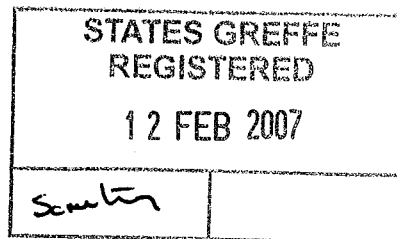


515/8 (2)

From: Brian Curtis
Sent: 12 February 2007 09:47
To: Scrutiny
Subject: Would you like a new supermarket in St. Peter?



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Dear Sir,,

I have not analysed the Experian report in any depth but it does not seem to have considered all relevant factors; perhaps because its brief was not extensive enough or was considered unqualified to comment on the wider picture. In any event, I don't understand why the Island has commissioned a report with such restricted scope, which largely appears to be of benefit of retailers such as Tesco, who could have conducted their own research. Government and the ordinary resident need to know how such a development would effect them, in the very widest sense, both in the short and long term. As far as I am aware however, no general impact assessment has been conducted.

For example, we need to consider:

- Having decided the other projects for which the land could be used, we should have analysed what would be the economic and human cost in allowing the area to become a supermarket, rather than for one or more of these alternative purposes.
- How many staff would be employed to build and then operate a supermarket and from where would the personnel be drawn? Experian indicate hundreds of operational staff but did not consider the number required building the supermarket or those that would be employed on an indirect basis. If a high number of recent or new immigrants were used and I cannot see any alternative, what proportion would pay tax or alternatively, be of net cost to the island, both in the short and longer term? To me, on this one aspect alone, even allowing for displacements from elsewhere, it seems to be madness to even be considering such a project.
- What would be the impact and implications on the island's infra - structure and services again, both in the short and long-term?
- I thought Senator Ozouf wanted a supermarket on the Waterfront, presumably because it would be more central. Certainly, with a St. Peter project, traffic congestion would rise, as it does in other areas where large supermarkets are sited. Difficulties in getting to and from the airport could be experienced, parts of the area already being congested, which would inconvenience business people and holidaymakers alike. Such congestion would also affect other areas, as it would wherever it was built, as any new supermarket would aim for its customer base to be drawn from throughout the island.
- Couldn't the JCRA play a part in 'value' issues if it is considered existing operators are overcharging us?
- Would another supermarket ultimately result in one of the existing eventually withdrawing from the island or at least restricting their operations, thereby creating a huge initial effort and cost for little long-term benefit?
- Most importantly, I assume the trading company and probably the development company too, would be non-resident under the new tax regime and would contribute nothing by way of

taxation but expect the taxpayer to pick up all the indirect costs? Consequently residents' supermarket expenditure may fall by the introduction of more competition but their contribution through taxation would go up or services have to be curtailed.

If the report had given sufficient weight to all of the above then I would have thought that the conclusion would have been a resounding no to a supermarket in St. Peter or anywhere else in country areas, which for much less reason has, I believe, been the belated conclusion reached in respect of out of town supermarkets or hypermarkets in much of the U.K.

Finally, I would mention that I have no commercial interest in whether a supermarket be built or not so my views are provided from a totally objective viewpoint. I hope you find them useful.

Brian Curtis