

Golden Harp Residents' Survey 2014 - Final Results -

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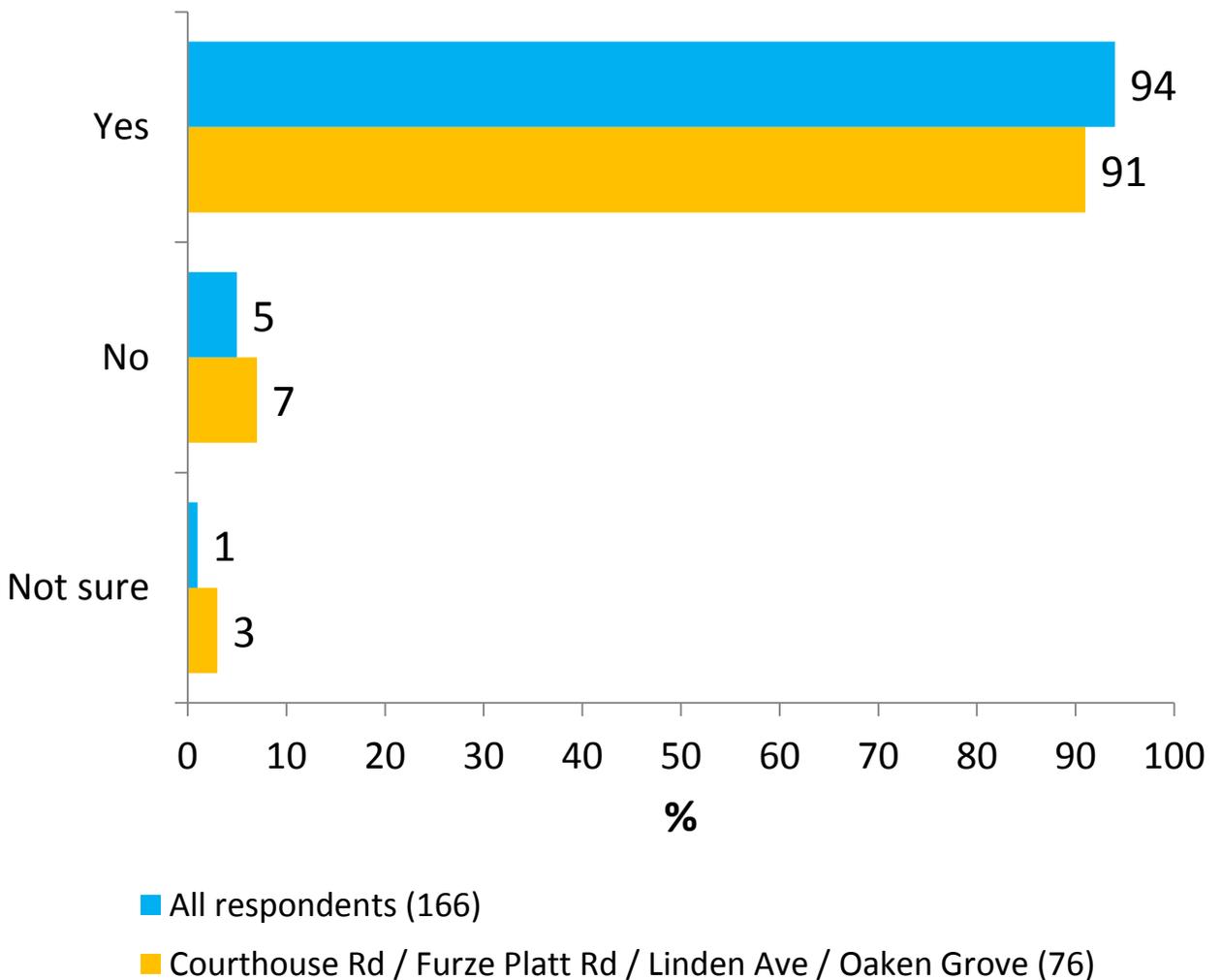
Summary of Results

- The overwhelming majority (94%) of respondents are concerned about increased traffic generated by Tesco Express, the increased risk of accidents, and the safety of schoolchildren
- Opinions are more divided over measures that could be put in place to mitigate these issues, with many respondents unsure of their feelings.
 - Whilst a majority favour traffic calming in Courthouse Rd (57%), 22% are actively against this, with a further 22% unsure. Opinions are slightly more polarised amongst the immediate residents* (59% in favour; 26% against)
 - There is more support (67%) for width restrictions, but still 21% against and 12% unsure. Support for this amongst immediate residents is less, and similar to that for traffic calming (61% in favour; 29% against)
 - Loading restrictions and yellow lines are favoured by the majority of respondents (91%), though fewer immediate residents (86%). Interestingly, whilst 70% of all respondents favour residents' parking permits in this area, there is less desire for this amongst immediate residents (62%). However, many (21% total / 26% immediate) are undecided on this issue
- Residents are extremely concerned about the possible loss of the Best One store and Post Office (95%)
- There is a strong desire for the national planning laws regarding permitted development to be changed – 94% of respondents believe that the change of use from pub to store should be subject to planning control
- Despite Tesco claiming that their store is intended to serve the local community, 79% of respondents say they will be boycotting the store, with only 15% planning to use it
- Just over half (52%) of respondents took the time to make additional comments, the vast majority of whom expressed concern / anger / sadness at the situation. Responses were very varied, and we have grouped them into themes as well as providing the unedited verbatim responses

* Immediate residents = residents of Courthouse Road, Furze Platt Road, Linden Avenue, Oaken Grove

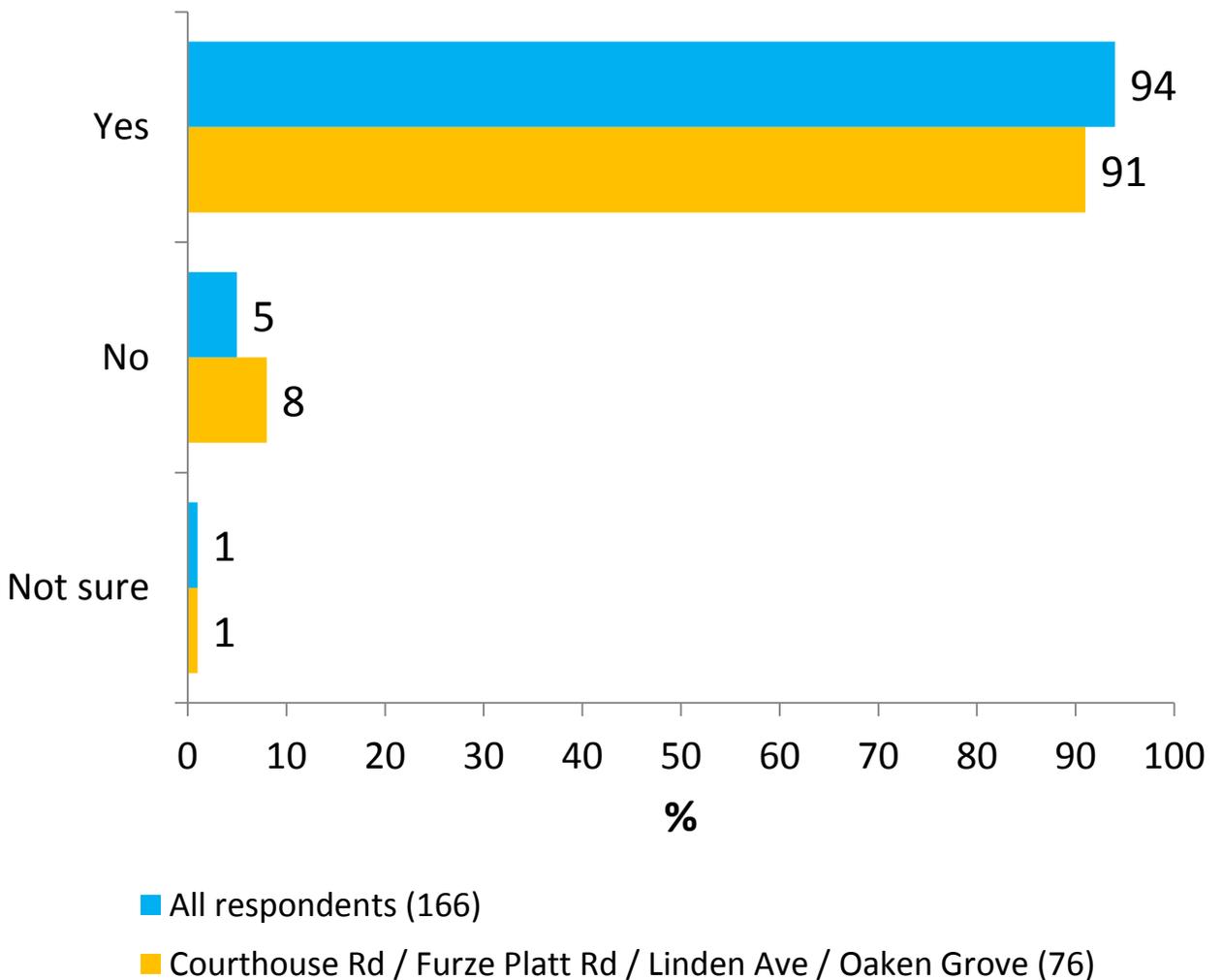
Q1 Increased traffic and risk of accidents

Are you concerned that there will be an increase in traffic and/or the risk of accidents when the Tesco Express opens?



