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TESCO'S SCOPING REPORT ON NEW BARNET DEVELOPMENT 'RIDDLED WITH ERRORS', SAYS NBCA

- Document found wholly inadequate, error strewn and indicating supermarket group are hoping to push Barnet council into agreeing to their proposals with disregard for community and environment -

The New Barnet Community Association (NBCA) has examined an Environmental Strategy Scoping opinion paper submitted by Tesco to Barnet Council, which seeks approval to limit further studies on many aspects of the proposed development.

After fully digesting the contents of the 80-page report, NBCA expresses great concern at the number of errors, omissions and interpretations that are contained in the document.

“The document is riddled with errors, wholly inadequate and indicates that Tesco are hoping to push the council into agreeing to their proposals with a cavalier disregard for both the community and the environment,” says David Howard, spokesman for the New Barnet Community Association.

There is a proposal for 585 car parking spaces to use Victoria Road, yet in one place the report makes reference to 5% additional traffic and in another paragraph to 10% more traffic - although both are below realistic projections.

“No reference is made to the additional traffic from the JCOSS school opening at the same time as the proposed store,” notes Mr Howard.

“The same road is referred to as a busy road but then compares it on similar terms to the main A route East Barnet Road and later states that Victoria Road is a low trafficked road.”

NBCA found that the document has “little or no proposals” to consider main areas of concern to the community. “There is no proposal to consider if one - let alone two - more supermarkets are needed,” Howard noted.

“The housing proposals are designed for absentee landlords on a buy to let basis instead of providing homes for local people,” he adds. “And, the loss of the existing businesses is not addressed – including loss of post office, NHS dentist, garage and filling station, village pub, newsagents, food shops and many others.”

The height of the buildings is also distorted and minimized by saying that none of the proposed site is twice the height of existing buildings. The fact is that the proposed

buildings are 6 to 8 stories high, while the existing ones are 1-2-3 stories high and one small 4 story building.

Other Errors:

* The paper only acknowledges the one road junction at Victoria Road/East Barnet road as a problem and ignores all the adjoining and subsequent junctions

* The existing properties are variously described as in a state of disrepair in one place and then as a relatively high quality built environment with areas of special character and a village like feel. The only two derelict buildings have been owned by Tesco for some years.

* Mulbery Close is not mentioned once. The loss of attractive family houses with gardens is overlooked.

* Apparently, to the west of the proposed site lies the New Barnet railway station. Sainsbury's and the other office and retail properties don't exist, yet later in the document they are referred to in another context.

* It is assumed that New Barnet is an urban setting not a suburban area. Yet elsewhere it describes the area as having a village like feel.

* Reference is made to an industrial quarter in new Barnet, which comprises two works both bought out by Tesco and in the context of the area do not merit the title industrial area.

CONTACTS

David Howard

Spokesman for New Barnet Resident's Association (NBCA)

Mob: 07 958 509 787

Email david@dhpsltd.co.uk

Tel: 020 8440 2008

NOTE TO EDITOR

'Save New Barnet' Campaign

c/o The Community Centre, 48/50 Victoria Road, New Barnet, EN4 9PF

www.newbarnet.org.uk

- say **NO** to destruction of the heart of New Barnet
- say **NO** to traffic gridlock, noise and pollution
- say **NO** to squeezing out independent shops and businesses
- say **NO** to a characterless 'Tescoville' or 'Asda Anytown'

***** SAY YES TO A NEW VISION FOR NEW BARNET *****