

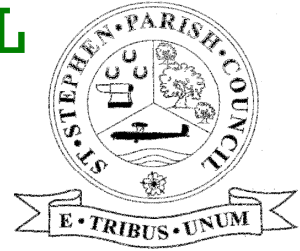
ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

CLERK TO THE COUNCIL : MRS JULIET PIENAAR
THE PARISH CENTRE STATION ROAD BRICKET WOOD
ST ALBANS HERTS AL2 3PJ

Tel: 01923 681443 Fax: 01923 681338

Email: Clerk@ststephenparishcouncil.gov.uk Web: ststephenparishcouncil.gov.uk



Kate Phillips Planning Officer
St Albans District Council
St Peters Street
St Albans
Herts AL1 3JE

8 January 2015

Dear Ms Phillips

Application No: 5/2014/3155 - Land adjacent to the Three Hammer Public House, Watford Road, Chiswell Green - proposed development of Sainsbury Local convenience store

St Stephen Parish Council wish to make the following additional comments in support of refusal of this application.

Decisions made by the Planning Inspectorate/Secretary of State against supermarkets

Todmorden, Yorkshire, November 2012

The Planning Inspectorate found against ASDA's Appeal to build a fourth supermarket in the small Pennine town of Todmorden. This was based on the finding that "the proposal would have a significant adverse impact on the vitality and viability of Todmorden Town Centre....."

St Stephen Parish Council considers that the development of a Sainsbury Local in the heart of Chiswell Green will have a significant adverse impact on the existing, established shops and may ultimately lead to the closure of the post office.

Barnoldswick, Lancashire, November 2012

An Appeal by Tesco for a supermarket was dismissed. The Appeal Inspector stated: "Given the important current role of the Co op as an anchor for the town centre and my views on the likely cumulative effects of two large format stores and consequent reduction in footfall, on balance, I consider there is a strong probability of a substantial impact on the vitality and viability of the town centre".

Saffron Walden, Essex, May 2012

The Planning Inspector dismissed an appeal by Sainsbury's saying that the new store would have "significant adverse impacts" for the town.

We ask that the Planning Officer considers the Appeal case history regarding the location of such stores and **REFUSES** this application.

Yours sincerely

Carol Hardy

Carol Hardy Deputy Clerk