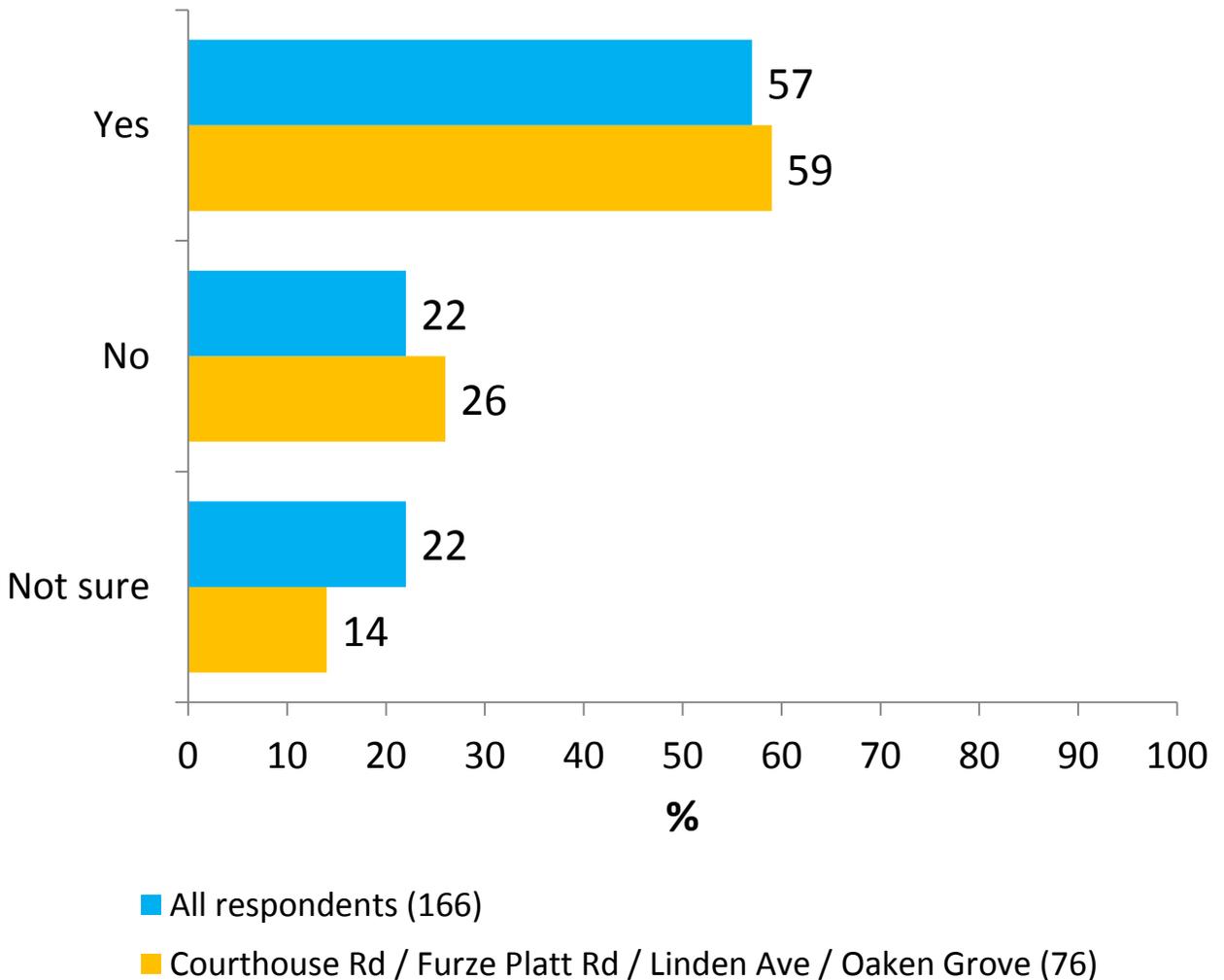
Q2 Safety of children

Are you concerned about the safety of children walking to and from school?



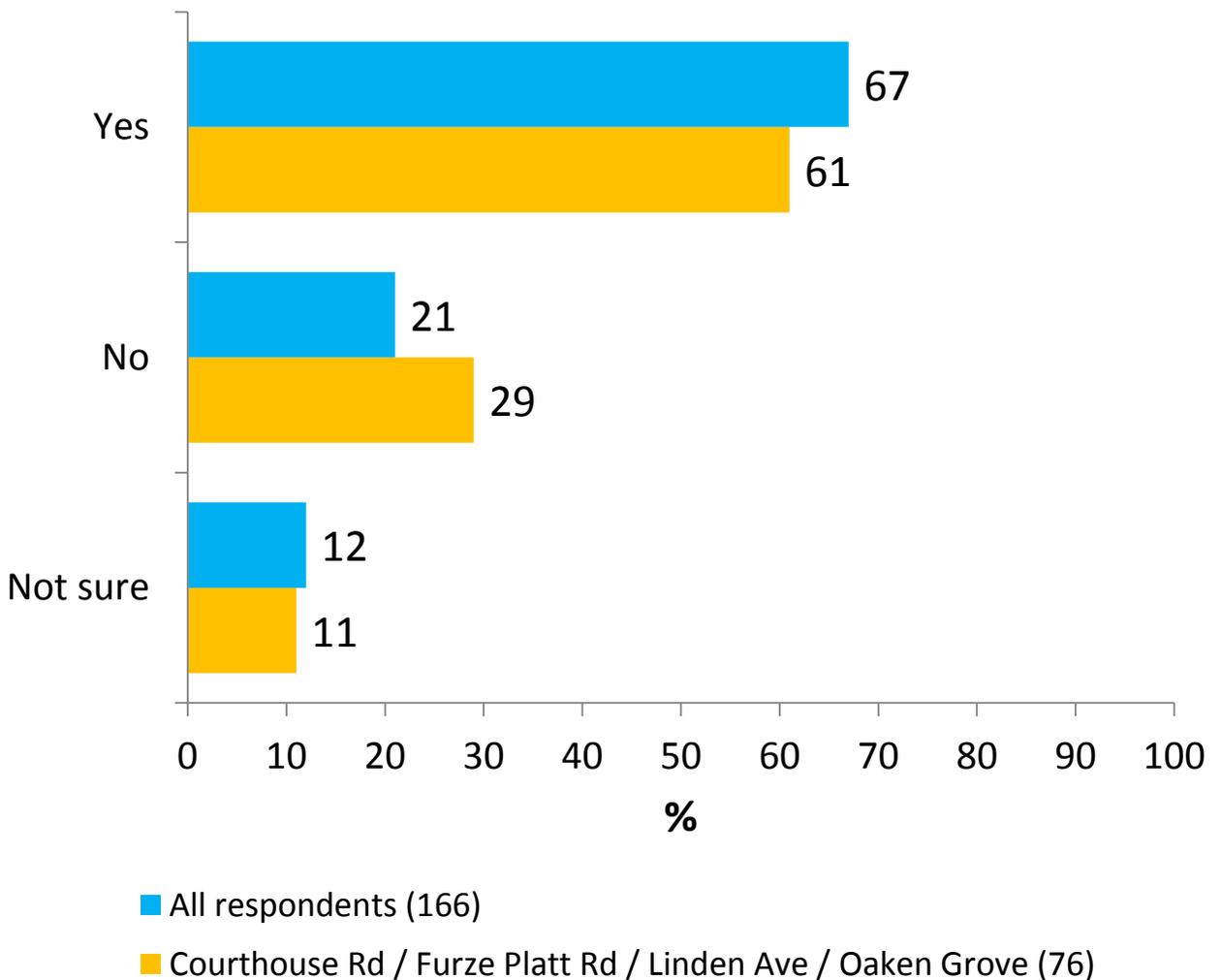
Q3 Traffic calming

Would you like traffic calming introduced in Courthouse Road to reduce vehicle speeds?



