

*Keep Cuffley Rural
Community first*



83%

NO DEMOCRACY

Or so it would seem, with such overwhelming resident support against the Tesco proposal, the unbelievable happened, the planning committee agreed to each one of the four Tesco applications.

So the big question, what next ?

WACKETT & Sons NEWSAGENTS Tel. 01707 872721

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Committee Plans

As the committee was formed primarily to fight the Tesco planning application, the planning meeting decision to enable Tesco to move into the village effectively removed its primary goal. There were a number of initiatives

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www.keepcuffleyrural.co.uk

Thank you

Now that Keep Cuffley Rural [KCR] has been absorbed into the Northaw and Cuffley Residents Association [NCRA], the KCR committee would like to place on record our thanks for the efforts many residents made in support of our campaign by either donating much needed money or time or both and for the continual vocal support we received. **Particular thanks go to;**

Our Chairman John Stredwick, who has now stood down, for his tireless efforts keeping the campaign on track NCRA without whose help in calling the Residents meeting on 18 May KCR would not have existed.

Charles Walker our local Conservative MP for lending his substantial support to the campaign

The Wackett family for allowing their shop to be the village focus for the campaign and the use of their shop window enabling KCR to keep in touch with residents

THE FATE OF CUFFLEY – DO YOU CARE?

Fact: The Harvester is no more. Cuffley, contrary to the wishes of the vast majority of its residents, is to have a Tesco Express.

Fact: Northaw & Cuffley Parish Council has identified at least five local family run shops to be at risk as a result of the arrival of the new store.

Fact: During the year to May 2005, 2,157 independent retailers were lost, nationwide, due largely to the expansion of the multi-nationals within their traditional areas of business. This figure was double that of the previous year.*

Fact: Closer to home, Tesco states that, despite these figures, the opening of a Tesco Express in Cuffley will, in fact, strengthen the vitality and viability of the village.

Question:

Can Cuffley prove to be the exception to the fate experienced by countless other communities?

Fact: Your support of the existing shops is essential if you wish to preserve the continuing vitality of our village, with a selection of shops which provide a knowledgeable, friendly service rather than the frequent apathy experienced at supermarket check outs.

Question:

You may be able to buy goods

slightly cheaper elsewhere, but what is the true saving after taking account of your time, the cost of travel and the wear and tear on you and your car?

Fact: The alternative could be a Station Road of closed and boarded up shops, reflecting a village with no heart, no sense of community and thus only a shadow of its former self. The impact on property prices in a place with its centre ripped out could render any small price savings insignificant by comparison.

Question:

HOW IMPORTANT, THEREFORE, IS THE CONTINUED HEALTH OF OUR VILLAGE TO YOU?

* Data provided by the Institute of Grocery Distribution

Committee Plans

continued

under discussion, principally designed to support local and family businesses by encouraging residents to shop locally. It was therefore agreed that the Northaw and Cuffley Resident's Association is the best placed organisation to continue this work, so from the meeting of the 6th September, Keep Cuffley Rural committee members who wished to continue this 'fight' were co-opted onto the Resident's Association. All fighting funds will be transferred to this body.

Cuffley Post Office

Tel. 01707 872001

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- Quality Hallmark cards for all ages and occasions
- Gifts with a difference
- Stationery

At reasonable prices.

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Come and see our Giant Bear [Worth £400] which will be raffled on 6 October 2007 at 1pm.

KCR

Achievements

KCR was formed to challenge the overpowering financial muscle and influence of Tesco by preventing them from establishing a Tesco Express outlet in our village. That we failed to do so was not due to any lack of effort or resolve by its committee. We faced an uphill battle fighting Tesco's planning applications as the development was regarded as "General Permitted Development" under which our powers to object were extremely limited. Recently proposed legislation, if approved in Parliament will provide the public with even less of a say on such issues in future. This is a subject our MP feels strongly about and he is trying to ensure in future public opinion has greater impact on planning decisions than at present.

SALEPICK LIMITED

PHARMACY

26 Station Road, Cuffley, Herts, EN6 4HT Telephone and Fax. 01707 872427

We have been in Cuffley for 28 years supporting the local community with all their Pharmaceutical needs.

In association with other existing village shops we look forward to the continued support of local residents.



