

# **Draft Edgware Growth Area Supplementary Planning Document (SPD) Consultation Statement**

**January 2021**

## **1. EDGWARE GROWTH AREA SUPPLEMENTARY PLANNING DOCUMENT**

This consultation statement has been prepared in accordance with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## **2. NAME OF THE SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

Draft Edgware Growth Area SPD

## **3. PURPOSE OF THE DOCUMENT**

Edgware Town Centre is an important town centre for Barnet and Harrow. Classified as a Major Centre, it provides shopping, community services, and a major public transport hub for the Tube and buses. It is also a key location for supporting growth, with large sites that have considerable scope for redevelopment and intensification to deliver many new homes, better infrastructure, and an improved environment.

The Edgware Growth Area SPD is being prepared to support and guide growth and development. Delivery of the SPD is being enabled by the award of the GLA's Homebuilding Capacity Fund and is being prepared jointly by the London boroughs of Barnet and Harrow.

Preparation of the SPD has involved key stakeholders including local ward councillors, local residents and businesses, landowners and other community representatives.

Once adopted, the SPD will provide specific guidance on the implementation of Local Plan policies for future planning applications which come forward and will support further technical work which may be required. It will be a material consideration when determining planning applications.

## **4. STAKEHOLDERS CONSULTED DURING PREPARATION OF THE SPD**

To develop a framework that includes input from local stakeholders, the draft SPD preparation included engagement with the local business, community groups, residents and major landowners.

Edgware's local stakeholders (see Appendix A) were identified and invited to events to discuss issues and opportunities for the Edgware SPD area.

Major landowners invited to discussions on the Edgware SPD included Transport for London (TfL), the owners of the Broadwalk Centre, and the owners of the Railway Hotel and land to the rear. These landowners jointly possess the majority of the potential redevelopment sites in Edgware.

## **5. HOW WERE STAKEHOLDERS CONSULTED?**

The Council undertook early engagement to understand the issues facing Edgware and find out the view of a broad range of views from local stakeholders

*Edgware Presentation as part of the Local Plan Consultation*

As part of the public consultation on the Draft Local Plan Regulation 18 document which took place from January to March 2020, a consultation event was held on 2nd March 2020 at St Margaret's Church in Edgware. The event focused on Edgware and included a presentation by Barnet policy planners, followed by questions and answers. The event was organised in conjunction with the Edgware Town Team with attendees including representatives from local businesses and community organisations, and local residents. There were approximately 40 attendees. Issues raised included the loss of retailers and crime and anti-social behaviour. Further details on issues raised are set out in Section 6 below.

#### *Engagement meetings with local Ward Members*

A series of on-line meetings were held with Barnet Edgware ward councillors to inform them of the SPD process and seek their feedback on the emerging document. A first meeting between the Planning Policy Team and local Ward Councillors was held on 12<sup>th</sup> August 2019 at Hendon Town Hall. The purpose of this meeting was to advise Councillors that work was starting on a SPD for Edgware, the extent of the SPD area, the content of the SPD and the process for preparing it. This has been followed by subsequent on-line meetings to seek their ongoing views and input to the emerging documents. Harrow's ward Councillors were invited to meetings on the emerging SPD with Harrow policy planners and kept informed of the document's progress.

#### *Cross-borough Councillor Workshop*

A cross-borough Member workshop was held on-line on 14th May 2020 to seek the views of local Councillors in Barnet and Harrow. The session was hosted on Zoom by the consultancy Public Perspectives. There was participation from seven Councillors representing both boroughs. The varied discussion included a consideration of local issues, input to key elements of a vision for Edgware in the future, and feedback on potential development principles. Particular concerns raised included the need to draw on Edgware's local identity and community pride, along with traffic congestion and concern over the Railway Hotel. Further details on issues raised are set out in Section 6 below.

#### *Stakeholder Webinar*

A webinar event was held on 13th July 2020 with a cross section of local stakeholders (businesses and community representatives – see Appendix A for the invitation list) to the emerging SPD (see Appendix B for the invitation). The session was hosted on Zoom by the consultancy Public Perspectives. A presentation was followed by questions and answers. In total, 18 local people attended the session. Issues raised included the lack of public open space, building heights and impact, and the poor condition of the public realm. Further details on issues raised are set out in Section 6 below.

