



A
PLANNING
DEPARTMENT

23 JUN 2011

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313 Knightsdfield
Welwyn Garden City
Herts. AL8 7NJ


23 June 2011

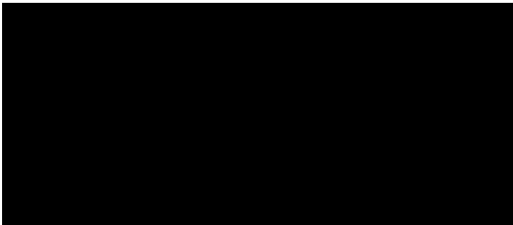

22 Twin Foxes
Woolmer Green
Knebworth
Herts SG3 6QT

Dear Sir

**Re: PROPOSED NEW SUPERMARKET DEVELOPMENT, BROADWATER
ROAD, WELWYN GARDEN CITY**

I am very concerned - and against - the proposals currently being considered for planning approval and would be grateful if you could represent my views, as shown in the enclosed copy letter to the Planning Authority, in any relevant forum in which you are involved.

Yours faithfully



313 Knightsfield
Welwyn Garden City
Herts AL8 7NJ

23 June 2011

Chief Planning Officer
Welwyn Hatfield Borough Council
Council Offices, Campus East
Welwyn Garden City AL8 6AE

Dear Sir

PROPOSED NEW SUPERMARKET DEVELOPMENT, BROADWATER ROAD - REF N6/2010/2055/MA

I do not support a Tesco store on the Broadwater site for the following reasons:-

- 1 I believe the proposed new supermarket will harm the commercial viability of existing shops in the town centre and neighbourhood centres such as Woodhall, Peartree, Haldens, Shoplands etc. The sense of community in these local centres would be threatened.
- 2 The Broadwater site is not zoned for retail development in the approved Supplementary Planning Document and should not be allowed. Light industrial, residential and leisure development is needed.
- 3 The amount of traffic that will be generated by a new large supermarket (both servicing and customers) will cause severe problems in traffic management, which is already difficult in the Broadwater Road/Bridge Road area.
- 4 The town of Welwyn Garden City does not need another major supermarket to add to the existing Waitrose, Sainsbury, Morrison and Hatfield Tesco 1 mile away.
- 5 The existing town centre of Welwyn Garden City is a clearly defined design and a major supermarket on the east side of the railway, with only a minimal pedestrian link, would be divisive.
- 6 The claims of Tesco that large numbers of extra jobs would be provided is not supported by independent expert research.
- 7 These proposals will undermine likely development in Hatfield town centre.
- 8 A Tesco store of this size on this site will give Tesco a local market share in excess of 44%. This is unacceptable.

I would be grateful if my views could be considered in the decision on the proposal.

Yours faithfully

