



Mr R. Ashton
Principle Planning Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
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2nd November 2010

Dear Sir,

Broadwater Road Redevelopment
(Tesco Planning Application)
N6/2010/2055/MA and N6/2010/2060/LB.

I wish to register my objection to certain aspects of the above-mentioned planning application.

Welwyn Garden City is already well supplied with supermarkets and with the redeveloping of the Sainsbury store due to be completed next year, this should adequately serve the present population. In my opinion there is therefore no need for another supermarket in the town.

There are already a considerable number of Tesco outlets within a short distance of the town - including a large Tesco supermarket at Hatfield - a distance of approximately 2.5 miles. I do not see why Welwyn Garden City needs another Tesco store under these circumstances.

Siting a large supermarket (as Tesco proposes) on the corner of the Broadwater Road site where it joins Bridge Road would greatly increase the traffic at this busy junction, both with customers' cars and delivery vans supplying the store.

There is mention of provision for additional

shops on the site. At a time when a number of shops in the town have already closed or been turned into charity shops, traders are increasingly having difficulty maintaining their businesses. Trade needs to be concentrated in the town centre - not diverted away to a site on the other side of the railway track.

From the present plans I note that there is provision for a swimming pool (albeit reduced in size from the original plan) and for other leisure activities. Assuming that these facilities were to go ahead, what provision has been made for their maintenance and staffing? Will the responsibility for the considerable cost of their upkeep then devolve onto the council which we understand is already under pressure to meet its present commitments?

I trust that these matters will be brought to the attention of the planning committee.

