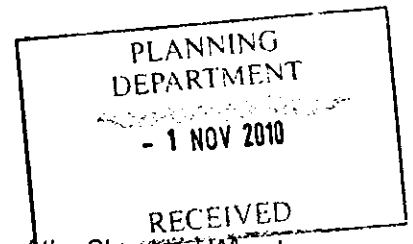


RA

[REDACTED]

**Sent:** 30 October 2010 16:31  
**To:** Planning  
**Subject:** Application no. N6/2010/2055/MA - Broadwater Road



Dear Sir/Madam

I wish to object to the application for the development of a Tesco's store on the site of the Shredded Wheat Factory on Broadwater Road.

I am a resident of Welwyn Garden City and have lived here for over 30 years. I witnessed the development of the town centre some years ago when the Howard Centre was constructed. This had the effect of moving most of the "high street" names indoors leaving empty shops outside - still the case - and the plethora of charity shops taking other outlets. Sainsbury's is currently in the process of re-building its store on Church Road and is due to open next year and very recently Waitrose has doubled the capacity of its store on Hunters Bridge. So, we will shortly have two, sizable food stores in the town centre, with a Morrison's and Tesco's within relatively short distance away. The town centre literally centres on The Howard Centre - and the railway and bus station - and the proposed development will have the effect of splitting it and potentially damaging trade in the town. We have witnessed, for instance, that the development of the large food retailers has already killed off greengrocers, fishmongers and delicatessens - none of which are represented in the town centre. The Tesco development can only make things worse and I'd worry that the proposed store, if it were to mirror the size of their Oldings branch selling other wares than food, could well have a further detrimental effect thus affecting trade in non-food outlets - this could even affect John Lewis?

I gather that there's a general public resistance to this proposal if the first public meeting is anything to go by and feel sure that the Planning Committee will reject it. However, Spenshill, Tesco's regeneration arm will be bound to take the Council to a judicial review which you won't be able to afford, given the current financial climate. So, this is probably a "done deal" and I'm completely wasting my time writing this objection. We'll see - and look forward to even more shop closures and yet more charity shops and the death of our town centre.

Yours faithfully

[REDACTED]

21 Mandeville Rise  
Welwyn Garden City  
Hertfordshire  
AL8 7JT

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