

**Cllr. Dan Yates**

**BH2019/01272 – 1 Moulsecoomb Way**

**13<sup>th</sup> June 2019:**

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: As ward councillor I wish to object to the impact of this development on the local community. Having chaired a public meeting at which both positive and negative impacts were raised the following issues appear to remain unresolved and should be addressed through an improved application for this site:

- 1) Although the residential student use is suggested to be car free it became apparent at the meeting that there was no clear mechanism for enforcement of this proposal possible. The major community concern was over parking impacts and the lack of genuine enforcement options makes this issue currently unmitigated. One possible mitigation may be to condition the provision of suitable off site parking provision in a similar way to that this community understands over the AMEX planning permission. Otherwise the community expressed concerns that the negative parking impacts of 400 additional units would lead them towards a residents controlled parking zone with the subsequent costs passed onto local residents to manage the parking caused by this development.
2. The loss of this waste transfer station could cause significant environmental impacts due to it being the only one for building / clearance waste in the city. The risk of increased levels of fly tipping caused by the move of this use to Newhaven and the consequent increased journey times could be severe.
3. a local residents group has also suggested that the s106 public art contribution be used in part to improved the public art already on the south west corner of the site (an mosaic statue developed alongside local students) should the application be successful
4. another local residents group are currently working on getting improvements made to the underpass across the lewes road to the north of the site. They have asked in s106 monies could be available for improvement in this valuable sustainable transport resource and corridor between two student accommodation centres.

Many thanks

