



NO MILL ROAD TESCO

Campaign Update

March 2009

Tesco withdraw their second appeal

Tesco has withdrawn their appeal against the Council's decision to refuse planning permission for an air conditioning and refrigeration unit. The only likely reason for this is that they thought they were going to lose the appeal. This was their second appeal – they lost the first one.

Tesco has apparently said that they want to try to open without planning permission and have met with the planning department at Cambridge City Council to discuss this. The No Mill Road Tesco Campaign will be keeping a close eye on these talks, and will keep local residents informed of developments and any new planning applications from Tesco.

As we understand it, it is very unlikely that Tesco will be able to open without obtaining planning permission for air conditioning units. Of course, if this were possible, they could have opened a store on the site any time in the last year, but they have not done so.

If Tesco can somehow find a way to install an air conditioning unit without changing the exterior of the building, and therefore without the need for planning permission, several major stumbling blocks still remain.

Tesco still can't deliver

There is still no way Tesco can legally service the store, without resorting to smaller, transit vans – something they told the government-appointed planning inspector that they could not do. Unlike other sites on Mill Road, there is a planning condition that prevents on-street deliveries to the site. This means that Tesco cannot deliver on Mill Road. The planning inspector also judged that on-street deliveries would be too dangerous to allow.

We understand that Tesco has attempted to re-start discussions with the Highway Authority about making the end of Sedgwick Street two-way, so that they could deliver to the back of the site using lorries.



The Highway Authority has made it clear to Tesco on several occasions that they are not in the business of changing road layouts simply for the benefit of private organisations. We are certain these efforts from Tesco will be unsuccessful.

Little chance of an alcohol license

The other major problem for Tesco is that because of the Cumulative Impact Zone on Mill Road, it is very unlikely that they would be granted an alcohol license. Without being able to sell alcohol, it is unlikely a Tesco store of this size would be profitable.

In fact, it is not clear that a store in the existing building would be viable in the long term in any case. We assume this is why Tesco told the planning inspector that if they opened a smaller store they would then seek permission for the extension again.

The No Mill Road Tesco Campaign will keep local residents informed of any future events. If you would like to join our email list, contact us via our website, www.nomillroadtesco.org.uk.