

# Edgware Supplementary Planning Document

## Stakeholder Webinar: 13<sup>th</sup> July 2020, 6pm-7pm

### Q&A Response Summary

#### Poll results:

**Do you agree or disagree that it is important to improve Edgware town centre?**

Strongly agree: 12    Agree: 1

Neither agree nor disagree: 0

Disagree: 0 Strongly disagree: 1

Don't know: 0

**Do you agree or disagree that an SPD will help improve Edgware town centre?**

Strongly agree: 4 Agree: 7

Neither agree nor disagree: 0

Disagree: 0 Strongly disagree: 2

Don't know: 1

**Would you like to remain involved in helping develop the SPD for Edgware?**

Yes: 13

No: 0

Don't know: 0

**During the session numerous comments were made and questions asked. These have been summarised below, along with responses from the Council Planning Team.**

#### Landowners

**Q** Has there been further consultation with Ballymore in relation to their plans for the Broadwalk?

**A** The new owners of the Broadwalk Centre (Ballymore) have engaged in early pre-application discussions with the Council.

**Q** Have the plans been discussed with TfL?

**A** TfL and other major landowners have been included in discussions about the SPD.

#### Traffic

**Q** How will the SPD improve traffic flow in Edgware especially when there are hold ups on the M1 and A41?

**A** Traffic congestion is a significant problem within Edgware Town Centre. The SPD will support transport options that address road congestion, for example walking and public transport. The street environment can be improved to provide a better balance between vehicles and pedestrians.

## **Bus Station**

- Q** The bus station and Underground Station are critical to the circulation of traffic as well as pedestrians; how much flexibility is there in terms of re-routing the buses, and who would pay for such development that would allow a transformation of Station Road?
- A** TfL own and manage the bus station and Underground Station and are fully engaged in ensuring the future operations of these facilities is successfully integrated with the Edgware Town Centre renewal and redevelopment.

## **Building Height and Density**

- Q** Is there a tall buildings policy for Barnet?
- A** Edgware is identified as a location where tall buildings may be appropriate through Barnet's Core Strategy (2012) (Policy CS5) and Draft Local Plan Policy CDH04.
- Q** How much influence do residents have over the height of buildings and density of population?
- A** Public consultation on planning documents such as the SPD and on planning applications provides local residents with the opportunity to comment and to raise objections.
- Q** Isn't this all leading to more and more flats - increasing population density - and not to the betterment of Edgware?
- A** The Mayor of London sets housing targets that Barnet must seek to deliver. There is an opportunity for housing development within parts of Edgware Town Centre. This development can, through planning obligations, provide financial support for town centre renewal, including community facilities. The new residents will provide an additional customer base and help to support Edgware's shops, restaurants and services.

## **Crime and Anti-Social Behaviour**

- Q** Stopping Edgware's crime and anti-social behaviour will bring more people in to the town centre.
- A** The problems of crime and anti-social behaviour in the area are recognised. Renewal and redevelopment can help to address this through providing a higher quality and better designed environment. For example, buildings can be designed to provide natural surveillance by overlooking public spaces. Improving footpaths to encourage usage can increase footfall at more times through the day, helping pedestrians to feel more less isolated and more confident. A better built and natural environment will support the sense of civic pride and will encourage people to value their local area.

## **Entertainment**

- Q** A cinema has been promised for more than 20 years since Century House (the former cinema) was redeveloped – will this time be any different?
- A** Edgware Town Centre needs to broaden its cultural and leisure offer and can no longer rely on its retail base. There is evidence that a cinema could be successful in the town centre and the SPD supports this as a part of major redevelopment.

## **Car Parking**

- Q** Edgware needs easier parking facilities for short-term retail users and less for commuters.
- A** The town centre does have a large amount of existing car parking for shoppers; our survey indicated that it is usually below capacity.

## **Purpose and Effectiveness of the SPD**

- Q** Given that the Town Framework was approved in 2013 and is now being superseded, what will happen with the SPD after approval?

- A** It is acknowledged that the situation in Edgware Town Centre has moved on since the Framework was adopted, with a reduction in the level of retail, including a number of major shopping chains. At the same time there has been a growing need for housing. The SPD reflects the changes in Edgware over the past few years, and when adopted it will be used to help guide planning decisions in the area.
- Q** Is this developer led planning?
- A** This SPD will shape the renewal of Edgware Town Centre setting out in broad terms how we would like sites to be redeveloped. The SPD consultation process provides an opportunity for views and input from local residents, organisations and businesses. We will also be working with landowners and developers to help realise the vision and objectives for the town centre.
- Q** Will our views be heard?
- A** Full public consultation on the draft Edgware SPD provides the opportunity to give us your view. We will set out our response to this feedback when we eventually adopt the SPD.
- Q** What will happen after the SPD has been approved?
- A** When adopted the SPD will become a Council planning document that will be a material consideration in planning decisions.
- Q** Will the SPD improve Edgware in the right way with the right developments?
- A** The SPD will help shape the future development of Edgware Town Centre so that growth and renewal can be used to benefit the area and existing people and communities, including in terms of facilities, the public realm and a strong local economy.

