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PLANNING DEPARTMENT 27 OCT 2010
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Sent: 26 October 2010 16:54
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

Application Number: N6/2010/2055/MA - *FORMER SHREDDER WHEAT FACTORY*

Name: 
Address: 14 Meadow Green, Welwyn Garden City, AL8 6SS Comment Type: Observation
Comment: This planning application is audacious. Welwyn Hatfield Council has a District Plan in place which was consulted on with local businesses and residents and which has the Broadwater site designated for light industrial, business and residential use, but not for any form of retail development. The proposal to build another massive supermarket on this site, with significant non-food consumer goods sales ratio, appears to be attempting to steamroller over the Council's District Plan and its Core Strategic Plan for the Borough.

- In addition to this fundamental reason to object, I also object on the following further grounds.
1. The inclusion of additional retail units, besides the supermarket, further erodes the carefully considered and consulted upon district plan.
 2. Tesco already offers choice through a massive existing Tesco supermarket within the Borough at Hatfield, less than 2 miles from the proposed new scheme.
 3. Sainsbury's are already building a new supermarket less than 400 metres from the proposed Tesco development and similarly Waitrose has an existing store across the road from the Broadwater site. Another superstore is not needed in the town centre.
 4. If the Tesco supermarket was built it would damage sales by small and larger traders in the exiting town centre around Howardsgate and Wigmores e.g, bakers, pharmacy, newsagents, white goods and clothing at John Lewis etc.
 5. The Council has recently been running its finances by borrowing from reserves. It is not a cash rich Council and if it approves the plans, there could well be suspicion that it is taking the easy route out and avoiding costly legal and other fees in opposing the plans. Local residents are well aware of the mess the local authority created in saddling the Borough with debt damages of £28 million to Slough Estates, through planning mismanagement.
 6. The Coalition Government is proposing to introduce legislation to improve local consultation on planning applications. This planning application should be delayed and put to the test of having such detailed and comprehensive consultation.
 7. There is a significant housing shortage in the Borough. It is much more rational in meeting local need to build more residential accommodation on the Broadwater site, not retail.
 8. The road traffic from cars and delivery lorries visiting and parking at the proposed new store, plus residents and other users of the new homes, businesses and leisure facilities will create significant traffic bottlenecks onto the site, particularly at rush hours when commuters are travelling to and from east and west side of the town.