KCR assisted by NCRA put up the best fight we could against impossible odds and despite the outcome the committee are proud of its achievements, some of which are listed below:

- *Holding a successful ballot of residents*
- *Establishing a website to keep in touch with residents*
- *Commissioning our own traffic survey to prove Tesco figures were rubbish*
- *Successfully forcing Tesco to submit a revised traffic survey*
- Local and national press coverage of our campaign - we even received considerable coverage from as far away as Los Angeles, courtesy of the LA Times

- Enlisting the assistance of a professionally qualified planning consultant with specialist Supermarket experience to guide the KCR committee on planning issues
- Enlisting support and assistance from our local MP Charles Walker who even mentioned Cuffley in a speech he gave on the floor of Parliament
- Production of regular newsletters
- Production of KCR's 10 page and NCRA'S excellent 6 page Planning submissions objecting to the 4 Tesco planning applications
- Attending the Planning Control Committee meeting on 2 August to put forward our objections in person
- Working with the Cuffley Co-op to find an amicable solution to the delivery vehicle problem and providing valuable local resident feed-back to assist the ongoing introduction of in- store improvements.

The Reality:

A but modest increase in your support for our shops could make all the difference between the life and death of Cuffley as we know it. —If you don't, they will be lost forever.

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The Campaign Continues

Traffic Regulation Order

Whilst Tesco received approval for all 4 Planning applications they still need to apply for a variation to the Traffic Regulation Order [TRO] for alterations to the parking provision within the lay-by on Station Road to form the new Tesco car park entrance/exit. KCR have checked with Hertfordshire Highways to establish what if any democratic process exists for residents to have their say on

this issue given that it will involve the loss of public land and reduce the existing parking amenity.

We have been informed that TRO's are governed by legislation that requires informal and statutory consultation and there is an objection period of 21 days after the press notice has appeared in local papers. The Highway Authority must consider all objections before making such orders.

The Planning Department said in their report to the Planning Control Committee that Tesco should apply for a variation to the TRO before proceeding with the proposed development. The Hertfordshire Highways Authority [HHA] confirmed receipt of Tesco's application on 3 September 2007 applying for the variation of the TRO and they expect to undertake a site inspection in the near future to determine the suitability of the proposed change. HHA confirm that the press notice will appear in due course in the Welwyn & Hatfield Times providing details of the proposed variation to the TRO. They have also agreed to notify NCRA at the time the notice is about to appear enabling us to ensure interested parties have their say. We have been advised that the TRO application process normally takes about 13 weeks to complete.

Encouragement to use existing shops

*A Campaign to encourage residents to use the **existing** local shops is in progress. The first step toward this goal is the publication of this newsletter, the cost of which is being financed by the shops advertising in this issue. The good work will continue under the NCRA banner.*

***Rococo**
Hairdressing
34 Station Road, Cuffley,
EN6 4HE
Tel: 01707 877773*

Salon director Melanie Beanland has been a Cuffley resident for 8 years, fulfilling her ambition of opening a salon in 2004.

Supported by a team of Stylists the salon has proven a success offering a wide range of hair, make-up and nail services complemented by the professional friendly, customer service.

We wish to take this opportunity to thank our customers for their continued support.



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The Parish Council

It would be nice to report that KCR received the support of our Parish Council but unfortunately this was not the case.

The Parish Council has on countless occasions been unhelpful over the Tesco issue. They have showed a strong bias in favour of Tesco Express opening in Cuffley in spite of being fully aware that it will put at risk five independently run village stores identified by their own report. Residents may recall this to be in complete variance with their own manifesto published for the May Council Elections in which they pledged to pursue a policy that would protect the village shops, and thus the vitality of Cuffley village. Their policy is exemplified by the examples below:

They frustrated all attempts to hold a public meeting to establish residents views

about the Tesco proposal. They refused to agree to hold a ballot saying they could see no point in doing so

They would not pay or make any contribution towards the cost of an independent traffic survey even though they knew Tesco's was significantly flawed. KCR evoked an apology from the Chairperson of the Parish Council at their meeting on 17 July for not having read the report to which they made such an inadequate submission to Welwyn Hatfield Planning Department.

The adoption of a confrontational approach to our attempts to find a solution to the Co-op delivery vehicle problem. You can

judge for yourself; if you visit Wacketts shop window you will find all the correspondence on display. After reading the letters do feel free to spend some money in Wacketts shop to demonstrate your support for the work all the family has done during the campaign!

KCR are at a loss to understand why our elected representatives on the Parish Council preferred to renege on their own pledges and betray the overwhelming wishes of residents on the Tesco issue. You may wish to express your disapproval when the Councillors next stand for election.

*If you are one of the substantial majority who voted "No" to Tesco in the recent ballot then perhaps you can do your bit for democracy by showing Tesco they are not wanted in Cuffley by continuing to support the **existing** retailers who have served this community so well over the years.*

Don't let Tesco ruin the face of our village by forcing local shops to close through unfair competition.

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