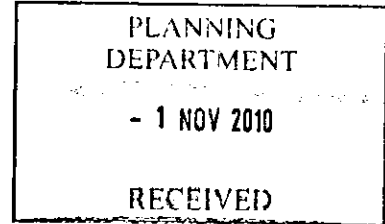




Sent: 29 October 2010 14:30  
To: Planning  
Subject: Welwyn Hatfield Council Online Planning - Comment

Application Number: N6/2010/2055/MA  
Name: [Redacted]  
Address: 64 Woodhall Lane  
Welwyn Garden City  
Hertfordshire  
AL7 3TF



Comment Type: Object

Comment: With a Tesco superstore only a few minutes drive away at Olding&#8217;s Corner approximately 1.5 miles from the proposed site, there is no evidence that another Tesco superstore is needed in Welwyn Garden City. There is no need for further retail in this area. We are already well served by four large supermarkets; Sainsbury, Waitrose, Morrisons and Lidl. It would also draw trade away and have a significant effect on the local shopping facilities at Woodhall and Peartree areas. There is an agreed need for more housing in the borough. This land could be developed solely for this purpose. In an area that is already noted for its congestion, there would be a significant increase in traffic from delivery vehicles, service vehicles and customers who would primarily arrive by car. A superstore would cause a substantial increase in noise and traffic pollution in and around the vicinity of the site and be detrimental to surrounding areas. This proposal is contrary to the council&#8217;s agreed and adopted Supplementary Planning Document (SPD) on Broadwater Road. This would undermine its key principles and master plan if the proposal were to be approved.