles so should have a double yellow line otherwise it is useless. A double storey car park would encourage people to park and take the train. We need more parking to facilitate this so we have less air pollution. Safe storage for bicycles outside shops with regular security please. The problem by the Railway pub is down to not allowing a purchaser to regenerate/renovate which has allowed for unsocial behaviour. I like the idea of regeneration. Its been a long time coming.
I would like to see any proposed building should be high quality and low rise, like less than 5 storey to reflect the good environment we can enjoy.
I am doubtful if a redevelopment centred on the TfL land will make a significant difference unless there is an increase in leisure facilities that will attract families such as a cinema.
There is a distinct lack of connection between the so called vision and the points that you have made above. The vision's key objectives which are the first objectives stated relate to the maintaining of Edgware as a major town and its attraction through enhanced cultural and leisure offering, however your points made above mainly relate to residential development. The two are not the same and nor should they be treated the same.
The new housing should be low density and contain it's own parking and garden. Low quality housing without these amenities leads to severe overcrowding and poor living standards.
While I accept the need for increased availability of housing this must be done in conjunction with it being available for local people to purchase unlike Premier House which was marketed overseas, increasing need for affordable housing, what additional availability of schools, medical support etc will be available, more people will mean more cars in an already heavily congested.

<p>The Railway hotel pub, could house part of a model railway and engineering museum, with the possibility of being an attraction for Edgware. There could be part hotel, or restaurant, and the rest devoted to the museum, being a possible major attraction for surrounding shops.</p>
<p>Range of local shops and places to eat with a public library.</p>
<p>I agree that Edgware is in desperate need of regeneration. Currently the Broadwalk shopping center and car park is on quite an expanse of land. On the proposals and in the consultation meeting, you spoke about the need for more green space. This seemed to be followed by talking about planting trees. That does not quantify as green space. Green space means incorporating a park and play equipment for young and old to enjoy.</p>
<p>There is lack of infrastructure such as schools and doctors. Make the environment prettier, plant trees, green spaces, improve transport and be sympathetic to the environment. High risers are ugly and over bearing this is against everything your statement makes.</p>
<p>Current plans seem to be housing led and not focused on how to improve the quality of life for existing residents.</p>
<p>I have a concern about the development of an evening/night economy with all the associated security issues involved. These plans for the redevelopment of Edgware will reduce the quality of life for existing residents, given the increase in population and traffic.</p>
<p>No mention of any environmental clean up for the Brook in Edgware as well as separate public recycling bins next to the existing black bins.</p>
<p>The vision looks excellent and is badly needed as Edgware's environment has been on a downward spiral for some time. I am energised and encouraged by the vision outlined in the SPD.</p>
<p>The infrastructure must be upgraded to match the increase in housing capacity. The intention for new housing must be considered carefully as to not damage the local feel of the town, with the aim of enhancing open space rather than reducing it.</p>
<p>I attended the virtual consultation on 28 January and got the feeling that insufficient attention was being given to the Harrow side of the town.</p>
<p>The town centre would benefit hugely from green open space. SuDS should be included as part of this. Making it an easier and nicer place for cyclists and pedestrians to get to and around is vital. This should include well lit, safe walkways and cycleways.</p>
<p>I would like more detail on what is being redeveloped.</p>
<p>Thanks for informing me of current plan - please ensure we are regularly updated on the ongoing plan.</p>
<p>The area is in need of regeneration as has been for a long time. The main areas in need of improvement are the Tube station entrance, i would pedestrianise to whole front of the station forecourt. The Railway Hotel has long been an embarrassment for the local community and successive councils.</p>
<p>The rails along station road protect the pedestrians and should not be removed. When my nieces were little, before the railings a car mounted the pavement and narrowly missed the double buggy in which they were sat.</p>
<p>Edgware has been distinct and often not considered part of London to many.</p>

