

COUNCILLOR FRANK MARSH'S POINTS ON BEHALF OF RESIDENTS RE: CAMPUS WEST CAR PARK REDEVELOPMENT

APPLICATION NUMBER 6/2021/2207/MAJ

There have been several consultations relating to this application and many comments made by the public, especially those directly affected by this development.

It is disappointing to note that most of the reasonable points raised by residents have been ignored so far. The design of the carpark as it stands does not adhere to the design policies for a conservation area ie. District/Borough plans policies D1 and D2. Whilst residents would prefer the carpark not to be redeveloped, many have accepted that building one storey above ground is a compromise and better than two storeys, previously proposed. A good design is the station carpark at Hatfield. At present the current design of Campus West carpark is not of high quality.

We have an opportunity this to ensure that the carpark is as attractive as possible and blends in with the local environment and conservation area, also protecting local residents whose homes back on to it.

The main areas of concern of many local residents are as follows:

1. **The lighting on the top deck is too prominent** - The carpark should have low level lighting on the top deck within the external barrier walls and it should be dimmed all the time that they are on. There should be no lighting on polls or anything like flood lighting. All lighting should be dimmed lighting, so it does not shine into homes. It should be a condition that the lighting curfew outlined in the report is implemented ie that lights should be dimmed between 23.00 – 6.00.
2. **The trees and shrubs along Ayot Greenway are mostly deciduous and provide inadequate visual screening for local residents** - The proposed northern perimeter of the carpark's tarmac surface should be either moved away from the Ayot Greenway by a further 2 to 3 metres to allow planting of additional evergreen trees and shrubs within the carpark perimeter, or there should be openings in the tarmac surface to accommodate evergreen trees and shrubs, so to provide adequate screening for local residents. Another solution could be a red brick four foot high wall along the embankment.
3. **There is insufficient cladding on the northern elevation to reduce noise, light and air pollution** - 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. This could be a 'green wall' or red brick wall with architectural features just like the Hatfield Station carpark.
4. **There is insufficient cladding on the western elevation** - The cladding should extending 3 metres above the top deck surface level so preventing light, noise and air pollution from impacting upon local homes in Woodside House. This could be a 'green wall' or a brick wall with architectural features just like the Hatfield Station carpark.

5. **The deck level comes too close to Woodside House** - The western side of the carpark deck should be moved a further 5 metres away from Woodside House.
6. **The carpark has inadequate security measures** - The carpark should have a controlled barrier entry and exit points, as well as live close-circuit TV monitoring. It is understood that close circuit TV is currently being considered and should be incorporated in any plans. Hunters bridge carpark is an example of young people racing around the carpark at night, especially during Summer, causing anti social behaviour and disturbance to residents. The Anti-social behaviour Plan that is a condition already, should be strengthened, by being agreed and signed off only after it has been approved by the local councillors of Sherrads and Handside wards. The ASB Plan's implementation should be monitored and, if after a year, it has not been successful in preventing any anti-social behaviour then car park closure should take place between 23.30 – 06.00.
7. **The carpark should not be open 24x7 hours per week** - 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, after the theatre closes.
8. **Landscaping:** There should be a clear landscaping plan for the Northern elevation and all affected areas around the carpark. The landscape Strategy as already outlined in the conditions should be agreed only after it has been approved by local Sherrards and Handside councillors.

I ask Councillors on the DMC committee to either defer any decision to the next meeting in January, so that all the points made can be incorporated into any final report and recommendations or approve the officer's recommendation solely on condition that all the points I have made are agreed and incorporated into the final design.

I remind you all that anything we build will be there for a long time and it is imperative we ensure the design of the carpark is the best we can provide.