

From: [REDACTED]
Sent: 31 October 2010 22:11
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

PLANNING
DEPARTMENT

- 1 NOV 2010

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Application Number: N6/2010/2055/MA

Name: [REDACTED]

Address: 30 Templewood WELWYN GARDEN CITY Hertfordshire AL8 7HX Comment Type: Object
Comment: 1. Council's own planning policy makes no provision for retail on this site. Tesco knew this, but appears to be trying to pressure council to grant permission for a large supermarket contrary to the council's guidelines. On this ground alone permission should be refused.

2. With two supermarkets in the town centre already, and with others within the the town and Tesco's own supermarket nearby, there is no need for another supermarket.
3. The proposed supermarket could have a very harmful effect on trade in the town centre, and also on the local shops on the east side of the town.
4. There would be a significant and potentially unmanageable increase in traffic, both cars and goods vehicles, in the Bridge Road East and Broadwater Road area.
5. Tesco has cleared the site, but it may not be possible to rely on it to carry out all its proposals once it has got its supermarket. Phases II, III and IV might never get built. In the Linwood central area in Renfrewshire, it deliberately allowed the site to "become essentially derelict as it tried to secure a landmark regeneration deal" (The Times, 31 August 2010). There would be a risk of this happening here.
6. The proposed housing appears to be quite out of character for the Garden City - high density, out of scale and unimaginative. A more sympathetic and appropriate layout and scale of development than this proposal is essential to maintain the unique character of the town.