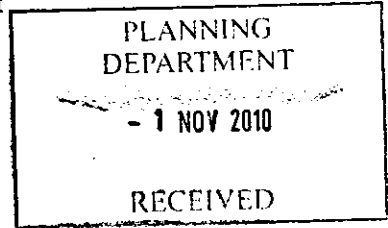


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RA



Sent: 29 October 2010 21:51
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment



Application Number: N6/2010/2055/MA

Name: [Redacted]

Address: 3 Picketts
Welwyn Garden City
AL8 7HJ

Comment Type: Object

Comment: The proposed Tesco development, with its major store comparable in size with Tesco at Oldings Corner, together with the accompanying small shops, will result in an alternative town centre in competition with the existing town centre. As I understand it, Tesco are proposing free parking for a three hour period in their car park, which will make the site more attractive than the town centre where free parking is at a premium. This will sway people in favour of Tesco Town;

The proposal talks about links through to the town centre. In a pedestrian sense this either means a walk over Hunters Bridge, or via the rather inadequate facilities afforded by the old footbridge linking to the railway station; this assumes that Tesco customers ever find this route, hidden as it is behind the proposed leisure centre / swimming pool.

The main entrance / exit to the Tesco store is on Bridge Road. Outgoing traffic will either have a right turn into the queue for the traffic lights, or if the dual carriageway is extended (or there is no right turn allowed) all outgoing traffic will be forced over Hunters Bridge to the roundabout linking Bridge Road, Osborn way, Wigmores North and the Campus. This roundabout is already very busy, especially as it is the main route into and out of the bus station. It is unclear as to how traffic arriving at the store from the west side of the town will enter the site. What is clear is that the Bridge Road, Bessemer Road, Broadwater Road junction, which is already a bottleneck at certain times of the day, will become even more of a bottleneck if this proposal is allowed to go ahead. If the additional house in phase two of the development are built there will be even more traffic at this junction. If Tesco are allowed to go ahead then it should only happen if they are prepared to provide the finance for serious improvements to the highways at this point.

I suggest that it is questionable if there is any need for a development of this size in Welwyn Garden City. We already have a broad spectrum of major stores with Waitrose, Sainsbury's, Morrison's and Lidl, plus for non food items, the John Lewis store. All of these will suffer if Tesco are allowed to go ahead. Besides which, Tesco at Oldings Corner is less than one and a half miles from the town centre, so it could be said that we already have a Tesco store serving the town.