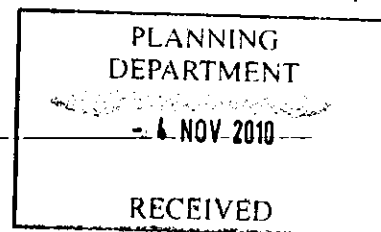


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Ack.

Emailed Asking for ~~editing~~  
Address - no reply



**Sent:** 03 November 2010 10:49

**To:** Planning

**Cc:**



**Subject:** Objections to Broadwater Road proposals N6/2010/2055/MA and N6/2010/2060/LB 'Tesco redevelopment'

Sirs,

I believe the current proposals to be flawed in many respects, and consequently the scheme proposed should be completely rejected. Most significantly:

Messrs Tesco already enjoy a dominant position in retail share in the area, and the town has vacant retail space. Adding more is unwarranted, and will stifle competition. It should be borne in mind that large and (in this case deservedly) successful businesses do not last forever. Not so very long ago, Sainsbury and M&S appeared to be unstoppable juggernauts. The day will come when Tesco falters, and a healthy group of competitors ready to step into the large void that will leave is essential.

Grocery merchants in the Woodhall, Hollybush and Hallgrove parades serve an ageing population, many of whom are reliant on local shopping to maintain their independence. Loss of any of these shops due to reduced profitability from Tesco competition will affect a significant number of residents.

Traffic increment on Broadwater Road and access routes thereto will be significant. The road system is already subject to significant delays at peak hours. Without a complete dual carriageway access, including Broadwater Road, to and from the Broadwater site running between A1 Junctions 4 and 6, (as part of the planning gain to be paid for by the developer) this scheme should not go ahead.

Much of the present design flies in the face of the original planning for the character of Welwyn Garden City. Large green spaces, open sight lines, curved roads rather than 'barrack block' grid patterns should be observed.

The outright foolishness of leaving the silos standing, to act as a permanent drain on resources. These now useless things will have to be maintained, directly or indirectly at local resident's expense. Demolish them now (as part of the planning gain to be paid for by the developer), and remove this incubus forever.

Yours faithfully

Ann and Paul Jansz, WGC.

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