

Richmond and Twickenham Green Party
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Groceries Market

I apologise for the lateness of this submission, but I hope it is of interest nonetheless. It arises out of a Waitrose planning application (06/0856) which was refused on June 15 in Richmond upon Thames.

[http://cabnet.richmond.gov.uk/Published/C00000224/M00001588/AI00010861/\\$284292UpperRichmondRoadWest.doc.pdf](http://cabnet.richmond.gov.uk/Published/C00000224/M00001588/AI00010861/$284292UpperRichmondRoadWest.doc.pdf)

The issue I would like to raise is to whether (as I contend) a reduction in competition can be considered a material planning issue.

The application was to extend Waitrose and demolish most of the adjacent supermarket (formerly Safeways, but Waitrose owns both buildings) to leave a shop which by Waitrose own admission (following my questioning at a public meeting) would be 'too small for a food shop.' The consequent effect of the scheme is to reduce competition and choice.

I believe that it is not necessarily the case that competition, at the local level, is not a planning matter. I agree increasing competition to existing shops is not material (unless viability of existing shops is threatened) but an application which reduces competition dramatically could well be. Planning Guidance PPS6 mentions competition, and in paragraph 3.22 choice etc which are elements of competition.

Yours sincerely

James Page
Environment Spokesman