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Sent: 26 October 2010 17:25
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

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

Name: [REDACTED]
Address: 101 Ridgeway
Welwyn Garden City
AL7 2DB

Comment Type: Object

Comment: 1. The applicant has already had an earlier application refused as it was not in accord with the Supplementary Planning Document: the present application is still not in accord with that Document, which does not allow retail activity on the site., so should also be refused.

2. Also, the proposed development contains no adequate plans to link the site with the Town centre across the railway line, ie there is no mention of provision of a new footbridge, without which the site will be effectively isolated from the Town Centre for all practical purposes.

3. Broadwater Road is part of the major spine road of Welwyn Garden City, which is already well-used at rush hours. The extra car and lorry traffic generated by the proposed store, and its large car-park, in addition to traffic from any housing development on the site, will inevitably result in major traffic holdups from Broadwater Road southward as far as Chequers and Stanborough Lane.