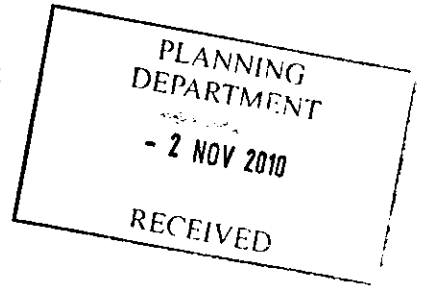


[Redacted]

Sent: 01 November 2010 18:56  
To: Planning  
Subject: Welwyn Hatfield Council Online Planning - Comment



Application Number: N6/2010/2055/MA

Name: [Redacted]

Address: 5 Meadow Green

WGC

AL8 6SS

Comment Type: Object

Comment: Tesco has had a previous plan for a large store rejected by the Council. Why is a second submission being considered? In the Supplementary Design Guidance (2005), P.4, Para2.3: "developers will be expected to look at the wider context and use this in their reasons for justifying a development." Have they done this to the Council's satisfaction?

Same document, , P.15, Para 2.33: Developments should provide a fine-grained mix of uses, users and forms that serve to create sustainable places which create variety and provide a choice." Tesco's stated 40% non-food content in the new store will reduce choice in the town centre. There is also little evidence of 'fine-grained mix of uses.' This current plan is poorly thought out and the Council should extend the date for comments to allow residents time to comprehend the full implications of this plan.

In the District Plan (Draft) 2005: P.148, Para 13.20-22, none of the sites identified for retail development include the site where Tesco proposes to put it store.

Finally, nowhere in the plan are educational facilities mentioned to provide for the 500+ likely population of school age children. Why not?