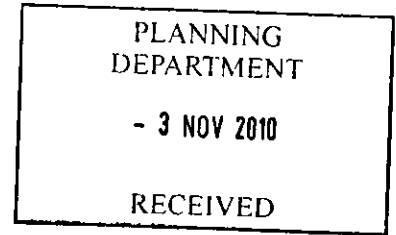


A
F

[REDACTED]

Sent: 02 November 2010 22:10
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment



Application Number: N6/2010/2055/MA

Name: [REDACTED]

Address: 8 Guessens Road

Welwyn Garden City

Herts AL8 6QR

Comment Type: Object

Comment: I object on the grounds that the applicant's ability to deliver the civic amenities and other non retail development uses described, other than those to be owned and operated by Tesco itself, is not substantiated in the planning proposal and must be questionable in the current and foreseeable economic climate. In such circumstances, the proposals ostensibly intended to benefit the wider community at large may not be deliverable. Even were greater assurance to be obtained, Welwyn Hatfield District is already well served in food retail operations by Tesco itself and its competitors Waitrose, Asda, Sainsbury, Somerfield and Morrisons. The Welhat District's current Local Plan developed after considerable public consultation neither envisages nor supports retail development in the Broadwater Road area. With a substantial proportion of floor space to be devoted to non food items the proposed new Tesco store threatens the viability of many smaller retail operations in the n!

ighbouring Welwyn Garden City town centre to the detriment of the community and in contravention of the Council's stated intention to revive and sustain the vitality of this conservation area.

Further grounds for objection lie in the likelihood of significantly increased flows of both private and commercial vehicular traffic, the latter largely comprising Heavy Goods Vehicles which will be obliged to exit the site via Bridge Road in a Westerly Direction and would have a harmful effect on the town centre.