

AKK

[Redacted]

Sent: 28 October 2010 11:49
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

PLANNING DEPARTMENT
29 OCT 2010
RECEIVED

Application Number: N6/2010/2055/MA - FORMER SHREDDED WHEAT
Name: [Redacted]
Address: 1 Parkway Gardens
Welwyn Garden City
AL86JW

Comment Type: Object
Comment: Have a significant harmful effect on the vitality and viability of the existing town centre and local neighbourhood centres in the area.

Be premature in relation to making such significant changes to the boundaries of an existing town centre, which should be undertaken through the Local Development Framework Core Strategy process.

Be contrary to the council's agreed and adopted Supplementary Planning Document (SPD) on Broadwater Road. It would undermine its key principles and master plan if the proposal were to be approved.

Cause substantial noise and traffic pollution, and have a harmful impact on air quality in the vicinity of the site.

Cause harm to highway safety through a significant increase in traffic which is car borne, and also related to increased visitor, service, and delivery traffic, in an area that is already noted for its congestion.

Result in a development which would harm the established character and appearance of the Garden City, and affect the setting of the nearby Conservation Area to its detriment.

Result in a residential development which would be at too high a density with too little useable green space, and which would not be in keeping with the pattern of residential development elsewhere in the Garden City.

Require a significant Section 106 Planning Agreement, which would provide for new, and enhanced infrastructure, utilities, amenity space, education and other services, which has not yet been provided.

It is also not understood how the development would be delivered in totality, and in a phased approach so that the benefits promised would actually be delivered on the ground, and maintained in perpetuity.

It is not clear who will manage and run the amenities offered. It's quite possible they won't be viable business propositions and will end up shuttered, neglected, buildings.

The pedestrian access from the town centre is wholly inadequate. The increased footfall across the railway tracks will lead to pinch points that may be both dangerous and inconvenient. The current problem of the dilapidated railway bridge is not properly addressed.

With a Tesco superstore only a few minutes drive away (Oldings Corner), there is no evidence that the area needs another Tesco superstore.

There is an agreed need for more housing in the borough. This land could be developed with housing as its primary aim. There is no need for further retail.

The HGV traffic exiting the site will have to go across Hunters Bridge, this will cause extra congestion in a town centre that is already congested at peak times.