

The lighting on the top deck is too prominent: The lighting is “street lighting”, the type of lighting high on fixed poles. The lighting should be low level lighting on the top deck, located within the external barrier walls and should be dimmed at all times.

- The trees and shrubs along Ayot Greenway (northern elevation) provide inadequate visual screening for local residents: These trees are deciduous and are thinly spaced out. The proposed northern perimeter of the carpark’s tarmac surface should be moved away from the Ayot Greenway by a further 2 to 3 metres to allow planting of additional evergreen trees and shrubs on council-controlled land but within the carpark perimeter, so to provide adequate screening for local residents.

- There is insufficient cladding on the northern elevation to reduce noise, light and air pollution: Currently it is proposed that there is flimsy partial cladding along the northern elevation so allowing light, noise and air pollution to radiate across the Ayot Greenway to the residential homes on Scholars Mews, Densley Close, Sherrardspark road and Roundwood Drive. The cladding on the northern elevation should create a solid wall extending 3 metres above the top deck surface level so preventing light, noise and air pollution from impacting upon local homes.

- There is insufficient cladding on the western elevation: Currently it is proposed that there is flimsy partial cladding along the western elevation so allowing light, noise and air pollution to radiate directly upon Woodside House. What’s more, the cladding is not high enough to help shield Woodside House from light, noise and air pollution from the top deck. The cladding should create a solid wall extending 3 metres above the top deck surface level so preventing light, noise and air pollution from impacting upon local homes in Woodside House.

- The deck level comes too close to Woodside House: The carpark is exceptionally close to Woodside House and is only partly shielded by a simple thin line of conifers. Noise and light pollution will be a problem, especially from the top deck of the carpark. Also, air pollution is uncontrolled, making it difficult in summer for residents facing the carpark to open their windows. The western side of the carpark deck should be moved a further 5 metres away from Woodside House.

- The carpark has inadequate security measures: The current proposal has very weak carpark security. There are no barriers to control entry or exit. However, there is vandalism and anti-social behaviour in town centre carparks especially on the existing Campus West carpark. Residents of Woodside House have objected to this antisocial behaviour from hooligans driving dangerously around the carpark. The proposed design will allow the hooligans to act as idiots one storey higher than they have been previously able to do. The noise and disturbance that they create will travel even further across to Woodside House, Scholars Mews, Densley Close, Sherrardspark Road and Roundwood Drive. The carpark should have controlled barrier entry and exit points, as well as live close-circuit TV monitoring.

- The carpark should not be open 24 x 7 hours per week: Currently, it is proposed that the carpark is open 24 x 7 hours per week even though it is next to several residential developments. Planning permission should only be granted with a condition that the opening hours of the carpark should be limited from 6.00 am to 11.30 pm each day.
- The campus west car park is in contradiction to Section 16 of the 2019 NPPF 'Conserving and Enhancing the historic environment' and Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) which seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. There is no need for extra parking within Welwyn garden city and the council should be moving towards environmentally friendly policies, rather than encouraging car usage.