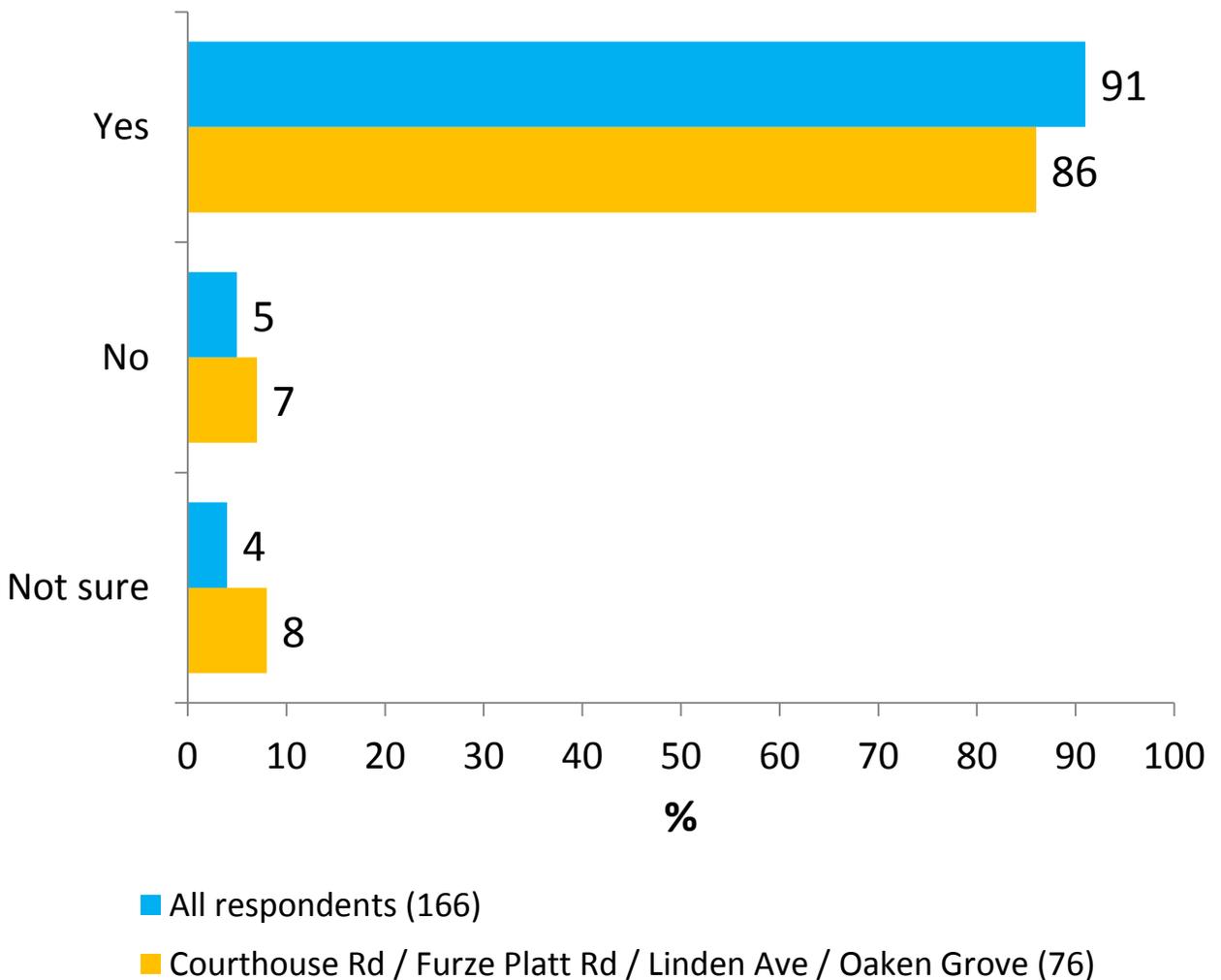
Q4 Width restrictions

Would you like width restrictions introduced in Courthouse Road to prevent large lorries from using the road?



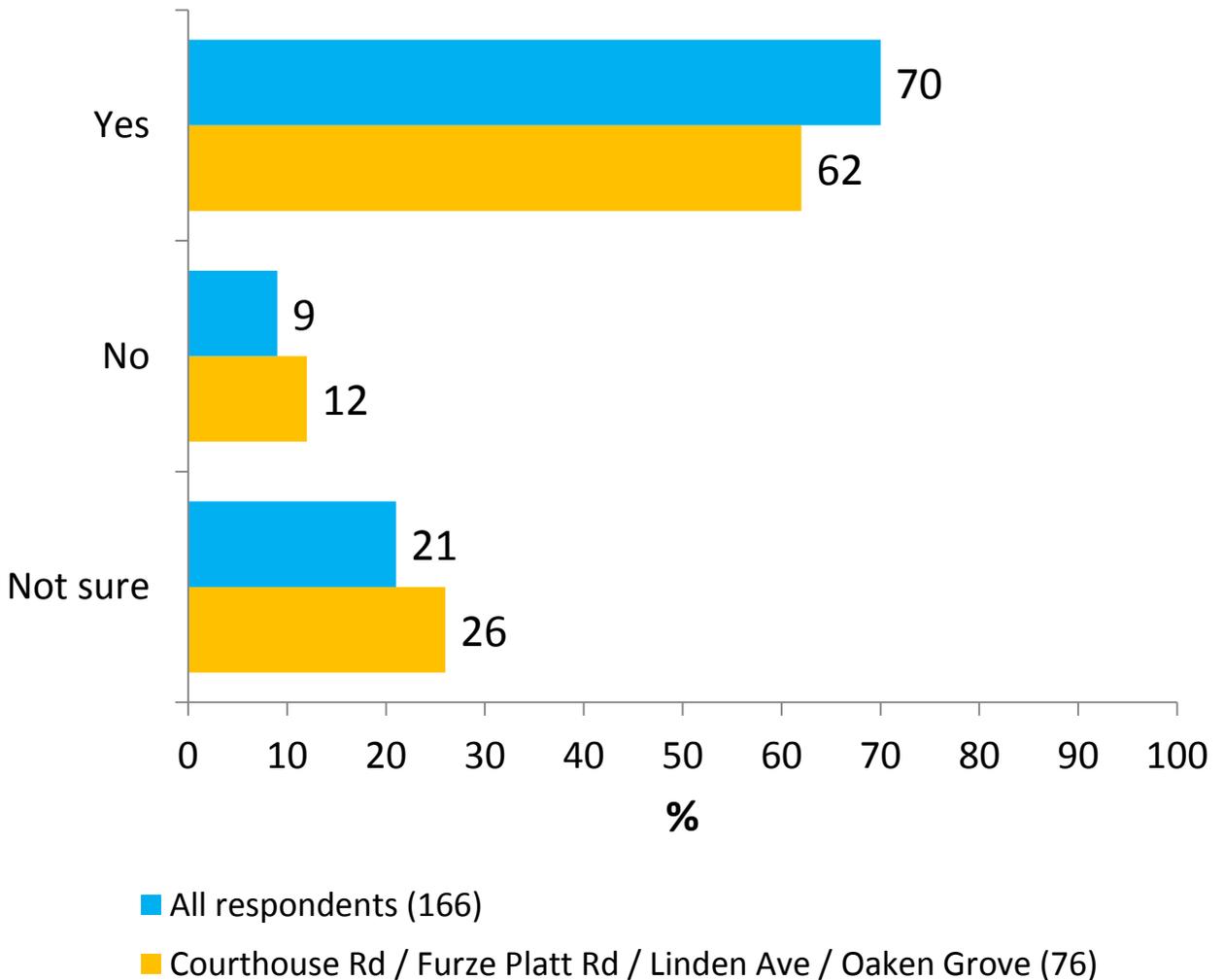
Q5 Loading restrictions and yellow lines

Would you like loading restrictions and yellow lines to be introduced around the Golden Harp site, to prevent delivery trucks or customers from parking or waiting on the road?



