



**NEW BARNET COMMUNITY ASSOCIATION
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15th August 2008

Tom McGarry
Property Communications Manager Retail Development
ASDA Stores Ltd
Southbank
Great Wilson Street
Leeds
LS11 5AD

Dear Mr McGarry,

Proposed New ASDA Supermarket on old gas works site New Barnet

I am writing further to our recent meeting and telephone conversation about your company's proposals for our area.

As you are aware the association has grave concerns about the impact the traffic from the new JCOSS school will have on the area and even great concerns about the overbearing community wrecking excessive proposals from Tesco. For the purposes of this letter we have disregarded both these other schemes and have listed below in bullet point format the issues arising from your proposals that are of concern to the local Community. None of them should be a surprise to you as they have been covered in various parts of our website but are included here on a more formal basis:-

- 1). No justification for a 40,000 sq ft supermarket 200 yards away from Sainsburys
- 2). Threat to existing businesses in the New and East Barnet area
- 3). Increased traffic 900+ cars plus lorries.
- 4). Impact of traffic on the local network of roads which gridlock now every time there is a vehicle breakdown or road works as well as at peak times. The problem is wider than just the Victoria Road/East Barnet Road roundabout.
- 5). Negative impact on air quality and on quality of life in the community

- 6). 24 hour trading anti social and unnecessary
- 7). 200 flats mainly one or two bed not wanted in area. (too many unsold or not let on normal tenancies already) only suitable for absentee buy to let landlords. The area needs more three, four plus bedroom family houses. Blocks of two bed flats in the area built over the past five years are already becoming run down and at risk of heading towards slum status
- 8). Insufficient car parking for the number of flats
- 9). Inadequate infrastructure in area, sewers, water supply, electricity supply, doctors, dentists, schools. etc
- 10). The height, mass and form of the proposed buildings are out of keeping with the Victorian low rise suburban neighbourhood. This is not an inner city urban site. We do not need the slums of tomorrow built in New Barnet as has happened elsewhere in the Borough in the 60s and 70s
- 11). Limited community facilities eg possible police Safer Neighbourhood Team base only
- 12). No community benefits - youth activities, sports, recreational, arts. drama, music, park enhancements.
- 13). Inadequate arrangements for the tunnel under the railway line and link with the park
- 14). No indication where any Section 106 money will be spent
- 15). No proposals to enhance the existing shopping streets
- 16). Concerns about the decontamination works polluting Pymmes Brook and not being done to a sufficiently high standard thus exposing future generations to risk.

I look forward to discussing these points with you early in September.

Yours sincerely,

David Howard
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