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PLANNING  
DEPARTMENT

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118 Handside Lane  
Welwyn Garden City  
AL8 6SZ

Welwyn Hatfield Borough Council  
Planning Development Control  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

BA

For the attention of Mr R Aston

2<sup>nd</sup> November 2010

Dear Sirs,

**Former Shredded Wheat Factory Complex and Land Adjoining at Broadwater Road  
West, Welwyn Garden City  
Planning Applications N6/2010/2055/MA and N6/2010/1776/MA  
Listed Building Application N6/2010/2060/LB**

I am writing to you to register my deep concern over the application for the proposed development.

We currently have two supermarkets within the town centre (Waitrose and Sainsbury, the latter currently being redeveloped). In addition, a few minutes drive away (the common means for shoppers at large superstores) there is a Tesco between Welwyn Garden City and Hatfield, a Morrisons in Panshanger, Lidl and Sommerfield in Peartree. My understanding is that a previous application by Spenhill on behalf of Tesco for a much smaller supermarket was rejected and that decision endorsed at a Planning Inquiry as it was contrary to the Local Development Plan. The current applications appear to ignore both that precedent and the Council's agreed and adopted Supplementary Planning Document (SPD) on Broadwater Road. It would appear to me that rejecting this application for a supermarket as the basis that it is contrary to the Local Plan and SPD sends the clearest message for the further applications that Spenhill / Tesco will undoubtedly lodge.

A supermarket on the size that is being proposed will have a significant harmful effect on the vitality and viability of shops within the existing town centre and local neighbourhood centres. Of particular significance is our John Lewis store that is likely to suffer from an aggressive retailer such as Tesco.

The size of the proposed store will result in substantial additional traffic and pollution within the town centre. The road structure has nothing like the capacity of Oldings corner where the Tesco is only slightly larger than the one proposed in our town centre, which can only result in adding further traffic congestion.

While we are not privy to any Section 106 Agreement discussions, there does not appear to be any commitment by Tesco to run or subsidise the swimming pool / leisure centre, the Heritage Centre or the café within the silo building. Swimming pools are costly to run and it would be a facility that differentiated it from the Gosling. Given the Gosling's precarious financial position, a second leisure facility would seem to invite problems.

While retaining the listed buildings is positive, I am concerned about the viability of the Heritage Centre and the café in the Silo building.

I note that the housing on the site is only the subject of outline permission and might not be sufficiently tied in to the development. While much play is made of the Doctor's Surgery within

the application, there is no mention of a school that the number of dwellings might normally be expected to support.

I urge you to recommend to the Planning Committee a rejection of this proposal,

Yours sincerely