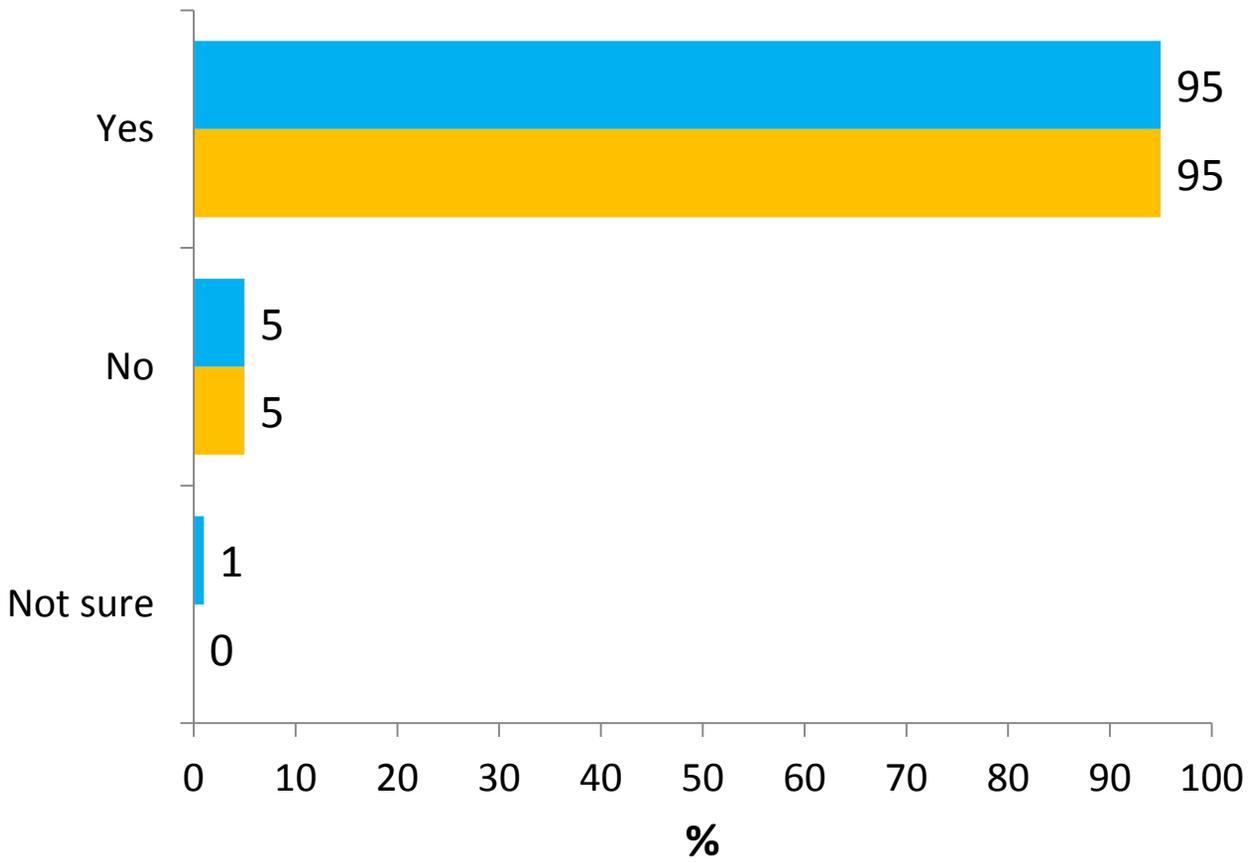
Q6 Parking permits

Do you think that there should be free parking permits for residents and their visitors adjacent to the Harp?



Q7 Loss of Best One and Post Office

In the event that the new Tesco Express causes the Best One store to close, are you concerned about the loss of our local store and Post Office?

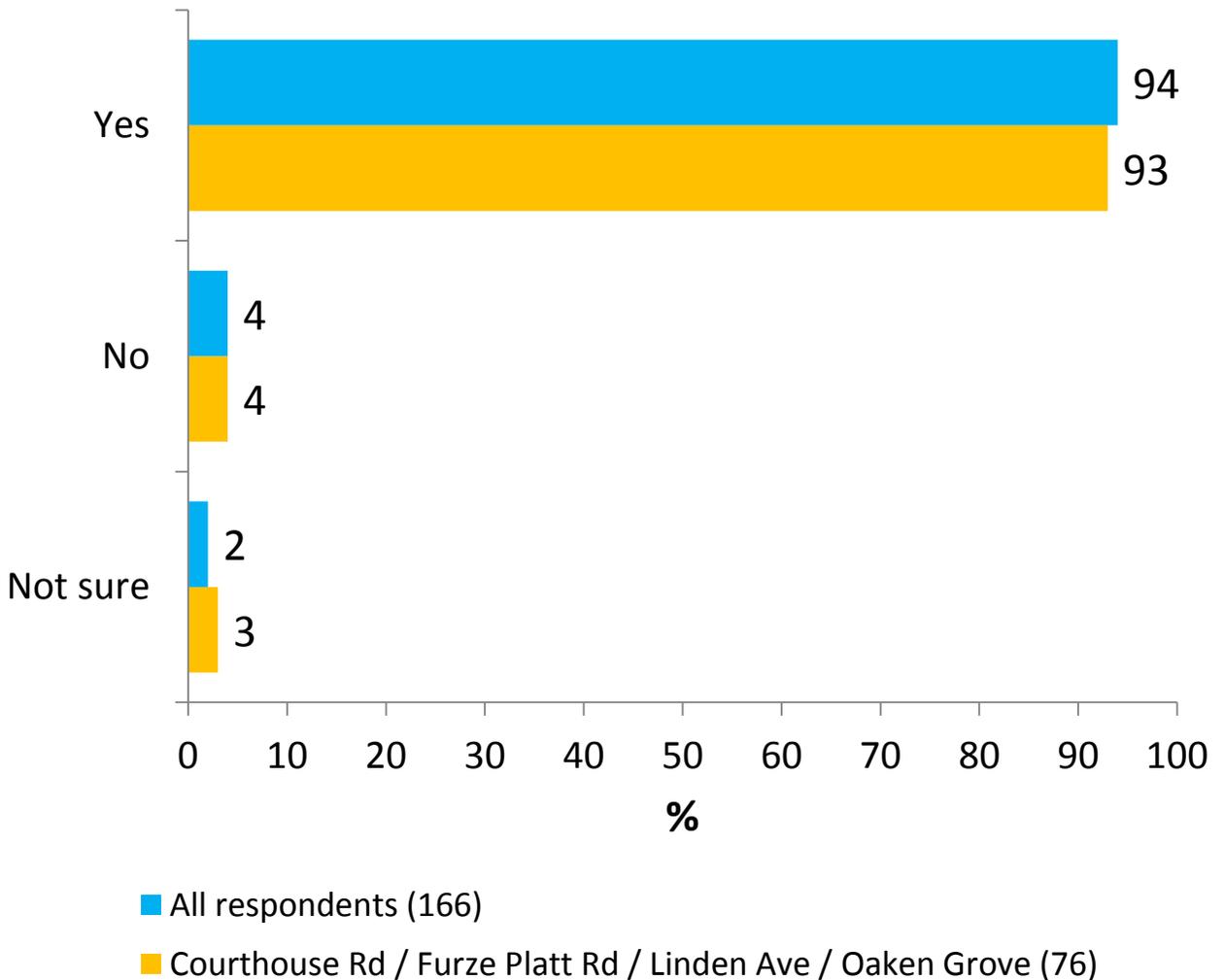


■ All respondents (166)

■ Courthouse Rd / Furze Platt Rd / Linden Ave / Oaken Grove (76)

