

Subject: Comments on a planning application.

Planning comment on application 21/0573/FUL Comprehensive redevelopment to provide 2no. warehouses.

Development site Maple Lodge Maple Cross.

From *Name Redacted* – representing the Chiltern Society, the White Hill Centre, Chesham, Bucks HP5 1AG

Flooding

Three Rivers by its very name suggests that this area where three rivers (and the Grand Union Canal) meet sees continual water flow through the area. We have been most fortunate in having considerable undeveloped land and lakes adjacent to the water courses on to which water can flood during high rain water events. Thus flooding has not been much of a problem in the area.

This should not lead to complacency. There is likely to be greater risk with much further development proposed for the area. The site developers for the warehouses proposal seem to dismiss flooding as a problem since the land concerned is not in flood zone 3. However the road past the site is known to flood for whatever reason. For example during April and May 2020 it was continuously flooded. We are told there have been improvements in the road drainage to mitigate this problem but we are not sure when this happened.

We would like to point out that the building of two warehouses and ancillary hard standing will remove the previous possibility of water draining into the soil of the site and some also being soaked up by plants. We are anxious about the volume of water likely to be diverted into the Maple Lodge Ditch which as its name implies is a small water course. It seems possible that the flooding problem will simply be diverted to a new site while the warehouses will be protected from flooding. We feel flood risk need further investigation.

Sewer Flooding

Regrettably Thames Water has a poor reputation in regard to this matter. For example: the Maple Lodge Conservation Society land has suffered from 3 episodes of sewage overflow in the past two years. This suggests that the

sewers have inadequate capacity and will possibly be inadequate to cope with any extra discharge from the warehouse site.

Further upstream in Chesham sewage overflow in to the River Chess (which in Rickmansworth becomes the River Colne) has caused pollution rendering the river water unsafe for water cress growing and bathing which was a common pleasure for children in the summer. It is therefore most undesirable that there should be an increase of flow into the Maple Lodge sewers which would be inevitable should the warehouses be built.

Air Pollution

This was a major concern to us with the original application. The Covid-19 crisis has had the effect of reducing traffic in the Maple Cross area but should not induce a feeling of complacency in this matter. The Inspector in charge of the appeal against the refusal of a previous application only visited the site after lockdown so she did not see the traffic problems.

Children are once more attending the Reach Free school. The HS2 works down towards Denham has for a time reduced traffic on the A412 as there is only single line traffic and heavy traffic is avoiding this route. The extra traffic to and from warehouses would inevitably increase air pollution levels. We note that regrettably Three Rivers Council do not at present monitor air pollution levels in Maple Cross.