

Your Ref: PP-09442089



04 March 2021

Claire Westwood
Development Management
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Herts
WD3 1RL

Dear Claire

**Employment Land to the north of Maple Cross Lodge, Maple Cross, Rickmansworth
Full Planning Application (Planning Portal Reference PP-09442089)**

We write on behalf of our client, BCL (Maple Cross) LLP, to submit a full planning application for the comprehensive redevelopment of employment land to the north of Maple Cross Lodge, Maple Cross, Rickmansworth.

Full planning permission is sought for:

'Comprehensive redevelopment to provide 2 no. warehouse Class E(giii)/B2/B8 units comprising a total of 16,115 sqm including 1,882 sqm ancillary E(gi) office space, access, landscaping and associated works.'

The application has been submitted online via the planning portal (reference PP-09442089).


In addition to this cover letter, the submitted documents which accompany this application are as follows:

- Design and Access Statement;
- Drawings;
- Planning Statement;
- CIL Forms;
- Transport Assessment;
- Framework Travel Plan;
- Framework Construction Logistics Management Plan;
- Energy Statement;
- Preliminary Ecological Assessment;
- Badger Scoping Survey (Submitted Under Private and Confidential Basis);

- Bat Survey Report;
- Riparian Mammal Scoping Survey;
- Biodiversity Checklist;
- Planning Noise Assessment;
- Air Quality Assessment;
- Flood Risk Assessment and Drainage Strategy;
- Landscape and Visual Impact Assessment;
- Supplementary Site Investigation;
- Utility Services Report;
- Tree Survey and Arboricultural Impact Assessment;
- Heritage Statement;
- Construction Management Plan;
- Contaminated Land Assessment and DQRA – Summary Report;
- Piling Method Statement and Risk Assessment; and
- Method Statement for Monitoring Well Decommissioning.

We trust that the enclosed forms and documents are sufficient to enable you to validate and determine the application. Should you require any further details or have any questions, please do not hesitate to contact me or my colleagues Tim Sturgess (+4478 2787 3687) or Matt Pigott (+4478 0131 7935).

Yours sincerely



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For and on behalf of Avison Young (UK) Limited