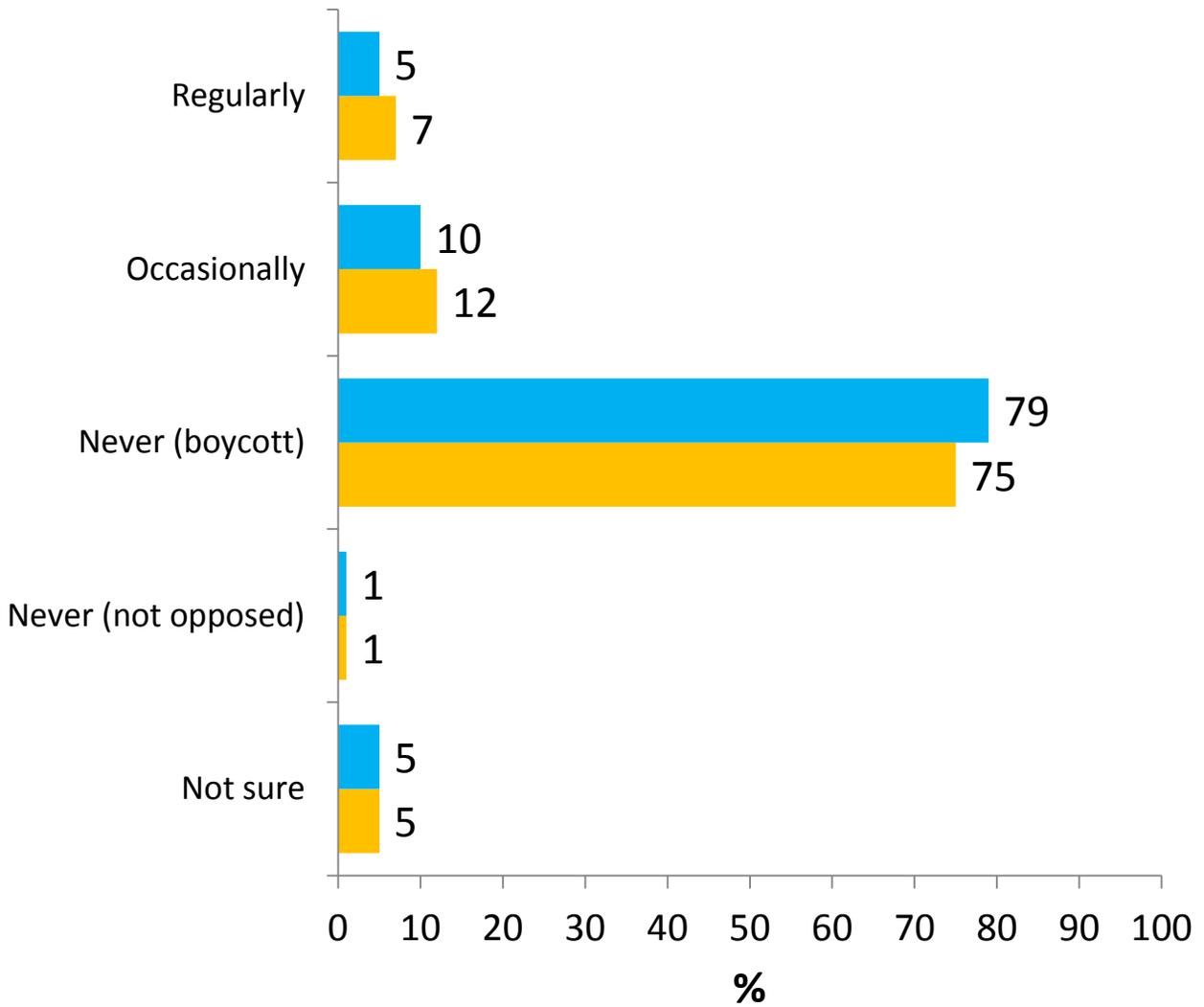
Q8 Permitted development rights

Do you think that the change of use from pub to store should be subject to planning control, which would allow factors such as traffic safety to be taken into consideration? (Under current planning law, permission is NOT required to change a pub into a store)



Q9 Usage of Tesco Express

How often will you use the Tesco Express when it opens?

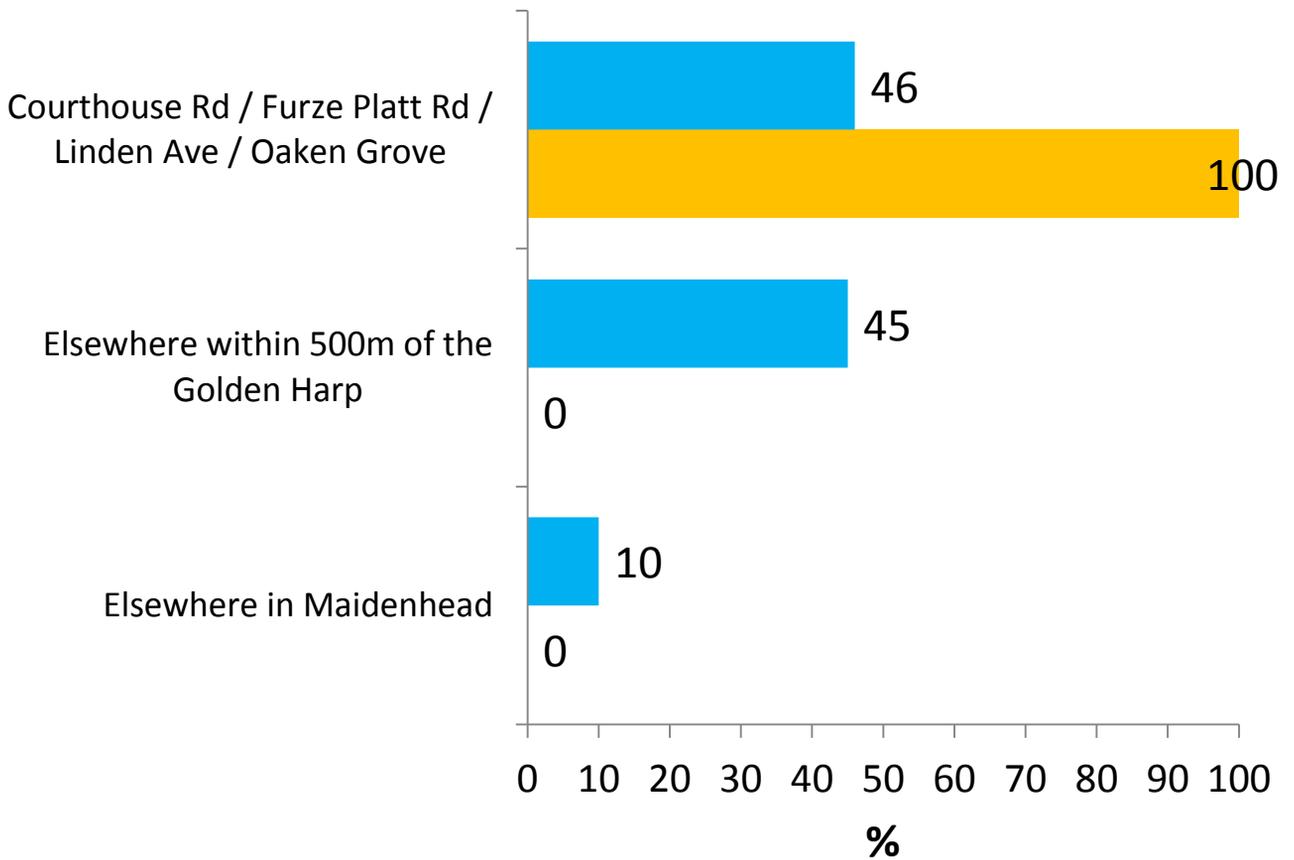


■ All respondents (166)

■ Courthouse Rd / Furze Platt Rd / Linden Ave / Oaken Grove (76)

Q10 Where do you live?

Where do you live?



■ All respondents (166)

■ Courthouse Rd / Furze Platt Rd / Linden Ave / Oaken Grove (76)

Q11 Other comments – coded (1)

Do you have any further comments / observations

*Figures are **number** of respondents, not percentages*

	All resps	Immediate area*
Effect on residents/ the road:		
Concerned about increase in traffic/ road already extremely busy/ will be traffic chaos	15	10
Vehicles already speed along this road/ slow the speeders/ 20 mph limit	5	4
There are enough "traffic calming" systems around without adding to them/ no to speed humps, chicanes, cameras / cause disruption	5	4
Concerned about children's safety on the road/ potential for accidents	11	7
Detrimental effect on quality of life with more noise pollution/ nigh shift worker so will result in more disturbed sleep	2	1
Issues with car parking/ cars parking on pavements/ parking restrictions will affect my ability to park freely outside my home	9	8
Lorries should not use / will be unable to turn safely into Courthouse Road / local roads are not built to withstand heavy lorries	2	1
Other comments about width restrictions/ yellow lines/ traffic restrictions	12	7
Effect on other shops:		
Will be sorry if Post Office closes/ what about the Post Office/ losing the best PO in Maidenhead will be a tragedy	14	4
Best One could be put out of business/ don't want Best One put out of business	3	0
Damage to local businesses/ small traders	2	1
Unnecessary/ unwanted:		
Tesco unnecessary/ isn't one Tesco Express enough for Maidenhead/ already have Tesco & Co-Op/ Best One	13	8
Tesco unwanted/ we don't want it	6	3
Negative comments about Tesco:		
I will never use Tesco again/ hope everyone boycotts Tesco	7	2
Tesco are bullies/ we are being bullied/ bulldozed into submission	10	7
Tesco are dishonest and corrupt/ I am disgusted by Tesco's tactics	6	1
Other negative comments about Tesco	5	1

* Immediate area = Courthouse Rd / Furze Platt Rd / Linden Ave / Oaken Grove

Q11 Other comments – coded (2)

Figures are **number** of respondents, not percentages

	All resps	Immediate area*
The campaign:		
Scandalous disregard of residents' views/ can't believe store will open after all this public opposition/ public meetings at town hall	11	3
Well done for great effort by FPAG in this campaign/ thanks to FPAG for all their hard work	3	2
Thank you for continued action/ applaud action that will stop/ restrict Tesco	3	2
Shame we lost the battle/ it's too late now/ there is no winning solution for residents now	5	5
Comments re the future of the campaign	3	3
Planning laws:		
Planning laws in our country are a disgrace/ a charade/ planning is not democratic	2	1
Planning laws should be changed to protect our pubs from this kind of development/ should require planning permission for this kind of change of use	4	1
Miscellaneous:		
Sadness at the loss of such a significant building, historically & architecturally/ butchered under neon signs for a supermarket/ building should be preserved as much as possible	5	2
Comments/ queries regarding survey questions	3	0
This will destroy the village feel/ Maidenhead will end up like Slough	3	3
Community pub would have been preferable/ should have been given a chance	5	1
Too much alcohol in Furze Platt Road already/ oppose application for an alcohol licence	2	1
This is happening nationally/ all over the UK	2	0
Other (negative)	9	7
Positive comments:		
Tesco will be of more benefit than the seedy/ derelict pub/ if it were a successful pub it would still be open	4	3
Perfect to have Tesco so close to where we live/ Tesco will be of benefit to those living in the area	3	2
Other (positive)	2	2
Nothing	79	34

