



Sir Terry Leahy
Chief Executive Tesco PLC
New Tesco House
Delamare Road
Cheshunt
Hertfordshire
England EN8 9SL

The Council House
College Green
Bristol
BS1 5TR

30 July 2009

CS/MB/SB/SJJ

Dear Sir Terry,

Proposed Tesco Extra Store – Ashton Gate, Southville, South Bristol

We are writing as three City Councillors for the Southville and Bedminster Wards in connection with the expected application for a Tesco Extra store on the Ashton Gate site. None of us will be on the relevant Development Control Committee, which will decide on any forthcoming application.

We are supportive of measures which truly help to regenerate our area, and wider South Bristol, and which create work and other opportunities for our residents.

Bristol has a growing reputation as a city that welcomes inward investment and this is something we support.

Ashton Gate is an iconic site in South Bristol and deserves a truly special and innovative proposal. The site has been home to Bristol City Football Club for over a century and is a landmark for South Bristol and beyond.

(cont'd)

Labour Members' Services

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Website
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As an aspirant Green Capital (and as sole UK short listed City in the recent EU competition to become European Green Capital), Bristol expects developers and investors to come forward with leading edge design and sustainability criteria. We have several Tesco Extra stores in the City and we understand the format; the standard template for such a store would, in our view, not be appropriate for Ashton Gate.

Southville and Bedminster have a number of neighbourhood shopping facilities, which support a wide catchment. There is a balance between independent businesses and national brands. This balance has served our community well (and already includes two Tesco Express stores) but the scale and product depth of an Extra format store runs the risk of weakening this range of local provision, both food and non-food.

A national retail organisation has this week highlighted the pressures faced by high streets. The British Retail Consortium predicts that 15% of high street shops will be empty by the end of 2009 – local neighbourhood centres are feeling intense pressure and high vacancy rates encourage a downward spiral as customers go elsewhere, if they can.

As with most retail applications of this scale, there are concerns about traffic pressures (both delivery and shopper) on an already congested highway and local road network. Bristol already has a major part of the City designated as an Air Quality Management Area (AQMA) and there are real concerns that congestion and air pollution pressures will grow if an Extra store is built given the scale of parking offered and the destination nature of such a store.

To date, the pre-application engagement with the community can be characterised as weak and incomplete. This is bound to increase suspicions and concerns.

At a time of a national housing shortage, we find it bizarre that the application (based on information made publicly available before submission) is unlikely to include any residential component – this is a missed opportunity and one that undermines any notion of sustainability on such a large site within an existing mixed residential, commercial and leisure area. We ask that your application should include a mix of affordable and other tenure residential space.

We recognise that major retail applications tend to be unpopular and give rise to concerns by residents and businesses. Our view is that the scale and format envisaged for this key historic site is inappropriate and justifies the concerns expressed. We wait to see the detail of the application as submitted to the Council and hope that our comments and concerns, and those of our constituents, will be addressed.

(cont'd)

L a b o u r M e m b e r s ' S e r v i c e s

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We look forward to hearing from you.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Sean Beynon', with a long horizontal flourish extending to the right.

Sean Beynon
Labour Councillor for Southville

A handwritten signature in black ink, appearing to read 'Mark Bradshaw', with a horizontal flourish underneath.

Mark Bradshaw
Labour Co-op Councillor for Bedminster

A handwritten signature in black ink, appearing to read 'Colin Smith', with a horizontal flourish underneath.

Colin Smith
Labour Councillor for Bedminster

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