### **Covid Pandemic**

- Q** The Covid-19 experience has shown that people who suffer the most are those living in high density environments without access to green spaces/gardens. To what extent does COVID19 experience change the planners' approach to building high density buildings with no gardens and small rooms that create stressful living conditions for those in lockdown?
- A** Providing additional open spaces and better access to open spaces will be an essential aspect for new housing. Covid-19 shows the importance of providing additional open spaces and better access to open spaces are a key element in the regeneration of the area. Development proposals will be expected to meet the requirements for dwelling size and amenity space.

### **Public Realm**

- Q** The focus is on housing and retail, but what public realm improvements in Edgware have you identified for the town centre?
- A** There is much potential to improve the public realm through redevelopment of the main sites, for example improved routes for pedestrians and cyclists, and more green spaces. Improvements to the streets, footpaths and buildings throughout the town centre will also be sought.

### **Lack of Public Space**

- Q** Why was public space not negotiated when the Premier Place development was agreed? This would have been an ideal opportunity for a public square that would have given Edgware a heart.
- A** The emerging SPD establishes the need for public open space within Edgware Town Centre; adopting the SPD will help to guide planning decision-making so that new developments can deliver new public spaces.

## Design

**Q** Is the future for Edgware to look like the redevelopment in Colindale?

**A** Edgware has its own character and context which will inform renewal and redevelopment. The SPD does not seek to replicate other areas of regeneration.

## The Railway Hotel

**Q** Is the Edgware Railway hotel going to be saved?

**A** The Railway Hotel is protected as a Grade II Listed Building and the Council wants to see it renovated and brought back into a use that is beneficial for the local community and forms a landmark building within the town centre.

## Affordable Housing

**Q** How can we have confidence in Barnet planners to ensure that development has decent architecture, and low level/ high density housing that is affordable? Will Barnet ensure that proper and serious council housing will be built, so that key workers will have housing that is affordable and with reasonably cheap rents?

**A** The Edgware SPD, along with Barnet's Local Plan, emphasises the need for high quality design that is appropriate to its context. The SPD supports a range of housing types and forms; the appropriate scale and density will vary across the sites depending on location. Affordable housing delivery in line with the policy requirements will be expected. Affordable housing can be provided through a variety of forms and providers.

## Retail and Town Centre Uses

**Q** Can you elaborate on ideas relating to retail on Station Road and how you see it developing?

**A** The SPD supports retail as a vital element in the Edgware Town Centre offer, with Station Road retaining and enhancing its position as the main location for shopping. It should be noted that in summer 2020 the Government's introduced major changes that allow landowners far greater flexibility to change uses within town centres without need to obtain planning permission.

**Q** To what extent does the proportion of restaurants, take-aways and cafes already in the town centre match the expected or desirable level of places to eat out?

**A** Edgware has an average number of eateries for a town centre. The café and restaurant sector could grow to provide an even larger offering, particularly for the evening, drawing in more visitors and helping the local economy.

**Q** Do the many gambling shops count as leisure facilities in the town centre?

**A** Under the planning uses classes definition, betting shops are *sui generis* and Barnet Council is seeking to control them through policy in the Draft Local Plan.

**Q** Is the Broadwalk Centre site viewed entirely for housing led development? What about the need for mini parks? Public toilets? Entertainment? Culture?

**A** The SPD strongly supports the need for mixed uses at this key location, including increased leisure and cultural activities, along with new open and green spaces, and community facilities, along with residential.

**Q** If culture is critical to the town centre - why is this not made part of planning condition?

**A** The SPD strongly supports the need for increased leisure and cultural activities; these uses are expected to come forward as part of the planning application process on the key sites.

**Q** What examples are there of town centres which do work?

- A** Masterplans and proposals for key development sites will look to examples of good practise in other town centres. We are also mindful that Edgware Town Centre has its own character and circumstances, and that it must be able to provide a distinctive offering to local people and visitors.

### **Community Facilities**

- Q** Public toilets are essential facilities in every town centre but are sadly lacking across the whole of Barnet. How can we get accessible public toilets into the SPD?
- A** The SPD supports the provision of community facilities within Edgware Town Centre, including provision of access to toilets.