Q11 Other comments – verbatims (1)

Do you have any further comments / observations

Vehicles regularly break the 30mph speed limit down Courthouse Road. I also regularly hear vehicles beeping - presumably due to traffic pulling out of side roads / drives in front of vehicles which are going too fast. Not only is this dangerous, particularly with schools and Oaken Grove Park nearby, but it creates an unpleasant environment in which people become more reluctant to walk/cycle, and more dependent on their cars. This situation is only going to get worse with increased traffic generated by Tesco. In addition, it will be chaos at the Golden Harp junction with large numbers of vehicles entering and exiting the store. It is outrageous that Tesco can bulldoze their way in like this, completely ignoring the community's views, and those of the Police in regard to safety. A convenience store has a completely different impact on the local area than a pub (more comings & goings, longer opening hours, more deliveries). Planning laws should remove this permitted development right, and require planning permission for this kind of change-of-use.

I think the Planning Laws should be changed to protect our pubs from this kind of development.

The traffic on Courthouse Road is awful, extremley busy and fast moving. It's very scary walking down the road with my two small children with thundering Lorries travelling too fast. The conjection is only going to get worse. It's another example why Tesco's have falling profits, people are sick of them buldozing their way into communities just to make profit. Tesco feel like they do not have a presence in Maidenhead hence The Bishop Centre/A4/The Golden Harp developements. We don't need it we have numerous shopping options already.

I think everything that can be done, must now be done to introduce extremely comprehensive speed and traffic restrictions on Courthouse road. The road is already very busy but it's the speed that the traffic travels that really concerns me. I am deeply concerned about childrens safety with trucks now regularly driving down the road. I know we have a lolly pop man by Linden Avenue but I think there needs to be more safe crossing opposite the Golden Harp. I welcome the new zebra crossing that is due to be installed by All Saints Avenue as I wrote and spoke to our counsellor about this myself but I think speed restrictions are urgently needed. For over 20 years residents have been asking for speed restrictions and have been ignored. I think speed humps would be good and road narrowing better (Cordwallis road is a good example) At the very least I would like to see a speed camera with road humps approaching the junctions at All Saints Avenue/ Linden Avenue and the junction of the Golden Harp. The parking implications will be horrendous for local residents on Courthouse road so permits would be a good idea as well (although parents driving to the school run should not be impacted). Courthouse road is a residential street that is being turned into an A road. As Tesco have bullishly pushed this development through I think it's up to the local residents to fight to make sure our day to day life is not negatively impacted. If we're able to address the traffic/ speed problems on Courthouse road then we may be able to redress the balance.

Q11 Other comments - verbatims (2)

All residents of RBWM should be made very aware of the ridiculous and heavy handed threats by one of the most wealthy companies to tie up our Council in expensive litigation, purely to force the Council to concede. Disgraceful and because people have short memories, we need to remind all council taxpayers regularly.

It is now a done deal. The residents should now build a good win-win relationship with Tesco to ensure high quality and neighbourly management of the store and the Furze Platt area. The fight should stop, it will achieve nothing.

It's a ridiculous junction to put a store and is congested at the best of times particularly in the mornings -I feel very sorry for the immediate neighbours and the disruption it will bring.

For my shopping I will continue to use the Coop in Shifford crescent.

I would prefer to see the Golden Harp building used as a Tesco rather than as kept as a derelict building. I have lived on Courthouse Road for nearly 8 years and the Golden Harp has spent much of that time swapping between owners, closing and reopening. If it were a successful local pub then it would still be open. Although I would miss the post office (should it close) I like that Tesco would bring a handful of jobs to the local community. I do not believe there will be a great increase in traffic and see the new Tesco as an excellent local resource.

FPAG have done a wonderful job in trying to revert the Tesco scheme to something of wider community interest, despite the pending opening of the store. I hope the current areas of focus around the traffic impact and preventative measures will have more traction with the council and will prevent further loopholes being exploited and the general misery for local residents of delivery lorries and Tesco customers' cars blighting the place where we live.

The current rules should be amended to include road safety.

Just very angry and disappointed that this still going ahead after all the objections we have raised. I see no need or desire for this store in this location.

Tesco clearly shows itself to be hypocritical in its actions and bullying in its tactics. I will take every opportunity to remind people of this and not to shop in Tescos.

Inevitably the new store WILL be busy. If allowed to cars WILL park on the road. Driving along already busy roads will become intolerable if road humps/width restrictions are introduced (just like by St Marks hospital but worse!). There is no winning solution for residents now but I think putting up with the lorries is better than creating a mega peaktime traffic jam. Losing the best P.O in Maidenhead would be a tragedy!

Q11 Other comments - verbatims (3)

I thought the Harp was in a triangle of protected properties.

There are enough "traffic calming" systems around without adding to them

As has already been said they are not needed here but it is too late now. All we can do as a community is boycott Tesco. I also oppose the application for an alcohol license as this I am sure will bring trouble. The Harp was never open during school times and to provide alcohol almost 24 hours a day well..... say no more. I am concerned about the traffic on Courthouse also. As a resident within 500 yds of the proposed entry/exit, it will be bedlam I am sure. So we must do all we can to prevent this from happening. I will continue to support FPAG. Mike N

Tesco's tactics are appalling - with nothing but greed at the centre. Their dreadful out of town warehouse-style stores are now proving unpopular and they are desperate to change their business model. They don't care about anything or anyone other than themselves. I'm disgusted by the tactics they have used. When they lost the argument they simply bullied their way through the system.

I am very very concerned that the traffic flow problems, already busy and in my view dangerous around that junction, are going to be greatly increased with the arrival of the Tesco store. I am also worried about the Post Office closing if the Best One shop is no longer viable.

I must admit I care little about the Best One shop itself, beyond not wishing to see anyone's livelihood destroyed and losing the post office would be disappointing. Primarily, I am opposed to the Tesco store in solidarity with my neighbours living closer to the store and because I believe the store will be an eyesore in a characterful area of Maidenhead.

Regardless of the legal position, which is unfortunate but a government matter, the fact is that Tesco are imposing their will on a community which not only does not need their store but actively opposes it. They do this in order to extend their empire and to deny the opportunity to any rival supermarket. Irreparable damage will result, to existing local businesses and the Post Office. Re-arranging Courthouse Road to accommodate Tesco would be giving in to them.

Well done for the great effort made by FPAG in this campaign

Too much traffic in Courthouse and Malvern Rd. Must stop rat run through Malvern Queensway Bridle Rds

It's a shame we lost the battle! We don't need or want Tesco (why can't they be happy with their destruction of the Bishop's Centre?)

This change of use makes a nonsense of the conservation area rules.

Q11 Other comments - verbatims (4)

I HATE TESCO :(

Being a night shift worker I feel it will result in more disturbed sleep

I am amazed at why Tesco think we need another store when there is Co-op + Best One nearby (not to mention their other store in St Marks Rd!). I boycott the St Marks store now and I will boycott this one too.

We would like double yellow lines from the start of Courthouse Road i.e. opp. the laundry to Linden Avenue - opp Oaken Grove

I'm mostly opposed to the eyesore the current pub is causing. I can't see the 'traffic chaos' being any worse than the current situation where people block the road by the traffic lights in lorry's and cars for unloading or popping into Best One. Yes I think Tesco can be a bit aggressive when they decide to put up a store but a lot of people who opposed the Sainsburys in Flackwell Heath for similar reasons ended up shopping in there. So people have free will if they want to shop there. In addition I would be interested to know if any one has even offered to refurbish the Harp as a pub , it was quite a sorry sight even when it was open , if the local residents were so worried about losing it they should have gone in more often.

Sadness at (i) the loss of such a significant building, historically and architecturally, butchered under neon signs for a supermarket; (ii) the failure of the political process to support the views of local residents; (iii) the ease with which big business ignored our architectural heritage and local views, by ripping out the interior before listing was possible; and (iv) the underhand methods of big business promoting themselves as caring about the community when they have done everything possible thwart local wishes.

