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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)


BWB Consulting Ltd
5th Floor, Waterfront House
Station Street
Nottingham

Your ref: Pre Application
HCC ref: TR/427/2017
HCC received: 15/11/2017
Area manager: Nick Gough
Case officer: Graham Beviss

Location

Land northeast of Maple Cross Lodge
Thames Waste Water Treatment Site
Maple Lodge Close
Maple Cross
WD3 9SF

Application type

Pre application

Proposal

B8 development

Decision

Pre-app

Highway comments:-

This request for pre-application advice relates to construction of a new building to accommodate a warehouse development of 15,500 sq.m. The following comments are recorded with respect to the documents submitted with the application. Those documents include a Scoping Note document providing information on the following aspects of the development.

Highway Access and Car Parking.

Access to and from the site is via Maple Lodge Close which is a private road and is consequently not a highway under the control of Hertfordshire County Council. Access to the surrounding highway network is from the junction of Maple Lodge Close and A412 Denham Way where visibility to and from a vehicle approaching the junction along Maple Lodge Close is adequate.

The development will incorporate 200 car parking spaces. The Local Planning Authority will give consideration to the proposed parking provision in relation to its current parking standards. However, the Highway Authority requests that sufficient cycle parking is provided to encourage staff travel to and from the site by this travel mode.

Trip generation and distribution.

The Scoping Note presents trip generation information calculated using information from the national TRICS database. The predicted numbers of vehicular trips generated by the development are considered appropriate and the trip numbers reported are not disputed by the Highway Authority. The predicted distribution of these trips on the surrounding highway network is generally supported but it is considered that the percentage of trips to and from destinations E (15.8%) and F (27.2%) on Figure 1 should be switched.

Junction capacity analysis.

The Scoping Note proposes analysis of the following three existing junctions to assess the potential impact of the traffic generated from the proposed development:

- i) The priority junction of A412 Denham Way North Orbital Road and the Site Access. The Highway Authority is not aware of any recent junction capacity analysis work at this junction.
- ii) The roundabout junction of A412 Denham Way / Uxbridge Road. Capacity Analysis work has been undertaken for this junction associated with the proposed school development on the north side of Uxbridge Road (at its junction with Long Lane). However the base traffic flow data was recorded in 2015 and this will need to be updated.
- iii) The roundabout junction 17 of M25 (with A412 Denham Way). The Highway Authority is not aware of any recent junction capacity analysis work at this junction.

The Highway Authority considers that the traffic impact associated with the development could be higher than suggested on the existing traffic signal controlled junction of A412 Denham Way with Chalfont Road. It therefore considers that the proposed scope for the analysis of junction capacity should be extended to include this junction. The Highway Authority will be able to provide existing traffic flow data for this junction.

Assessment years.

The Scoping Note proposes variable assessment years depending on the junction under consideration. The assessment year of 2028 proposed for the M25 J17 roundabout has recently been requested for the proposed school development identified above and it is considered sensible that the three junctions are reviewed for this assessment year.

Highway Safety Review.

Personal Injury Collision (PIC0 data can be obtained from Hertfordshire County Council. Please contact Anthea.Nott@hertfordshire.gov.uk

Committed Development.

The Highway Authority is aware of a number of recent planning applications being submitted in the local area. The construction traffic movements associated with HS2 will be one significant consideration but it is suggested that the applicant contacts the Local Planning Authority to request details on the scale and status of all committed developments in the area.

General comments.

The contents of this letter are an informal officer opinion and should not be taken as a formal response to a planning application. Any views or opinions expressed are given in good faith, and to the best of my ability, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately decided by the Planning Authority. The County Council cannot guarantee that new issues will not be raised following submission of a planning application and consultation upon it. It should be noted that the weight given to pre-application advice will decline over time.

Please be aware that Hertfordshire County Council is subject to requirements under the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). Where the County Council receives a request to disclose any information in relation to this pre-application advice, it will notify and consult with you concerning its possible release. However, the County Council

reserves the right, to disclose any such information it deems appropriate and shall be responsible for determining at its absolute discretion whether the information is exempt from disclosure in accordance with the EIR or FOIA.

Signed

Graham Beviss

Date 21/12/2017