

3. DEVELOPMENT DETAILS

- 3.1. The proposals consist of the demolition of an existing car park known as Campus East and the redevelopment of a residential scheme comprising of 313 (C3) residential units with associated amenity areas, landscaping, car parking and all ancillary and enabling works. The proposed layout is provided in **Appendix A**.
- 3.2. The development is to be served as a continuation of the eastern arm of the College Way mini roundabout junction. The carriageway width will be 5.5m wide with a 3m shared use foot cycle way on its northern side and a 2m footway on the southern side. Tactile crossing points will be provided at the site access allowing pedestrians and cyclists to cross the carriageway in a safe manner.
- 3.3. A secondary access to the development will be provided at the location of the existing access to the level surface car park approximately 30m to the north of the College Way mini roundabout leading to a 26-space car parking area. The access will be reconfigured to provide a single priority junction with College Way measuring 6 metres in width with 2.5 metres junction radius.
- 3.4. A full description of the proposed residential development scheme is contained in the supporting documents accompanying the application.
- 3.5. As shown on the plans, it is proposed to provide a total of 183 car parking spaces across the development. The plans show that 92 (50%) of parking spaces are proposed to be active electric vehicle charging spaces (subject to detailed review of any connection upgrade costs as per building regulations).
- 3.6. The development will look to provide long stay cycle parking in accordance with the minimum standards outlined within "Welwyn Hatfields Supplementary Planning Guidance Parking Standards". It is proposed to provide a total of 313 long-stay cycle spaces for the residential units. The parking is located on the ground floor level in each residential block or within an overlooked area within the public open space. In addition, there will be 20 short-stay cycle spaces for all uses which will be located in a communal space and will be overlooked for visitors to the site.

Parking Provision

- 3.7. On site parking provision will be provided within the ground floor and podium level below Block A, as shown in the latest masterplan at **Appendix A**. Access to the wider