More worried about this changing to a tesco than the loss of the pub

The decision to allow vehicular access in and out of the former Golden Harp site using Courthouse Road will exacerbate the problems already experienced on this heavily gridlocked road. Those allowing this application should be ashamed of their decision. This will always be a heavily used pedestrian area involving children of very young ages and increased traffic flow should have been the most important factor in rejecting this development.

Our thanks and congratulations to the FPAG for all their hard work on our behalf, whatever the outcome. Appreciated

Tesco is taking over this country and I know they are a dreadful company to work for. They reap profits & treat their staff atrociously.

Q11 Other comments - verbatims (5)

1. We already have a Tesco's on the Bath Rd and a Co-op in Cliveden View - how many more stores do we need?! 2. Traffic has always been an issue on Courthouse Rd and this will only make matters worse 3. I do not expect they will employ many British people either!

I am extremely concerned about the traffic situation at the junction. We already have an accident waiting to happen involving a child. This store will only worsen the situation 100 fold.

I don't think double yellow lines etc outside the site would help - I wish it would. Concerted action of residents always parking by the entrance (as they currently do) would stop lorries / shoppers parking. A 'car sit in' would be more effective if it stops delivery lorries parking there! No lorries, no stock, no shop!

Such a shame to have an unwanted store, selling poor quality food. What bullies Tesco are. I am amazed that the Local Authority has no sanctions for contravention of imposed restrictions on store delivery times.

I think will be just perfect to have tesco very close to where we live

Accidents will be inevitable in this already busy area particularly during the school run. It would have been preferable to have been able to turn The Golden Harp into a welcoming community pub.

I think your survey has very misleading questions, as in, yes I am concerned about children's safety on the roads, but I also feel that a Tesco would be of a benefit to those living in the area, much more so than the seedy pub that was there. I think the building should be preserved as much as possible though.

Living almost directly opposite the site, I am concerned that parking restrictions will affect my ability to park freely outside my own home. I am in favour of parking restrictions, provided residents and their guests are able to park without charge. I moved to this particular area of Maidenhead due to it's quiet village feel. I am confident that the new Tesco will destroy this.

I think we need to continue to put pressure on the local council to do more - double yellow lines and enforcing these so that people & deliveries are prevented and fined for parking will help. We need to make it as inconvenient as possible for people to visit the store and for Tesco's to make deliveries. This needs support from the council and the police?

I object to Tesco's bully boy tactics which demonstrate a complete disregard for the opinions of local residents. I do not want Best One put out of business or the loss of the Post Office. Also there is enough alcohol on sale in Furze Platt Road: The Crauford Arms, The Garage, Best One and not too far away, The Co-op.

Q11 Other comments - verbatims (6)

Scandalous disregard of residents views, police traffic authority views, school children's road safety and the impact on the much needed post office and small trader viability. Shame on you TESCO for bullying your way into our community - unwanted and un-necessary. Sainsbury's tried legitimately via planning applications to open a similar outlet on the site of the Peugeot Garage but were refuse on Highway Authority grounds. TESCO use the underhand process to avoid such planning applications and sensible objections! Well TESCO - you won't see any of my money!

I intend to boycott all Tesco stores

I am shocked that this change of use was allowed to go through considering the opposition of the local community and this seems to be happening nationally.

Q3 - Yes to slowing speeding traffic, but no, no, no to speed humps, chicanes or ugly eyesore cameras in front of house, esp. speed humps. (Slow the speeders - not everybody driving sensibly.) 20mph limit. Q4 - Might also be pain & nuisance for everybody else. Q5 - Little faith in anyone reinforcing them. Q8 - Unelected planning inspectors habitually overrule local plans, residents, councillors in favour of developers, supermarkets etc. A lot of what goes on is a charade - "your voice will be heard" - and then ignored months down the line. It is not democratic and it stinks! Q11 - I fear that Md/hd is going on a path where it will end up looking more & more like Slough. Overdeveloped, crammed housing, the raping of our green & pleasant gardens, loss of any buildings with character, over congestion. The planners, including local dept., are too closely linked with developers & council are quietly complicit via contributions. (Why does head of planning live in Ealing, & councillors themselves knocking down pubs to develop - Bursnall.) I don't want government, planning inspectorate, council to turn our town into another Slough! The community pub idea is a nice idea. It may or may not work, but should have been given chance & 1st refusal, to find out. I'm sure the Tesco Express won't particularly be missed if it disappeared.

After the public meetings at the town hall I am surprised this has still been allowed to go through.

Only that I can't believe this store will open after all the public opposition

Shopping trolleys would be left in the road or pavement, by shoppers who are too idle to return their trolleys to the store. Re: the fitting of double yellow lines around the Golden Harp, this would result in car parking further down Courthouse Rd. I already have had my access denied by inconsiderate parking outside my property.

Best One store could be put out of business. Then what about the P.O. They work hard. Don't deserve *unnecessary* extra competition.

Q11 Other comments - verbatims (7)

The planning laws in our country are a disgrace. I will never set foot in Tescos again, and neither will my family.

Q7 - Very concerned as I work in the Post Office and have done for 11 years!!!

Is not one Tesco Express (A4) enough for Maidenhead?

Cars parking on pavements leaving little/no access for pedestrians / pushchairs especially on narrow pavements. Cycle lane on Courthouse Road. Pedestrian crossings / roundabout junction between Belmont Park Road / Courthouse Rd (poor visibility / speeding).

I feel we are being bullied & bulldozed into submission and I applaud any action that will stop / severely restrict Tesco in any way shape or form.

This Tesco is unnecessary and not needed. I sincerely hope everyone boycotts it. I believe Tesco to be dishonest and corrupt in taking on this public house. Tesco are doing this to hundreds of small communities all over UK - and ALWAYS win - funny that!

Q4 - If this is only access for Tesco, how can this be introduced? Q6 - Not sure what this means or why necessary

Being the immediate neighbour - with the store's opening hours being 7am to 11pm, this means the premises will be operating 5hrs a day more than when it was a pub. This will obviously have a detrimental effect on our quality of life with added noise pollution.

Thank you for continued action. Very disappointed that Tesco coming to Furze Platt - not appropriate for our community.

I hope the Tesco staff will be parking in their car park and not on either road.

Very concerned about the increase in traffic if Tesco get in, the road is already extremely busy. Would also hate to lose the Post Office as such good service from them.

I will be very sorry if the Post Office closes. This saves a lot of people going to the one in town. It is very convenient and now they have changed the bus route this will take me 45 mins.

If half the objectors had used the Golden Harp on a semi regular basis the pub would not have closed. Put this comment in your survey report!

Q11 Other comments - verbatims (8)

Please note: 3/3/14 - accident involving motorcyclist on Furze Platt Road. Four ambulance cars, one police car, one ambulance at scene. Vehicles already speed along this road - potential for many further accidents.

Although I think delivery lorries should not use Courthouse Road, width restrictions will also hinder the local people. Perhaps the parking outside St. Marks (another bone of contention) will cause major problems during daytime deliveries?

According to CAMRA Tesco makes a habit of buying up pubs to turn into unwanted Tesco stores totally ignoring public opinion. I now boycott all Tesco stores.

We already have a local convenience store (Co-op), and the local post office. Don't need more stores like this.

Re: Q6, Q5 should address this problem

To prevent this occurrence again the local planning law should be ammended that when a property has a change of use it requires the council to give permission first.

Very sad to hear Tesco's have been granted to permission. Clearly the local community do not want this and the loss of the Post Office would be a real loss.

My guess is that Tesco will sell at low prices initially to get business and then increase their prices once they have got rid of the competition locally. This has happened in other areas.

I think it's appalling that these big firms can steamroller over public opinion. The Sainsbury's in the town centre is another case in point. The Golden Harp is an attractive old building and should be preserved.

Q3 - or electronic speed camera What is happening to the upstairs - community use or the Stables Art Space? Permission for real art on hoarding

The possible loss of the post office as well as the pub mean the loss of two key community points in the area. With the extra housing being built in the area the need for both is greater while we already have a supermarket. Traffic congestion at the Courthouse / A308 / Malvern Rd junction will be significantly greater. Q3 - would support residents

Must not lose the post office. Lorries from Maidenhead direction on Furze Platt Road will be unable to turn safely into Courthouse Road. Local roads are not built to withstand heavy lorries.