#### *Designing Out Crime Visual Audit of Edgware Town Centre*

A *Designing Out Crime Visual Audit of Edgware Town Centre* was undertaken on 25<sup>th</sup> September 2020. The participants include the Metropolitan Police's Designing out Crime team, along with Barnet Council 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. Aspects of the emerging SPD were described during the audit, while verbal feedback from the tour was used to inform the

Plan. Issues raised included ensuring that the public realm allows for natural surveillance and maintains clear lines of visibility for security cameras.

#### *Consultation with Statutory Consultees*

As part of process in developing the Edgware SPD, a draft Sustainability Appraisal was prepared to ensure consideration of the social, economic and environmental factors. Under UK legislation, through the Environmental Assessment of Plans and programmes Regulations 2004, the Council was required to consult with the following organisations:

- The Environment Agency
- Natural England
- Historic England

Consultees were sent a letter on 19<sup>th</sup> August 2020, along with a copy of the draft scoping report requesting comments by 23<sup>rd</sup> September 2020. The three statutory organisations responded to the consultation. Feedback was used to amend the Sustainability Appraisal document, including through:

- Additional plans, programme and policy documents;
- Further reference to the cross-borough nature of the SPD;
- Inclusion of archaeological considerations;
- Additional baseline evidence on waterbody status;
- Further information on flood risk;
- Strengthening the flood risk reference in the Sustainability Objectives.

#### *Consultation with Major Landowners*

A project group with major landowners has met regularly as a forum for discussion on the emerging SPD. The major landowners include Transport for London (TfL) – owners of the Underground Station and bus station, along with the owners of the Broadwalk Centre, and the owners of the Railway Hotel and land to the rear. These landowners jointly possess the great majority of the potential redevelopment sites in Edgware. Key concerns raised included the need for an improved cultural and leisure offering, and the importance of fully considering bus station operations in any proposals.

### **6. SUMMARY OF THE MAIN ISSUES RAISED DURING INITIAL CONSULTATIONS AND HOW THE COUNCIL IS RESPONDING**

The early consultation process has provided good feedback from stakeholders to help inform the document. The following section provides a summary of some of the key messages raised and how the SPD responds to these comments.

<b>Comments</b>	<b>How the SPD has responded</b>
<ul style="list-style-type: none"> <li>▪ Loss of retail and the need to improve the high street.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The SPD supports Edgware to continue its role as a vital shopping destination for local people and the wider area.</li> </ul>
<ul style="list-style-type: none"> <li>▪ A desire to improve the leisure and recreation on offer.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Making Edgware a more attractive place to visit through an improved leisure and cultural offering is a key element of the</li> </ul>

	SPD. This includes growth of a safe evening economy.
<ul style="list-style-type: none"> <li>There needs to be a sense of pride in Edgware's history and identity.</li> </ul>	<ul style="list-style-type: none"> <li>The history and heritage of Edgware is recognised, with renewal expected to draw on the local identity and support community pride in the area.</li> </ul>
<ul style="list-style-type: none"> <li>A need to improve the public realm, in particular around the Tube and bus stations.</li> </ul>	<ul style="list-style-type: none"> <li>Improvement to the public realm, including better permeability and connectivity, is a key element of the SPD.</li> </ul>
<ul style="list-style-type: none"> <li>A need to maintain and improve bus station operations</li> </ul>	<ul style="list-style-type: none"> <li>Bus station operations must be fully considered in any proposal.</li> </ul>
<ul style="list-style-type: none"> <li>There is a lack of public spaces in Edgware Town Centre.</li> </ul>	<ul style="list-style-type: none"> <li>The lack of public spaces is recognised; redevelopment on the major sites is expected to deliver a series of public open spaces for town centre visitors and residents.</li> </ul>
<ul style="list-style-type: none"> <li>A desire for high quality architecture in the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>The SPD objectives and principles establish requirements for high quality design for redevelopment proposals in Edgware Town Centre.</li> </ul>
<ul style="list-style-type: none"> <li>Much concern over the state of the derelict Railway Hotel.</li> </ul>	<ul style="list-style-type: none"> <li>The Railway Hotel is identified a historical asset of high importance to the local community, and expects the building to be sensitively restored and brought back into use.</li> </ul>
<ul style="list-style-type: none"> <li>Concern about increasing population density and tall buildings.</li> </ul>	<ul style="list-style-type: none"> <li>The SPD demonstrates how the Mayor of London sets housing targets for the boroughs.</li> <li>Building proposals must be mindful of the built-environment context and ensure high-quality design.</li> <li>New residents will help to support the town centre shops, café, etc.</li> </ul>
<ul style="list-style-type: none"> <li>High levels of traffic congestion in the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>The SPD supports improving sustainable travel options to increase walking, cycling and public transport use. Much better footpaths and cycling infrastructure will allow people to travel to and move around the town centre more easily and safely.</li> </ul>
<ul style="list-style-type: none"> <li>Anti-social behaviour is a problem in the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>This issue is recognised and will be tackled through bringing derelict land and buildings back into use, opening up the area to become more accessible, and good design principles that provide natural surveillance and encourage a sense of pride and ownership in the local area.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Ensure that planting schemes do not interfere with security camera field of view.</li> </ul>
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## 7. NEXT STEPS FOR PUBLIC CONSULTATION

