

Success stories extracted from **TESCOPOLY** website

Some of the Tesco applications refused in 2009 on the valid planning grounds of traffic problems and impact on Town Centre shops

Banbridge, N Ireland - the Environment Minister announced that he supported the Planning Appeals Commission ruling that the store should be turned down as it would have potential ruinous impact on Banbridge town centre.

Honiton, Devon - Planning Inspector dismisses Tesco's appeal, ruling that a new larger store to replace the existing store would destroy town centre shops. Parking and loss of industrial land for employment were also grounds for dismissing the appeal.

Alton, Hampshire - East Hampshire District Councillors rejected Tesco's application for a 3,500sq m store on the edge of Alton, Councillors turned down the application on the grounds that the development would create traffic problems and draw people away from shopping in Alton Town Centre.

Port Talbot, Wales - planning committee refused Tesco's application. The Council report said "the proposed site of the larger supermarket was away from the town centre, with "poor" pedestrian links and one of the "most significant impacts" would be a reduction in shoppers on foot. This would have a significant effect on the trading character of the town centre, which would result in a detrimental impact upon its vitality and viability".

Bridlington, East Riding - the planning inspector refused an appeal by Esso for a Tesco Express store saying the plans would increase traffic at the site and that "given the scale of the store and its predicted turnover, the entire High Street trade in convenience goods would be in jeopardy."

Harefield, Hillingdon Hillingdon Council turned down plans for a Tesco Express store at the Kings Arms site for a second time. Hillingdon Council turned down the plans on traffic and access issues.

Some recent Tesco applications refused on the valid planning grounds of impact on heritage, environment and people

Castle Douglas, Dumfries and Galloway - the appeal reporter dismissed the appeal and refused planning permission due to the negative impact the filling station would have on the landscape.

Croydon - January 2010 - Croydon Council turned down an application to demolish The Beehive Pub and replace it with a store. Planning officers ruled that the development would have resulted in an overdevelopment of the site which would have affected the character of the area.

Ilkley, Yorkshire - Keighley Area planning panel unanimously rejected the plans for a Tesco supermarket on the grounds of the inappropriate design and materials, and impact on residents' amenity.

Middlewich, Cheshire - Cheshire East Council's strategic planning committee formally rejected Tesco's plans, ruling that the proposal would have an 'unacceptable impact' on the Middlewich conservation area and that it would adversely affect the habitat of bats. They also had reservations about the size and design.

Sunninghill, Berkshire - the Planning Inspectorate rejected Tesco's appeal saying "the living conditions of homeowners living near the proposed School Road scheme would suffer if it went ahead and there were traffic issues to be considered".

Newcastle - Newcastle City Council's Development Control Committee rejected the application which they considered to be fundamentally flawed and ill thought out in terms of timing, size and design. Councillors agreed that it would negatively impact on the local environment, the heritage and character of the area, residents, shops and business in Newcastle's West End.

Hull - planning committee councillors voted overwhelmingly against Tesco's proposals to redevelop its largest store in Hull. It had wanted to demolish the existing building and replace it with a new first-floor store similar in size to the Tesco Extra at the St Stephen's centre, with car parking below.