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28th August 2009

Dear Constituent,

TESCO Redevelopment

I thought I would let you know that the Planning Application for the proposed Tesco redevelopment on Roundhay Road was deferred yesterday by the Plans Panel East for 'further public consultation'.

Leeds City Council's Planning Officers recommended approval of the plans, which will see the existing store double in size with a petrol station added. But thankfully, Members of the Planning Panel were heavily critical of the recommendation and were not convinced either by the quality and depth of the public consultation, or the assessment of the effect the development would have on local roads. Roundhay Road, as residents know, can become very congested. This problem will be hugely increased if the development goes ahead.

Members also asked for further and more detailed information on the economic impact and sustainability of the Oakwood District Centre as they were concerned that the area may be badly damaged by the expansion of the Tesco store.

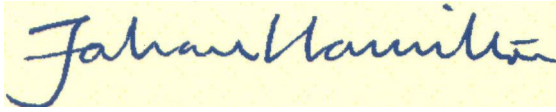
As you know, I have consistently opposed this development because of my concerns about the impact it will have on Oakwood and the lower part of Roundhay Road. I have never been convinced that the claim by Tesco to create new jobs would not be at the expense of existing jobs both at Homebase which will close, or in the rest of the area. In addition, the proposed petrol station will certainly have a negative impact upon the existing BP petrol station just a few yards from Tesco's and could lead to the closure of this business. The increased volume of traffic visiting the new store will surely cause further congestion and pollution in this neighbourhood.

I hope that now the application has been deferred, residents will have the chance for a proper and meaningful consultation. At a previous public meeting chaired by Councillor Lobley, residents were told that they may not make statements or comments but could only ask questions. Plans Panel Members felt that this was not proper consultation and was one of the reasons for the deferral. I hope also that local Ward Councillors will come off the fence and support local residents by opposing this application. Councillor Matthew Lobley told the planning department that he had no overall objection to the new store in principle but that he had some concerns about its design.

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I also hope that the unexpected decision by the Plans Panel will give everyone who opposes this damaging scheme the chance to defeat it and protect our local environment, economy and jobs. If you are opposed to the development, please join the campaign to stop it which I will be backing fully. find out more by going to the web site www.haveoursay.co.uk

Yours sincerely.

A handwritten signature in blue ink on a yellow rectangular background. The signature reads "Fabian Hamilton" in a cursive script.

Fabian Hamilton
Labour Member of Parliament for Leeds North East