

Ack
RA

From: Richard Aston
Sent: 22 September 2011 13:06
To: Planning
Subject: FW: Tesco planning application

From: Tony Skottowe
Sent: 22 September 2011 11:41
To: Richard Aston
Subject: FW: Tesco planning application

I am going to respond directly to him on a number of the issues he raises about the council.

Tony

From: [REDACTED] n]
Sent: 20 September 2011 13:38
To: Tony Skottowe
Cc: [REDACTED]
Subject: Tesco planning application

Dear Tony,

I am writing to voice my opposition to the Tesco plans for Broadwater Road.

I have a number of reasons for my objection.

1. We have more than enough supermarket provision in Welwyn Garden City. There is already a significant Waitrose, a soon to be opened re-vamped and extended Sainsbury's and a large Morrisons. The Tesco Extra store at the end of Stanborough is huge and already gives Tesco an opportunity to compete for significant market share. We do not need an additional Tesco.
2. Planners in Welwyn Hatfield need to be more forward thinking and need to stop thinking about financial advantage. They should be looking to encourage independent traders back to WGC town centre (how about a butchers and fishmongers, maybe a green grocer)? rather than kowtowing to large multi-nationals who do not have the interests of WGC at heart. The character of WGC is pivotal here. The town centre already is at risk - the only shops that seem to succeed are coffee shops, estate agents and charity shops. A retail analyst would have a field day. There is empty space in the Howard Centre as businesses cannot survive with the rates that are currently charged. We should be helping businesses occupy these empty spaces not threatening existing business with a diversive strategy to split the town centre.
3. The road infrastructure around Broadwater cannot support a development of this nature. There is a real risk to the traffic flow on the west side of the city and around the existing business district along Broadwater and Bessemer Road.
4. As a resident in the city I am really concerned about the long term impact on residential housing prices if the town centre falls into neglect and retailers close and move out. I do not want an empty shell in the centre. WGC town centre is a successful model that is currently struggling in the current economic climate. It needs support and does not need a huge Tesco which could be it's death knoll. Please let's not have another Hatfield town centre.
5. I would like to know if the WGC town planners have anything such as a strategy! I want to know what their short, mid-term and long-term strategy is. If they have anything such as this how on earth does a Broadwater development by Tesco fit into this??

6. The government has commissioned Mary Portas to look at the future of the high street and town centres - her brief is to try and stop the decline of town centres. Our council should sit up and take notice as they will be actively threatening our town centre if they sanction this Tesco plan.

Regards

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Winner British Expertise International Award 2011
Winner RoSPA Occupational Health and Safety Gold Medal Award 2011
Winner British Expertise Awards - Positive Environmental Impact Award 2010
Winner Institution of Civil Engineers Award 2010
Winner BREEAM (BRE Environmental Assessment Method) Award 2010
Winner Royal Institute of British Architects Award 2010

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