

We Like Milngavie

Ms Gloria Coates
Tesco Distribution Ltd
Carnegie Road
Livingston, SCT EH54 8QX

29/03/2012

Dear Gloria,

As you may be aware, We Like Milngavie has commissioned an outline design framework for Milngavie town centre from the renowned Glasgow architectural practice of Page\Park, who specialise in urban masterplanning. The framework, entitled 'Milngavie Town Centre: A Vision for the Community', is described in the accompanying report. Firmly based on national and local planning policy, its key features are summarised on pages 28 & 29. The background section following explains why we considered creation of such a framework essential.

On 10 February we presented the report to your agent, Phil Pritchett, and architect, Andrew Perrie at the offices of Page\Park. This provided a welcome opportunity to discuss its implications for your proposals. We sincerely believe the framework provides both for the commercial needs of your company and those of the local community for long-term sustainability.

The framework report has been presented to Councillors, the community councils, residents associations, amenity and heritage groups over a wide area and has received enthusiastic support. We shall next present it to the general public locally.

We are very keen to discuss further with the Tesco team the findings of the report, which could provide the basis of agreement between the community and your company on the future redevelopment of the store. The outcome would be a high quality sustainable place, consistent with the Scottish Government requirements as described in the concluding "Outcome" paragraphs (255 – 257) of the SPP.

We now formally submit this report as part of your Pre-application Consultation and *seek your assurance that it will form part of your final report to the Planning Authority.*

Background

We Like Milngavie has no objection to the redevelopment of your store in Milngavie. We have consistently expressed this view throughout the planning application and appeal processes and during the consultation meetings with you or your agents since the lodging of Tesco's Proposal of Application Notice in April 2011. Our concern is with the potential adverse impact of your specific proposals on the amenity and character of Milngavie and on the viability of our traditional town centre within the pedestrianised Precinct. This concern arises chiefly from the proposed store's location and orientation, turning its back on the Precinct.

This is not just our concern. You will be aware of the similar strong reaction throughout the entire community towards your previous proposal, including not only Milngavie, but also Bearsden and the surrounding villages. All felt that the proposal was completely wrong for Milngavie. It would have resulted in a further dislocation of the town centre, with severe detrimental impacts on its main heritage assets - the Allander Water with its fish ladder and medieval mill.

These concerns are about the form and function of the defined town centre which, as you know, was extended to include the site of your existing store in the 2005 Local Plan. We would have expected that measures would subsequently have been taken to produce a design framework for this greatly enlarged town centre, as was then required by SPP1 and "*Designing Places*" for areas of major change. This would have provided a context for future development which would have served to ensure coherence, quality and efficiency in form and function. Sustainability in the true sense of the word. Unfortunately this did not happen.

We have now attempted to address this through the Page\Park commission.

Yours sincerely

Robin Brown

Cc Phil Pritchett, Andrew Perrie, Thomas Glen.