As a resident of 20 years in Edgware I agree with most points laid out in the SPD.
I want it to look great and modern.
There is no mention of parking for cars to encourage shoppers and their spending power to visit Edgware. Its fine for walking distance shoppers but not for older residents who use cars and for normal busy people who drive.
<b>Any further comments on the Objectives:</b>
To vague and unrealistic.
All it will achieve is more overcrowded of an already overcrowded and over congested area.
Based on the further information provided at the "consultation meetings" it sounded like they were not all as high priority and that the main thing was #6. If you want to meet objective 1 you need to start with objective 2 and 16. Make this town centre an environment that people want to be proud of. That will make it more attractive and lead to more potential for agreement to housing proposals (from locals). If you force through housing that doesn't fit into the context or create a community it will only lead to the failure of the majority (if not all) of your objectives.
Objective 2 is very important. In order to meet all the objectives and to help the economy safe leisure and evening activities are needed.
Objective 12. There is no way that by reducing the number of car parking spaces for each dwelling that that will have an impact on climate change and pollution. It just causes more disruption to everyone. Objective 6. Whilst i am not in disagreement about building homes on the site, i am opposed to building high density tower blocks, which often end up housing families in cramped conditions.
On paper the objectives appear valuable. However, it all depends on how they will be delivered.
I do agree with most of the objectives in principal, but without concrete details, it is difficult to judge.
Objectives 9, 12 and 13 should be much much higher. These should be at the core of the plan.
Culture/leisure: My children are primary school age. We are sad there isn't really a centre they can go to in Edgware for after school activities during the week or in a Sunday
I would prefer to see more public green spaces in Edgware than new homes. This is especially true of the land behind the Railway Hotel, referred to as Forumside.
Would really like to understand more on specifics around objective 3 and 4. Also strongly support objective 12, would love to see a reduction on cars and traffic within the town centre but still allow for residents and neighbouring residents the opportunity to drive and park without being penalised



Objective 4 is problematic - you seem to be starting from the perspective that people want to walk and cycle more. Why do you think this is correct position? Cars are essential to the area; if you make it more difficult (even if not "substantially adverse") to use your car in Edgware, the area will suffer.
I don't have much confidence in the celebration of local heritage. The Railway Hotel has been left largely to rot and intervention by the public rather than the Council.
Surprised that you have not included stronger transport links to Mill Hill. The Old railway line from Mill Hill Broadway at Lyndhurst Park would provide easy walking/cycling route right into Edgware Station.
Needs to please be made more disability friendly and elderly person friendly.
Beyond mentioning Green areas for humans there is also a lot of local wildlife making use of the wilder areas and tree lines spread around the SPD area these are not mentioned/considered it appears.
We have no culture in Edgware eg Cinema Theatre music venue.
<b>Any further comments on the Development Principles:</b>
Creating a safe and community feel is key.
A cinema was promised in the broadwalk.
The area is already overdeveloped and totally over crowded. These plans will just make it even worse than it already is.
The mention of improved transport is unclear to what the reality will be as are the public spaces. The way that the bus system works is perfect for those commuting or wanting to visit the highstreet/ broadwalk.
Whilst diverse housing is important, I am concerned that this will be in conflict with high quality design, particularly in relation to the proposal for 14-storey high blocks. Current high rise developments have already completely changed the High St for worse, dwarfing and overshadowing other buildings. Building heights need to be limited to 8 storeys.
We need to be able to drop off and pick up from Edgware tube station so this must remain. Parking for shops must remain.
Edgware currently lacks a community hub which is something I think would be welcomed. Eg a sports centre / multi purpose activity area / arts and crafts classes with regular open air markets / live music at the heart of the community.
These are all good objectives. My main reservation on the overall plan is whether there will be the resources to deliver all of the changes needed in a meaningful way.
I believe there needs to be a focus on a massive increase in council housing and an affordable housing rental market which is in line with residents real wages.

