

RA

[REDACTED]

Sent: 03 November 2010 12:58
To: Planning
Subject: TESCO Broadwater Road planning application OBJECTION

PLANNING
DEPARTMENT

4 NOV 2010

RECEIVED

Excerpt from a recent letter to editor of Welwyn and Hatfield Times...

Do we really want, or indeed need, another supermarket in WGC? Isn't the town served adequately by supermarkets already? Waitrose, Morrison, an improved Sainsbury's, and, ironically, the existing TESCO at Hatfield, are supplemented by local shopping parades offering a credible alternative for those people that use these. Would yet another supermarket have a bad impact on this existing infrastructure, and consequently bring no overall improvement to our lives, if not worsening the lives of some people in the long run?

Could WGC cope logistically with a new TESCO, that will change the way people travel through the site and footfall in the nearby town centre, not forgetting increased car traffic in the vicinity of the new store?

Also, the existing use for the Broadwater Road West site, set out in a supplementary planning document available to anyone who wants to read it, made no mention of retail use for this site, so how do TESCO finally convince us otherwise?

In addition to the above, I have concerns about traffic congestion in the vicinity of this new store. what provision has been made for the continuance of what has become an extremely popular dropping off point at Hyde Way? Also, a retail development on the scale of the one proposed by TESCO will cause increased traffic during all parts of the day whereas an industrial premises may only affect traffic movements at peak hours. What provision is there that the parking that is provided won't be abused by people who aren't shopping at the store?

The pedestrian bridge owned and maintained by network rail is another major concern of mine. in the same way that network rail don't necessarily need to spend major investment improving this link just to please TESCO planning proposals, how can TESCO be compelled to see through any improvements they are suggesting could be made to a bridge that isn't their's to improve? all of Tescos proposals talk about the store being built and trading before the redevelopment of the rest of the site, including the bridge. I am worried thy this is a 'Cart before the Horse' approach and that TESCO will get what they want before they honour their commitment for the rest of the redevelopment , which could be messily handed over to any number of other organisations to see to completion?

There should be no major retail development on this site to the scale that TESCO are proposing. What is so wrong with the site being sold for residential/industrial/leisure development as set out in SPD? This is less of a threat to the existing fabric of the town. TESCO already own a majority market share within the locality why should they be allowed to become even more dominant at the expense of other retainers who help to introduce and maintain healthy competition to the marketplace?

I am minded that TESCO has included many promises in the application that in time it will find ways of not keeping. This is unashamed bribery cloaked inside a sugar coated wrapper. the store in the proposals gets bigger and bigger and the sugar on the outside gets ever thinner as the planning application has matured into what it has be one today. Is this a way of TESCO winning a

04/11/2010

compromise result of a medium sized store in the long run!

The re-use of the silos described in the application is uninspiring. more should be made of the elevated position and improved views of the landscape from the buildings on top of the silos by opening these up for public use somehow like restaurant or heritage centre or public gallery / meeting space. I think the silos could be put to better use.

And we don't need yet another half full hotel in WGC!


20 Wellgarth
Welwyn Garden City AL7 3AF

Click [here](#) to report this email as spam.