Q11 Other comments - verbatims (9)

Q2 - the young people are old enough to walk safely to Furze Platt Senior School and those walking to the other Infant and Junior schools do so with parents/carers so they are supervised. There is also a lollipop man at the cross road in Court House Road making it safer for them to cross the road. Q3 - Traffic calming would be a great idea - a speed limit change would be better because this road has always been known for speeding vehicles. Q4 - Width restrictions would cause disruption and chaos to buses and ambulances etc. especially during school start and leaving times. Q5 - I think yellow lines would be a good idea. However, no one polices the yellow lines on Furze Platt Road and Deansfield Close at the moment, so would this improve things? Q6 - Parking permits: I do not fully understand the question. However, RBWM would not allow them in Deansfield Close and again there is no one to monitor or police them; or are you asking if the residents adjacent to the Harp should be allowed to park in the car park belonging to Tesco? Q7 - We could ask Tesco to add a post office as they have in Woburn Green. If Best One feel threatened by Tesco then they should take steps to improve their business and it is not for the patrons/residents to worry about! I am sure Best One would not be concerned if you could not afford to buy food when on a limited budget! Q8 - they are selling the same items and if the pub was busy it's traffic issue would be worse as there would be other issues to take into consideration. Q10 - I note that you have not included Deansfield Close, Cannon Court Road or the Switchback and Gardener Road

I think my views are already well known! Ian Rose

Pubs are great for the local community. On occasion, pubs, especially ones with rooms upstairs, such as The Harp, offer a valuable opportunity for some pub staff to live at the property, and to work at the property as an alternative to paying for rent in Sterling. Their situation might otherwise be a lot worse.

We need a pub there!

1. Width restrictions cause congestion and accidents 2. Humps and other sleeping policemen cause damage to houses and cars 3. Speed cameras just make money for those who allow Tesco's planning

Possible pedestrian crossing at end of Courthouse Rd at junction near the Golden Harp

Q2 - definitely! Q4 - What other routes would they use if Tesco does open Q5 - cars parked like that block views & are dangerous, especially with kids walking to school Q7 - completely

We already have a large Tesco half a mile or so into town

This will greatly increase the traffic in Malvern Rd, more traffic from new housing estate (i.e. Taylows) also into Malvern Rd.

Survey Methodology

- Paper questionnaires (along with an explanatory letter) were delivered to approx. 600 houses in the vicinity of the Golden Harp during the last week of February and the first two weeks of March 2014. The following roads were covered:
 - Furze Platt Road (from Switchback Road traffic lights to Linden Avenue)
 - Deansfield
 - Courthouse Road (from Golden Harp to Oaken Grove Park entrance)
 - Willow Close
 - Oaken Grove (from Courthouse Road to Oaken Grove Park entrance)
 - Linden Avenue
 - Camden Road
 - Malvern Road
 - Bridle Road (from Malvern Road to Harrow Lane)
 - Switchback Road South (from traffic lights to Switchback Close)
 - Switchback Close
 - Garthlands
 - Cannon Court Road to The Chase
 - Moffy Hill
 - Furze Road
 - Challow Court
 - Belmont Park Avenue (from Linden Avenue to Creden Close)
 - Parkside
 - Belmont Park Road
 - Langton Close
 - Creden Close
- Respondents were given the opportunity to fill in the survey online or on paper
- This document comprises data collected between 24th February – 31st March 2014

FPAG Residents' Survey

February 2014

Dear Resident,

You will have seen that work on converting The Golden Harp pub to a Tesco Express store has begun. Despite overwhelming local opposition to the change Tesco are pushing ahead with their plans. They have disregarded the wishes of the vast majority of the residents of Furze Platt, the RBWM Council and the advice of the Thames Valley Police and the Highways Department.

The reason being that under the current national planning laws a pub can become a store without planning permission, this prevents factors such as traffic and road safety being taken into consideration. If you review the number of new sites (not related to pub conversions) where Tesco have had to apply for planning permission, traffic and road safety are usually key factors in the refusal of the required planning permission by the Local Planning Authority.

To open this store, Tesco have employed Planning Consultants to push their case through, taking it to appeal after two refusals by the Local Planning Authority. The Consultants argued that changes such as adding air conditioning plant and cutting holes in the brickwork enhanced and preserved the character of the building. On their website, the consultants boast of getting planning applications through against substantial local opposition. When an Article 4 Direction was proposed to require planning permission for all aspects including traffic and change of use, Tesco employed London solicitors to threaten RBWM with a compensation claim. Tesco ensured that the building could not be listed by English Heritage by pre-emptively destroying the interior.

Now, Tesco are asking the residents of Furze Platt to pay for all this. The request may not be put in these terms, but Tesco clearly expect to recoup their expenses from money spent at the store by Furze Platt residents. Residents have the choice where to shop, and with which company to spend their hard earned money. FPAG request simply that residents consider what kind of company to give their business to and what kind of company behaviour is endorsed by spending money with them.

The store is scheduled to open in May and the FPAG is carrying out the attached survey to measure the feelings of the residents regarding this fundamental change to our neighbourhood, and the options available for minimising the impact of the new store on the safety of our road users and pedestrians.

(continues overleaf)

The access to the car park will be from the existing entrance in Courthouse Road. During the appeal process the FPAG managed to stop the entrance on Furze Platt Road being re-opened, thus preventing a dangerous cut-through. This now means that, based on surveys at the Tesco Express Bath Road store, we can expect:

1. Up to 10 large delivery vehicles travelling down the length of Courthouse Road, turning into the car park, making a U-turn in the car park and exiting onto Courthouse Road.
2. Up to 1,000 vehicles per day entering and exiting the car park.
3. Cars and vans stopping in the road and parking on the pavement to use the store or visit the ATM machine.
4. We can expect traffic chaos to become a major factor in our area (the majority of customers drive to the store only a relatively small percentage walk or cycle).

Based on other stores the likely opening hours will be:

Monday – Sunday 07:00 to 22:00

The Planning Inspector's Appeal Decision included restrictions on delivery times. At other sites in the Borough the Highways Department have found that Tesco and their suppliers ignore these restrictions and deliver when they want to. The Council can complain, but cannot impose any sanctions or close the store down, so they are ineffectual.

Once we have completed the survey, the results will form the basis of any discussions regarding traffic and road safety, e.g. traffic calming, parking restrictions, etc. We will also be sharing the information with the residents, the Council, local public services (police/ambulance/fire), the Maidenhead Advertiser and Tesco senior management.

Thank you for taking the time to complete the survey and please continue to support our local shops and Post Office.

Yours Faithfully,

Mark Newcombe
Chairman FPAG

For further information please visit our website www.savetheharp.co.uk

Published and printed by the Furze Platt Action Group (FPAG)

TESCO at the GOLDEN HARP

www.savetheharp.co.uk

A new Tesco Express store is due to open at the Golden Harp site in May 2014. We, the Furze Platt Action Group, would like to get residents' views on this. Visit our website, www.savetheharp.co.uk, to complete this survey on-line, or fill in this document and drop it in to one of the address shown at the end of the survey**
If you fill in this form online, please enter the following code when prompted: [REDACTED]

Q1. Are you concerned that there will be an increase in traffic and/or the risk of accidents when the Tesco Express opens?

Yes [] No [] Not sure []

Q2. Are you concerned about the safety of children walking to and from school?

Yes [] No [] Not sure []

Q3. Would you like traffic calming introduced in Courthouse Road to reduce vehicle speeds?

Yes [] No [] Not sure []

Q4. Would you like width restrictions introduced in Courthouse Road to prevent large lorries from using the road?

Yes [] No [] Not sure []

Q5. Would you like loading restrictions and yellow lines to be introduced around the Golden Harp site, to prevent delivery trucks or customers from parking or waiting on the road?

Yes [] No [] Not sure []

Q6. Do you think that there should be free parking permits for residents and their visitors adjacent to the Harp?

Yes [] No [] Not sure []

Q7. In the event that the new Tesco Express causes the Best One store to close, are you concerned about the loss of our local store and Post Office?

Yes [] No [] Not sure []

Q8. Do you think that the change of use from pub to store should be subject to planning control, which would allow factors such as traffic safety to be taken into consideration?

*(Under current planning law, permission is **not** required to change a pub into a store)*

Yes [] No [] Not sure []

(continues overleaf)

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TESCO at the GOLDEN HARP

www.savetheharp.co.uk

Q9. How often will you use the Tesco Express when it opens?

- Regularly (once a week or more) []
Occasionally (less than once a week) []
Never – I intend to boycott it []
Never – though I am NOT opposed to the store []
Not Sure []

Q10. Where do you live?

- Courthouse Road/Furze Platt Road/Linden Avenue/Oaken Grove []
Within 500 metres of the Golden Harp []
Elsewhere in Maidenhead []
Outside Maidenhead []

Q11. Do you have any further comments/observations?



Current Address (optional):

The results of this survey will be published on our website. If you would like us to let you know when they are available, please enter your email address below:

[] Tick here if you would also like to be added to our mailing list and we will keep you up to date with the latest developments.

** Other submission options:

Drop off the completed survey to the 226 Courthouse Road, 243 Courthouse Road, 65 Furze Platt Road or 7 Malvern Road. Alternatively you can phone 01628 626304 and we will arrange to collect the completed survey at your convenience.

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