<p>For principle 2 you are assuming that people want to use cars less and bicycles more. Why? Maybe the reason people use cars in Barnet is because they want to? If you make it more difficult to use cars in Edgware, you will simply push people elsewhere where they can use their cars.</p>
<p><b>Any further comments on the key site the Broadwalk Centre and the Station:</b></p>
<p>Cars still need access to station forecourt.</p>
<p>Current 17 storey development is already choking the environs of the broadwalk and further high rise development not appreciated</p>
<p>I think that the mix of shops within The Broadwalk needs to move up-market and include a cinema providing a good range of programmes. Also it is high time that the Railway Hotel is brought back to life and makes a real contribution to Edgware town centre.</p>
<p>Car park is full and busy, you did the survey in pandemic, low cost housing will attract crimes , Already too many low grade shops around the all way surrounding it crime, please don't PUT any more high high flats in this area , there too much one site.</p>
<p>Whilst I welcome the improvement of routes around into and around the station and the introduction of more public space, I am still very concerned about the potential impact of very high rise blocks on the site.</p>
<p>I can see that there is wasted land on the Boardwalk /Sainsbury site and this could be sensitively developed, but not with high rises. Just because Premier House and 3 others are now being build does not necessarily give precedent to fill the whole Boardwalk car park with high rises!</p>
<p>The building is out-dated and needs modernisation. Planners promise a lot but don't deliver.</p>
<p>No more new housing. The new tower block is an eyesore. When you drive into Edgware. It's blocking the light, making everything feel drab. Redevelop the existing housing in surrounding areas but don't make the situation worse by building poor quality cheap new homes in the centre of Edgware.</p>
<p>This is the key site that will have to be redeveloped if real change is to happen. From the consultation it was clear that you need to do a lot more to explain why it has to be in the form of blocks of flats.</p>
<p>Where is the infrastructure for all of the people?</p>
<p>Shopping complex or similar should remain as a main place for people to socialise and shop.</p>
<p>Please don't close it's a lifeline for us Edgware residents and surrounding areas. My relatives come from Stanmore and Kenton to shop there as its got a good choice of everyday shops and convenience of parking.</p>
<p>The Broadwalk Centre needs to be more friendly. Places to eat out or entertainment are required, like cinema or bowling or leisure centre.</p>
<p><b>Any further comments on the key sites at Forumside:</b></p>

This area is wasted at present.
How many storeys are the proposed buildings. Unless the balance is sympathetic to the 1920s and 1930s properties and does not overwhelm and overlook eclipsing rather than enhancing the heritage architecture.
I like to see Forumside should be high quality. Not to have too many cheap shops, cheap takeaways shop. Should have high quality shops, shop fronts, museums, art galleries. Buildings should be low rise, not more than 5 storeys.
It would be great to see the Railway Hotel back to it's former glory. I realise that it is privately owned but it would be great if it was turned into a communal space where there could be local events or local pop ups/arts exhibits etc. There is so much culture to be shared within our vibrant community and why not do this within a key landmark in our town.
The aspirations for this area and heritage housing are lofty but it is unclear as yet how the Railway Inn will be used.
I think in principle its a good idea, but the road infrastructure doesn't exist and any changes will impinge on the rest of the town, the traffic will have to go somewhere!
At the moment this space is a hub for flytipping and antisocial activities.
This area has been underused for many years and it would be good to see this area developed as part of the vision. It is important, however, to also ensure that the character is maintained as part of whatever developments take place here.
This needs to be a priority. Walking down the alley has become horrible with people drinking and walking next to fly tipping. Most people walk through car park, not very sensible but safer.
There are pressures on the Greenbelt so seems bizarre that we have a large brownfield area sitting derelict.
<b>Any further comments on the key sites at Lidl and the Masons Arms:</b>
Lidl and the former Social Security building are an eyesore. It would be good for them to be replaced provided it is in sympathy with the rest of the town.
I agree that Masons Arms should be refurbished in a high standard listed building. Lidl should not be increased in size or in height and should be refurbished in high standard.
Both sides of the A5 High Street need improvement. This is a major traffic route N-S through Edgware which mitigates against its shops being an integral part of the town centre.
This is out of date as the Masons Arms was redeveloped post March-2020 lockdown and is now the Luna Bar. It looks great and if the popularity of the shisha bar at the Madonna Halley and the Trilogy bar are anything to go by this should be successful once everything reopens post lockdown.
It would be good to make the Mason Arms more family friendly.
The whole area is run down and disgusting. It needs to be turned into something nice.

