



Sent: 02 November 2010 21:03
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

PLANNING
DEPARTMENT
- 3 NOV 2010
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Application Number: N6/2010/2055/MA

Name: [Redacted]

Address: 26 GUESSENS ROAD

WGC

AL8 6RA

Comment Type: Object

Comment: It is not clear who will manage and run the swimming pool and other amenities proposed. If it turns out that they are not viable as businesses, they will become derelict or have to be converted for other uses. In either event there will be a negative impact on the area.

The pedestrian access from the town centre via the railway footbridge is inadequate. The increased foot traffic across the railway is likely to be both dangerous and inconvenient for users. The need to repair/replace/enlarge the currently dilapidated railway bridge is not properly addressed.

There is already a great deal of supermarket and other retail space in or near WGC, including the Tesco superstore only a few minutes drive away (Oldings Corner). There are also vacant shops in WGC town centre used by charities. There is no evidence that the area needs additional retail space. Adding to the existing retail provision is likely to add to the problems of overcapacity (which is evident in the number of charity shops).