

From: [REDACTED]
To: [REDACTED]
Subject: Planning Application 21/0573/FUL (HCC ref. TR/6075/2021) - Warehouse Proposals at Maple Lodge Close, Maple Cross
Date: 15 April 2021 09:22:27
Attachments:

[21 0573 FUL OBJECTION Doc 1 TRAFFIC.PDF](#)

Hi [REDACTED]

In relation to your email of 7 April I have gone back to the applicant via their agent regarding your comments below in relation to the hotel development and I will come back to you with additional information when I hear back from them.

In relation to the Thames Water Works, I am not aware of any material changes which may have resulted in increased trips reported by the residents.

One of the objections I have received included the attached supporting document relating specifically to highways matters. It includes reference to failure to consider the hotel development which I appreciate you have asked for further information on, however, I would be grateful if you could have a look at the attached when you have opportunity and let me know if you have any further comments / observations.

Many thanks

[REDACTED]

[REDACTED]
Development Management Team Leader
Development Management
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From: [REDACTED]@hertfordshire.gov.uk]
Sent: 07 April 2021 15:16
To: [REDACTED]@threerivers.gov.uk>
Cc: [REDACTED]@hertfordshire.gov.uk>
Subject: Planning Application 21/0573/FUL (HCC ref. TR/6075/2021) - Warehouse Proposals at Maple Lodge Close, Maple Cross

Good afternoon [REDACTED]

A couple of supplemental recommendations and comments in respect of the above application.

Permitted Hotel Development

Following consideration of the permitted hotel development (which was granted planning permission in 2008 and then subsequently confirmed in 2018 through the issuing of the Certificate of Lawfulness as part of application 18/1424/CLPD), HCC as Highway Authority (HA) are requesting that the applicant submit the following as an addendum to the full Transport Assessment (TA):

- . TRICs assessment for a hotel of the permitted size for both the AM and PM peak;
- . Updated Linsig model and results for the proposed signalised junction at Denham Way / Private Access road, factoring in the additional predicted trips from the hotel site.

It is acknowledged that no trip generation was submitted as part of the original planning application for the hotel in 2007 (07/1401/FUL) nor requested by the HA at that time. Nevertheless due to the original planning permission being granted 14 years ago, it would enable a robust assessment of the proposed signalised junction in the context of the current application (21/0573/FUL) and other committed developments in the area.

In the absence of the HA being consulted on the CoL, our Authority were unaware that the 2007 consent was considered committed. The HA does recognise that the TA for 21/0573/FUL has acknowledged the hotel development, but that it has failed to provide any traffic generation associated.

Trip Rates to the Thames Water Sewage Works

We have had a number of queries from local residents in relation to a apparent increase in the number of trips by Thames Water to and from their Sewage Works site via Maple Lodge Close. Are you aware of any material changes to the Thames Water site that may have resulted in an increase in trips?

Happy to discuss further if needed.

Kind regards



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