

TO :-

April 9th

Proposed Redevelopment of Liston Road Car Park re **MM12**

I write to express my objections, on planning grounds, to the proposals set out in the consultative document with regard to the redevelopment of Liston Road Car Park.

My objections are :-

1. The proposal to build housing on the site will be in direct conflict to the District Council's policy (HE 6) to preserve and enhance as part of the Marlow Conservation Area.
2. The proposal to introduce decked car parking is particularly injurious to the character of the Conservation Area and should be considered in relation to the District Council's Conservation Area survey in respect of this area and the remarks made to the Main Modification Wycombe Delivery and Site Allocations Plan as amended following the December consultation viz MR5 Liston Road Car Park “ *a design and layout that conserves or enhances the Marlow Conservation Area and safeguards the amenity of surrounding occupiers /users/residents*”
3. The proposal will devalue the important townscape and heritage of the historic town of Marlow.
4. The loss of car park spaces in the town centre is contrary to the provision of sufficient parking to sustain the commercial viability in the town centre which with other car parks in the centre is well balanced at the present time.
5. The car park is an essential amenity for Liston Hall which is used extensively by the community on a daily basis and the centre for the activities of the Marlow Community Association..Any loss of parking and increased traffic congestion would seriously reduce the viability of Liston Hall.
- 6 The building of residential accommodation would lead to traffic congestion in Liston Road which is already used extensively as a service road for shops in the High Street , Spittle Street and Chapel Street and there is little capacity for extra traffic movement.
8. Increased traffic congestion in this area will threaten the access to the elderly persons residential home at New Court . Regular use is needed for ambulance services etc.
9. The recent opening of the Waitrose Store in Liston Road has increased the the demand for parking in the area and there is clear evidence of congestion caused by disabled driver using restricted parking area (yellow line areas). At times as many as a dozen vehicles park in this area restricting the use of the road way to single line traffic backing up to the entrance to Liston Road from Chapel Street a main thoroughfare.
10. Demand for parking in this area has been greatly increased by the recent completion of Borlase Gardens . Further pressure has been created by the granting of permission to build at 166 Marlow Road, Great Marlow School, and Foxes Piece Schools and the Marlow Plough pub site with construction now in progress. Congestion will increase on the entrance to Liston Road and the Car Park entrance which already has recently witnessed a number of minor road accidents resulting in damage to vehicles

In summary the proposals to build housing on the Liston Road Car Park are contrary to the declared policy to **conserve or enhance the Marlow Conservation Area and safeguard the amenity of surrounding occupiers /users/residents**

Yours faithfully

Noel Armstead