Please don't remove Lidl, if the new building is built in this area, make a provision for the shop on the ground floor.
I am not sure why you have taken such a limited view in relation to the Masons Arms. The adjoining car showroom and Edgware Police Station should also be considered.
The Masons Arms should be restored to a pub or restaurant. There is a real lack of a pub in the town centre.
The lidl is a key shopping location in Edgware and must be retained. However the busy junction near the Lild and Mason Arms should be redesigned as it has been the scene of many accidents or near misses.
Am very much in favour of the protection and revitalisation of our heritage buildings. It's so sad to see them in such a neglected state at the moment. Maybe ways could be found to better connect the centre of Edgware to the East of the A5 to the areas just to the West of it - where the heart of Old Edgware lies. As the SPD highlights, currently the A5 cuts the heart of Edgware in half.
<b>Any further comments on the Public Realm Guide:</b>
Very dangerous for pedestrians at present near station and junction of high street and Whitchurch Avenue.
Station Road to Hale Lane currently restricts traffic flow because of the entrances and exits to car parks, the station etc, There is a need for separated cycle lanes so road traffic layouts along its length needs careful planning and increases in width.
With this redesign of the town centre there is the opportunity to redesign the many alley ways of Edgware. Whilst they provide a very useful short cut, they have typically been plagued by anti social behaviour and fly tipping.
Whilst the proposal to increase public seating is positive, account needs to be taken of past anti-social behaviour by groups of drinkers using this type of public seating.
Bike lanes are needed.
Everywhere locally cycle lanes have gone in, they weren't used and the motorists were severely affected.
The town has developed an untidy appearance over the years and it would be good to rectify this as part of this.
The pedestrian facilities from Whitchurch Lane to Station Road (St Margarets Church side) are dismal and there is no pedestrian phase on the lights.
Don't believe that this is a key issue. Although it sounds very attractive planting tends to become neglected after a period of time.
No planters and must make sure not to obstruct.
The more plants and trees, the better! Plants attached to the street lights always look great.
<b>Any further comments on the Transport and Movement Guide:</b>
I fully support the promotion of active travel, walking and cycling. This development must take the opportunity to improve pedestrian links. Pedestrian short cuts should be made more attractive, with good lighting, well maintained and litter free. The "key access route"

<p>starting from Church Way and continuing over the tube line to Deans Lane (Transport Study p24 Figure 5 Schematic access and movement plan) should be a high quality and pleasant walking and cycling route with sufficient width for shared use.</p>
<p>As shown in the SPD the parking is utilised by both commuters and those visiting the Broadwalk/ Edgware high street at a consistently high capacity. In other areas where there has been development this has impacted parking resulting in additional costs for minimal parking. This should not happen in this instance and the parking situation should maintain the same in order to ensure footfall. It should be noted that all forms of transportation be it walking, cycling, driving, tubing or bussing should be maintained in order to ensure footfall remains at a high rate.</p>
<p>High levels of assessed 'walkability' indicate a substantial number of trips currently made by car within the area have the potential to be switched to walking. This is total rubbish!</p>
<p>Cycle uptake in all outer London boroughs remains low. It's not simply a matter of introducing cycle lanes. Many residents are elderly and need to use cars to transport goods. Increasing cycle lanes increases traffic.</p>
<p>Cycling, walking are lovely activities when the weather is good and you have little or nothing to carry. Whilst more people are accessing online shopping currently due to the pandemic, many will go back to shopping in the more traditional way. You have many elderly people who rely on their cars to get around. Will Sainsburys still be in the new town center and will there be ample parking to accommodate shoppers? Also lack of parking for residents in the new accommodation is a concern.</p>
<p>We really need to keep and ideally improve the use of public transport. The current population is not of age where they can use bicycles, and it's not currently that safe to do so on local roads.</p>
<p>While car park facilities need to be adequate to accommodate weekly food shoppers, there should be better transport for access to local shops rather than just the Broadwalk. As a cyclist I can testify that cycling facilities need improving to encourage this mode of transport. Pedestrian access also needs to be improved and feel safer, particularly in the numerous alleyways used by the public.</p>
<p>Providing enhanced facilities for walking and cycling is a fantastic idea and I thoroughly support the plans.</p>
<p>Need to address pinch point issues on approach to Edgware town centre. Having efficient access especially for buses will also discourage car travel. too often see vehicles parked on both sides of the road at Whitchurch Lane.</p>
<p>tube station and access should be a major focus, looks old fashioned and dilapidated.</p>
<p>The connection between Edgware underground station and Edgware bus station could be greatly improved.</p>
<p>It is far too anti-car. It is a huge mistake.</p>
<p>It simply doesn't go far enough. The opportunity exists to in part correct the woefully inadequate orbital links around Barnet, making developments so much more viable and strategic for the long term.</p>
<p>Reducing the capacity for private cars will increase congestion.</p>
<p><b>Any further comments on Delivery and Implementation:</b></p>

