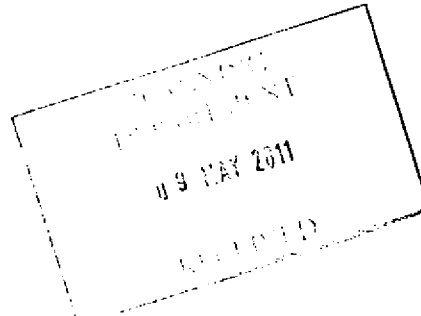


RA

From: Tracy Harvey
Sent: 09 May 2011 08:06
To: Planning
Subject: FW: 'Tesco' site, Broadwater Road, WGC

From: Dom Cox
Sent: 09 May 2011 00:46
To: Tracy Harvey
Subject: Fwd: 'Tesco' site, Broadwater Road, WGC



Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 25 November 2010 20:58:25 GMT

Subject: 'Tesco' site, Broadwater Road, WGC

To: Planning Control Committee, Welwyn-Hatfield District Council.

Dear Councillors,

Re: 'Tesco' site, Broadwater Road, WGC

Like a large number of residents of the Garden City, I am very concerned at the proposals put forward by the Tesco property company for the development of the Broadwater site. At the same time it appals me that very many people in the town are not aware of the proposals or the effect the plans could have - there has been no recent information or consultation provided by the town council for its citizens, to my knowledge; and not that many people read the "W-H Times" to know of the recent public meeting on the matter,

I have submitted an objection to the council, by the due date, to the plans; to me the objections are mainly two-fold, as follows below.

1) The unique and ageless architecture of most of our town centre (i.e. the neo-Georgian-cum-cottage style) and planning is to be ignored for the sake of building a variety of amorphous or brash designs in easy-build blocks. So many of us are proud of our town centre that is renowned world-wide and is a shining example of what a "new town" should be, compared with some nearby decaying post-war examples. I would also take issue with design of the much-needed new Sainsburys: did our esteemed town council give in on that?

2) Another large food outlet (we already have four, plus Morrisons out of town) that has other goods aggressively sold is going to affect the viability of other traders, particularly the smaller specialists. I can foresee the existing town being diminished due to the huge 'loss-leader' selling tactics of this retail giant, a point already made public by the Howard Centre manager. Add to this the draw to east-side residents, causing nearby neighbourhood shopping areas, such as Woodhall and Peartree, to go into decline. If Tesco build another huge store here, it will have a near-monopoly of stores in this part of the country. The mega store at Oldings Corner is within five minutes easy travelling distance for any particular offerings that Tesco has.

John Lewis is our 'star' retail store: but can a large, prestige store in a small town flourish against a huge, cheaper-goods outlet? Would we eventually lose it to larger conurbations? Too many factories and offices already stand empty, with resulting job losses in the town; and that begs the question, "Have business rates been too high over recent years?"

There is an urgent need to develop the site, and soon, we all agree. There should be housing and flats, some entertainment and pleasant restaurants (sorely needed), some new shops and offices, an open space and, yes, car parks - but all blending with the town architecture. The proposed swimming pool, while an attraction, is now quite small and is clearly a 'sweetener' in the plan. There definitely is also a need for a wide footbridge with a ramp at the Broadwater end for uninterrupted access for wheelchairs, pushchairs, etc.

I am concerned that the ambience of our town may not be appreciated by all councillors. I note that a majority do not live in any part of Welwyn Garden City itself and, a little more worrying, the power-brokers or inner cabinet are all, except one, from outside the garden city. Furthermore, only four of the fifteen members of the Planning Control Committee actually live in the garden City. The Chief Executive does not live here. There has to be a pride and love of the town and its unparalleled design in making decisions on its development. Clearly, looking at one or two of our buildings and developments, this has not always been the case in the past.

I hope that you and your fellow councillors can take all of this into consideration when deciding on the planning for this site. There is clearly, from reading the press and the attendance at the public meeting that you attended, a large body of opinion against this development as it stands.

My apologies for a long email, though a full reply to this email is probably not necessary; but an acknowledgement would be welcome. I am forwarding a copy of this to the two other councillors for Panshanger, who I have never seen before, and to members of the planning control committee.

Regards,



4 Westcott, (Panshanger)

Welwyn Garden City. AL7 2PP

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