LONDON BOROUGH OF HARROW

Place Directorate
Chief Planning Officer – Viv Evans

Planning and Building Control
London Borough of Barnet
2 Bristol Avenue
Colindale
NW9 4EW

1st of October 2024

Our ref: PL/2127/24
Your ref: 24/2686/OUT

Dear [redacted],

Site: Broadwalk Shopping Centre And Associated Surface Level Car Park, Edgware Bus Station, Edgware Bus Garage And Redhill Medical Centre And Deans Brook Nature Reserve (also known as the Edgware Town Centre redevelopment).

Proposal: Comprehensive, phased mixed-use redevelopment of the site comprising of residential (C2, C3, and Sui Generis) and a range of town centre uses, flexible commercial business and service, hotel, learning and non-residential (Use Classes E/C1/ F1/ Sui Generis), within a range of tall buildings, together with a new transport interchange, basement bus depot, public realm, car and bicycle parking, public open space, hard and soft landscaping and other associated works. (OUTLINE APPLICATION with full details in respect of access for phases 1, 3 and (in part) 2 and (in respect of part of phase 1) landscaping).

- New buildings including tall buildings up to 29 storeys
- 3,365 new homes (Use Class C3)
- 463 student or co-living units (Sui Generis)

in addition to a new transport interchange commercial, hotel, learning and non-residential uses, streets, open space, landscaping and public realm including improvements and public access to the Deans Brook Nature Reserve

Response:
This letter outlines the corporate stance of the London Borough of Harrow pertaining to the redevelopment (see proposal) within the Edgware Town Centre. The development was debated at the LB Harrow planning committee on the 25th of September 2024 by Members.

Officers hold strong concerns relating to the following materials matters and currently officers are unclear how the development shall mitigate the impacts either via on site services and/or financial contributions payable to the LB of Harrow to assign and provide resources to services the increase in the population and subsequent service requirements.

- Transport
- Education
- Health impacts
- Leisure and open space impacts

In addition to officers concerns forementioned, members considered the following matters to meet the threshold for objections.

- Views from Stanmore towards the site
- Gross overdevelopment with the forecast growth of 10,000 people, considered akin to a new electoral ward.
- The need and demand for future services (GP surgeries for example) and wider infrastructure impacts
- Heritage concerns to the outward views and setting impacts from Canons Park Estate and Edgware High Street Conservation areas
- Impacts upon the Chandos Park flooding alleviation scheme.

In addition to the above, reference was made to the recent GLA stage 1 negative response to the suitability of the replacement Bus station.

I trust that the attached report and addendum are helpful and are considered during the developments assessment. The London Borough of Harrow would reaffirm its significant and strong objection to the scheme in its current form and view the impacts to have long lasting impact on the eastern wards and northern wards.

Please take the committee report, addendum report and additional comments in this letter (listed above) as the Local Planning Authorities formal stance and position on the proposed development. For the avoidance of doubt the LB Harrow **strongly objects** to the proposed development.

Yours sincerely

[redacted] MRTPI

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