<p>The CIL project list does not include new or improvement to existing pedestrian &amp; cycle routes such as the "key access route" in Fig 5 of the Transport Plan. Is there any reason why CIL funding could not be used for such purposes? The delivery timeline is rather slow for major active travel changes: these should be started in the short term.</p>
<p>Absent considerable cash input the objectives seem unattainable unless funded by private enterprise, which is unlikely to promise, far less deliver, on the proposals. Affordable housing is frequently mooted but rarely delivered</p>
<p>Based on the two consultations that I attended I have little faith that this will be successfully implemented as it was explained that the Council does not own any of the land it has little control other than providing guidelines for development.</p>
<p>While building works happen there will be TOO many trucks will affect young and old only this side off development.</p>
<p>So will you be swayed by a company that wishes to build and gain maximum profit from their investments, if they agree to build a "park" or something else that section 106 money can go on?</p>
<p>Local stakeholders including residents should be consulted.</p>
<p>I am concerned about the length of time of the redevelopment and the resulting disruption to existing residents.</p>
<p>I am in agreement with the principles but there is a lack of detail in how delivery will be implemented. There is a surprising lack of mention of sustainability in the entire document that I find astounding considering that central government has spoken of its commitment to the importance of tackling climate change.</p>
<p>Would like to have more detail here to understand what is planned in what order and when. Very concerned about the inclusion of affordable housing in the list of developments. Would prefer to see quality housing included.</p>
<p>Pedestrian access must be improved between Whitchurch Lane (eastbound) and High street (southbound).</p>
<p>The item "Introduce speed-reduction measures" is designated as medium and long term. However I think this could be achieved in the short term ("early delivery") and would be a very desirable outcome from my point of view. It could be achieved by making the area a 20 mph zone, including speed cameras for enforcement. This would be particularly beneficial for High Street and Station Road.</p>
<p>The infrastructure priorities should not include prioritising walking, cycling and public transport. There should be balance between those and cars, recognising that a lot of people want to use their car!</p>
<p><b>Any other comments about the Draft SPD:</b></p>
<p>Edgware needs investment.</p>
<p>Light on visual representation for density and skyline impact.</p>
<p>I would have liked more time to study this document. We have only been informed about 2/3 weeks ago. So much to consider and discuss.</p>

## Consultation Statement

<p>I am glad this has been brought up, but as on previous occasions no account has been taken of local needs. A plan is needed, but for it to work the planners must sit down or zoom in with residents to discuss the issue.</p>
<p>Whilst i agree Edgware town center needs regeneration, i am concerned that the motives of the key players in this, including the company that has secured the Broadwalk for developement, do not have the needs of the local community at the heart of what they do.</p>
<p>There MUST be prior resident consultation before plans are drawn up. Its important to understand what local residents would like before introducing changes and 1000's of new residents.</p>
<p>Poor thought out document - no real vision. It's a housing led document, will provide no benefit for the existing residents of Edgware.</p>
<p>This is a golden opportunity to lead the way in a sustainable project, to make real change for the better, for the local economy to thrive, to show that Barnet is progressive, inclusive and forward thinking.</p>
<p>Please put focus on green areas, social life, new square and safety.</p>
<p>There is a very disappointing lack of mention of SuDS in the plan. More green open space including SuDS.</p>
<p>Full of good intentions. Recent planning decisions, especially regarding high rise flats in the area give cause for concern.</p>
<p>I'm just generally glad to see future planning for Edgware town centre being looked at - especially neglected sites such as the Railway Hotel, plus the potential for improved leisure facilities; a cinema plus improved bars/restaurants would be particularly welcome</p>
<p>Just make it a good place to socialise, safe and to shop.</p>
<p>None really the plan looks great.</p>
<p>This is very encouraging work. Thank you for drafting this and I hope we can see Edgware develop its potential very soon.</p>
<p>Burnt Oak has been left out of the considerations yet again.</p>
<p>It needs to take a more strategic view not just about Edgware but the connectivity areas within a 5 mile radius.</p>
<p>Please strongly consider the impact to those residents living literally meters away from the edge of the SPD area.</p>
<p>I have lived in Edgware for nearly 40 years and seen its decline. I am ashamed to say where I live. It would be lovely to see it regenerated.</p>