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PLANNING  
DEPARTMENT  
23 MAR 2011  
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Sent: 17 March 2011 20:07  
To: ALAN FRANEY  
Subject: FW: Tesco's Development Proposals

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Sent: Thursday, March 17, 2011 7:41 PM  
To: Alan Franey  
Subject: Tesco's Development Proposals

Dear Cllr Franey

Tesco proposals for Broadwater Road

We view with growing concern the prospect of Tesco's massive development proposals for the Broadwater Road site. This letter is to register our absolute opposition to Tesco's plans and to ask that you do all that you can as our ward councillor, to persuade the Council to reject these development proposals.

The development would seriously damage the concept and character of Welwyn Garden City, and a rare quality of life that has been fostered since its conception. The addition of yet another huge supermarket makes no economic or environmental sense: we have plenty of these (Waitrose, Morrisons, Sainsbury's - and of course Tesco's own Hatfield supermarket) plus a number of other major and minor food retail outlets including Co-op, Iceland, Marks & Spencer, etc., in and around the town centre.

Tesco's development would not only denude the focus of the town's shopping centre but it would also have tangible economic impacts on retailers that are there. Road traffic is presently as well-managed as it could be, given the massive increases in car ownership since the town was built, but Tesco would introduce congestive traffic increases and seriously degrade the environment for pedestrians. The higher traffic volumes in the surrounding road network would necessitate presently-hidden costs of upgrading and safety measures; Mundells one-way system is already dangerous as a result of recently-opened retail outlets feeding into the system and will only become more so.

We are extremely sceptical of Tesco's compromises concerning promises of housing (already greatly diminished in the latest version) and we think that the council should examine its responses to 'sucker punches' such as a swimming pool and a retirement home in the light of Tesco's performance and attitudes to Community in many other areas of the country. A parlous economic climate does not validate blanket acquiescence to Tesco's juggernaut plans. And when we need to fund improvements to the road systems around its new store, Tesco's 'community chest' will be long gone and padlocked.

We can debate endlessly about the numbers claimed for and against this proposal but the fact is that Welwyn Garden City is more than adequately served by its existing retail outlets. The Council holds in its hands the responsibility to preserve the charm and character of this town, not throw it away forever for the sake of a couple of sweeteners which Tesco tells us we must have but cannot afford.

Will you please kindly confirm whether you will support or oppose Tesco's proposals? Many thanks.

Sincerely

[Redacted]

43 Uplands, Welwyn Garden City AL8 7EN