The next stage of consultation will consist of a six-week statutory public consultation. The consultation process will include:

- Websites - will provide information on the Edgware SPD and host the consultation documents. Engage Barnet is a Barnet Council resource dedicated to consultations. Information will also be provided on the Barnet and Harrow Planning Policy consultation websites.
- Emails and letter notification to stakeholders and contacts on the Barnet and Harrow Local Plan consultation databases.
- Social media presence and messaging - Promoting the Edgware SPD consultation on social media will assist a rapid digital reach out to a wide range of local people, including those in younger demographics. Both Barnet and Harrow councils' communications teams have social media resources that can be drawn on.
- Online drop-in sessions - events allow the presentation of key consultation material to an audience, combined with direct questions and feedback. Due to the Covid restrictions these events cannot be carried out in-person and will be held online. A minimum of two sessions will be held.
- Questionnaire – to seek respondent views an online questionnaire will be prepared.
- Leaflet distribution to addresses within and in the area surrounding the SPD to ensure all local residents, businesses, faith and community groups are informed of the consultation.

## 8. AVAILABILITY OF DOCUMENTS

In accordance with Regulation 12 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the draft SPD, along with the pre-production consultation statement, will be made available for inspection during the period of public consultation at:

- Online <http://engage.barnet.gov.uk>
- Barnet Planning Policy consultation website
- Harrow Planning Policy consultation website

Due to Covid restrictions the physical presence of documents for public viewing is not permitted. The councils' strong preference is for the documents to be viewed online; however, printed documents will be sent out on request.

## Appendix A – Local Stakeholders

### *Community organisations:*

Broadfields Estate Residents Association	Silkstream Children's Centre
Edgware Town Team	Chandos Children's Centre
Mill Hill Residents Association	Stonegrove Children's Centre
Friends of Stoneyfields	OneStonegrove
Montrose Avenue Committee	Jewish Care Edgware & Harrow Community Centre
SANGEM (Association of Asian Women)	The Langdon Foundation (empowering independence)
Somali Community Assoc.	Watling Community Centre
The Larches Trust	Canons Park Estate
The Watling Festival	Canons Park Estate
Edgware Friends Quakers House	Canons Park Residents Assoc.

### *Institutional:*

Beis Chinuch Edgware Jewish Girls Primary School	North London Collegiate School
Edgware Community Hospital	Edgware infant and nursery school
Edgware Library	Fountain Montessori Pre-School
Edgware Primary School	Metropolitan Police
Met Police - Edgware	Stag Lane Infant School and Nursery

### *Religious:*

Edgware & Hendon Reform Synagogue	Kol Nefesh Masorti Synagogue
Edgware Adath Yisroel Congregation	Machzikei Hadas Edgware
Edgware Central Mosque	Edgware Jewish Community
Edgware Masorti Synagogue	St Anthony of Padua's Catholic Church
Edgware Methodist Church	Yeshurun Federation Synagogue
Edgware Mosque	Edgware Masorti Synagogue
Edgware Islamic Cultural Trust	St Margaret's Parish Church
Edgware Town Team / St Margaret's Church	Islamic Centre
Islamic Centre Edgware	Edgware United Synagogue

### *Cultural:*

Hertsmer Indian Community Association	Fiji Cultural and Social Club
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### *Youth:*

