



WAITROSE LETTERS

Effects on Viceroy Close

To the Editor:

As a resident of Viceroy Close, a major concern to me regarding the proposed Waitrose development is the impact on the Budgens and Iceland supermarkets.

If the development goes ahead, it will provide stiff competition for both stores, and their future must be a matter of concern, not just to their owners, employees and customers, but also to the residents of Viceroy Close and adjacent roads.

As readers of *THE ARCHER* will know, Budgens' car park is the subject of two outstanding planning applications, both proposing to build a flat block over this land. These applications first emerged two years ago and have been a blight on the future of the area ever since - there is no resolution to them in sight, either way. Few if any of the local people affected have a good word to say about them and many have objected, formally.

If the proposed Waitrose superstore leads to the closure of one or both of the supermarkets in Viceroy Parade, the impact on the area will be enormous and quite unpredictable, except that it will remove at least one good reason for rejecting the proposed flat block development. Should this development now become acceptable to the planners and go ahead, it will be for the wrong reasons.

The effect of the Waitrose development on the other shops in the High Road will not necessarily be beneficial; **unless** something is done about the availability of parking - Waitrose car park would not be a solution, it is too far south. If the council is serious about developing the East Finchley High Road as a shopping centre, it should take over Budgens' car park and run it as a properly managed car park.

John Dearing
Address Supplied

The Future Of East Finchley High Road

East Finchley has a thriving local high road which is under threat from the Tesco Express proposal to the north and now the proposed Waitrose.

East Finchley High Road has a Budgens supermarket and a wide

variety of local shops including chemists, fishmonger and greengrocers. Allowing the development of a major superstore would put many of these shops out of business. If Budgens were to close, which is highly probable, the unit would be likely to remain void as no other retailer would want a unit of that size. The High Road is an important focus of the local community.

It would be a travesty to allow the demolition of part of the parade of shops (including the flats above) and develop an enormous supermarket which will create traffic chaos and pollution.

It would also be an appalling planning decision to allow a supermarket to be built by a public park and in an already congested area.

The area is very well served by a variety of supermarkets:

North Finchley:

Waitrose,
J Sainsbury

Central Finchley:

Tesco

Friern Barnet:

Tesco

Muswell Hill:

Marks and Spencer,
J Sainsbury

Temple Fortune:

Marks and Spencer,
Waitrose

Golders Green:

J Sainsbury

All these are accessible by public transport. A new supermarket will not generate new consumer spend but is an exercise in shifting it from one store to another, destroying a local high street and creating pollution in the process.

Barnet Council cannot allow this development to go ahead.

With best wishes,
Judith Salomon
Long Lane, N2

Library Misgivings

Dear Editor,
When I first heard the rumours regarding the Waitrose supermarket I thought great, it is about time we had a decent supermarket. We are very lucky with the fresh fish shop and greengrocers but we need somewhere to purchase the large (dry) items.

However, not at the expense of the library. I do appreciate that it is proposed that the library will

just move. I for one cannot see the reason why this should happen. The building it is in at the present time is a beautiful period building which I think will just be replaced by a faceless block of expensive flats.

Has a feasibility study been done to assess how much it would cost to improve it for the disabled, also for the new computer facilities? This proposal will shift the whole balance of the village, placing the major facilities at the south end, just metres away from the borough boundary. What will happen to the shops that are now north of the centre? Their trade will probably drop off as people use the car to get to the south of the village.

I was also incensed when I read Ms Little's comments stating it would mean a 10 minute walk, for an adult maybe but most certainly not for a group of small children. I would hate to think how long it would take the poor teachers to assist the children across all the roads, especially East End Road. No mention was made of the children from Holy Trinity - is it assumed they do not use the library? Also what about the parents who visit the library as they pick up the children from school?

Once again these faceless planners and Menomonee are at it again. We should really not let them spoil our environment, after all it is us who live in it.

What the whole issue needs is a public meeting with all appropriate parties present, where they can explain fully their intentions.

Yours,
Helen Day
Address Supplied

Dr Rudi Vis MP replies:



MP Rudi Vis by Erini Rodis

Ref: Proposed development of Waitrose - East Finchley

Thank you for your letter of 15 November 2002, which I have read with great care.

I am in agreement with many of the issues that you have raised and, were we still to have a Labour/Liberal Democrat local authority, I would have had some influence with our Councillors.

I do not know whether you are aware that the land owned by the council, at present used by Social Services, has been identified for disposal and Waitrose, I believe, have been looking for a site in this vicinity. They have presumably identified a market and would be interested in any site close to the A1.

No planning application has been received, but I know that your local councillors are insisting on a wide and detailed consultation on all aspects of any proposals that may be forthcoming. They wish to gauge opinion across the whole East Finchley area.

The site could possibly be developed for housing, which is likely to be quite dense. Any application will require detailed consultation and improvements to the road layout in this part of East Finchley to ensure there is little if no impact on residential roads.

I will endeavour to keep you informed on developments.
Yours sincerely
Rudi Vis

The East Finchley

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