2 <sup>nd</sup> Edgware Scout Group	Flash Musical (Youth Theatre)
Belmont United Youth FC	Unitas, Barnet Youth Zone

*Commercial:*

99p Stores	Manhattan
Alan Sadick & Co	Melvin Jacobs (Estate Agents)
Ameretto	Post Office
Annas Nails/ Tina Nails on website	Met Su Yan
Barclays Bank	Moreland International
Baskin Robbins	Nando's
Benjamin Stevens	Nationwide
Betfred	Natwest
Bon Marche	Orange
Bride Hall	Oxfam
Britannia Building Society	Peacocks
Concord Dry Cleaners	Pedlars
Curry Centre	Peter Adams
Davidson & Co Solicitors	Petermans Estate Agency
Derick Clarke	Quick Stock
Dominos Pizzas	Resolution Print
Edgware Food Centre	Rock Around The Clock
Edgware Parish	Royal Sandwich
Edgware Printers and Stationers Ltd	Ryman Ltd
Elegance	Sabra Travel Ltd
Erinastar Ltd	Sage
Express Travel Ltd	Santandar
Fairworths	Select Appointments
Food Delicious	Shorn Barbershop
Foulds Ingham Associates	Simply Scrumptious
Gary Green Memorials	Slice /Alkarim Lahore/ Sabel Pastries and bakery
Grove Residential	SML Equipment For Panel Builders
Halifax	Snappy Snaps
Harpers	Strawberry Hair
Herbal Inn	Subway
Home from Home	Tesco
HSBC (Edgware)	The Art Shop
Il Mascalzone	The Three Wishes Pub
Izgara Restaurant	Top Value
Jersey Vogue Fabrics	Tutti Gusti
K.F.C	Mama Calabar
Kosher Deli	Verdant Solicitors
Kramer Estates	Walters Opticians
Krosbie-Neo hairdressing	William Hill
L A Fitness	Yasmin Florist
Leonidas	Your Home Our Home
Lets Print	Tecon Ltd.
Lloyds TSB Bank Plc	Unisex Salon VIP
Louis Gents Hair Salon	Minuteman Press Edgware
Louis Mann & Son	Isabella Florist



M A Wash Vac Services	Weng Wah Buffet
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*Other:*

DS Squared Architects	Natalie Leiwy Architects
YOOP Architects	Sneesby Richard
Barnet Transport users Assn.	M S K Design Associates
Design123 Ltd	Nafis Architecture Ltd.
Erdi & Rabson	Network Stadium Housing Association
Eyal Moran Architects	Dilwyn Chambers
F C D Architecture	Hana Kleiner & Cedric T S Issac
Jeffrey Howard Associates	Broadwalk Centre

## Appendix B- Webinar Invitation



### **An invitation to a webinar about the future of Edgware Town Centre**

Barnet Council and Harrow Council are preparing a Supplementary Planning Document (SPD) for Edgware Town Centre. This presents opportunities to re-vitalise the town centre, with improved leisure, cultural and community activities, alongside an improved public realm and retail experience, as well as new housing. The SPD will aim to ensure that future development and change is planned and implemented with maximum benefits realised.

The SPD will be subject to statutory public consultation later in the year. Prior to this we would like to **invite you to attend a webinar to inform the development of the SPD and the future consultation.**

Due to Covid-19 and the social distancing measures in place currently, we are holding the event on-line. The webinar will begin with a presentation about the SPD and emerging proposals for the future of Edgware Town Centre, followed by a question and answer session.

**This is an important opportunity for you to get involved and help shape the future of Edgware Town Centre.**

The webinar details are as follows:

**Date:** Monday 13<sup>th</sup> July 2020

**Time:** 6pm to 7pm

**Login/sign-up details:**

We appreciate that not everyone will be able to participate on-line or on this occasion. Further consultation opportunities, both on-line and off-line, will be available throughout the consultation process.

If you have any questions about the webinar or development of the SPD, please contact in the first instance Public Perspectives, the independent consultation organisation helping manage the consultation, at: [edgware@publicperspectives.co.uk](mailto:edgware@publicperspectives.co.uk) or on 0800 533 5386.

Please feel free to share this invite with other colleagues, residents or organisations that may be interested in participating.

We would like to take this opportunity to thank you in advance for your participation.

Mark Yeadon

Director, Public Perspectives Ltd

On behalf of Barnet Council and Harrow Council