

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/P1940/W/21/3289305

Appeal By

BCL (MAPLE CROSS) LLP

Site Address

Employment Land to the north of Maple Cross Lodge
Maple Cross
Rickmansworth
Hertfordshire
WD3 9SE
Grid Ref Easting: 503668
Grid Ref Northing: 192858

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry Hearing

1.c. How long do you expect an inquiry would last? 6 day(s)

1.d. How many witnesses do you intend to call? 3

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

Please explain

To fully assess the proposal

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

Please describe

Appropriate footwear should be worn

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
---	-----	--	--------------------------

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
--	-----	--	--------------------------

6.a. If a press advert notice was published, please upload a copy

[see 'Questionnaire Documents' section](#)

7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

8. Please indicate the development type for the application to which the appeal relates.

Major Developments			<input checked="" type="checkbox"/>
--------------------	--	--	-------------------------------------

Minor Developments			<input type="checkbox"/>
--------------------	--	--	--------------------------

Other Developments			<input type="checkbox"/>
--------------------	--	--	--------------------------

8.a. Major Developments

Dwellings			<input type="checkbox"/>
-----------	--	--	--------------------------

Offices/R and D/light industry			<input type="checkbox"/>
--------------------------------	--	--	--------------------------

General industry/storage/warehousing			<input checked="" type="checkbox"/>
--------------------------------------	--	--	-------------------------------------

Retail and services			<input type="checkbox"/>
---------------------	--	--	--------------------------

Traveller caravan pitches			<input type="checkbox"/>
---------------------------	--	--	--------------------------

All other major developments			<input type="checkbox"/>
------------------------------	--	--	--------------------------

Is the appeal site within:

9.a. A Green Belt?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
--------------------	-----	--	--------------------------

9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
--	-----	-----------------------------	-------------------------------------

12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
--	-----	-----------------------------	-------------------------------------

12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
--	-----	-----------------------------	-------------------------------------

13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
--	-----	-----------------------------	-------------------------------------

13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order? Please send a plan showing the extent of the Order and any relevant details. see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals? Please attach the comments of Natural England or attach details, including relevant extracts of any protected species standing advice that has been considered. see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)

20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met? Yes No

Environmental Impact Assessment - Screening

20.c.i. Have you issued a screening opinion (SO) Yes No

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes No

Environmental Impact Assessment - Publicity

- 20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies N/A
 see '[Questionnaire Documents](#)' section
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes No
 Please attach copies of any comments that you have received in response.
 see '[Questionnaire Documents](#)' section

PART 5

22. Do you wish to attach your statement of case? Yes No

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes No

Copies of the following documents must, if appropriate, be attached to this questionnaire

- 24.a. a copy of the letter with which you notified people about the appeal;
 see '[Questionnaire Documents](#)' section

- 24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;
 see '[Questionnaire Documents](#)' section

Deadline

24/02/2022

- 24.c. all representations received from interested parties about the original application;
 see '[Questionnaire Documents](#)' section

- 24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
 see '[Questionnaire Documents](#)' section

see '[Questionnaire Documents](#)' section

see '[Questionnaire Documents](#)' section

- 24.e. any representations received as a result of a service of a site ownership notification;

- 24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

see '[Questionnaire Documents](#)' section

see '[Questionnaire Documents](#)' section

List of policies

CP1,CP6,CP8,CP9,CP10,CP11,CP12 DM2,DM4,DM6,DM8,DM9,DM10,DM13, Appendix 5, SA2,PSP3

- 24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

- 24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

- 24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

Please provide the date of adoption:

25/02/2015

24.o. any other relevant information or correspondence you consider we should know about.

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/P1940/W/21/3289305

Appeal By BCL (MAPLE CROSS) LLP

Site Address
Employment Land to the north of Maple Cross Lodge
Maple Cross
Rickmansworth
Hertfordshire
WD3 9SE
Grid Ref Easting: 503668
Grid Ref Northing: 192858

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: 2021-03-19 HAVAS Press Notice.pdf

Relates to Section: PART 3

Document Description: 16. A plan showing the extent of the Order and any relevant details.

File name: TPO493.pdf

File name: TPO905.pdf

Relates to Section: PART 3

Document Description: 19.b. The comments of Natural England or details, including relevant extracts, of any protected species standing advice that has been considered.

File name: 646999-21 0573 FUL Comment from Natural England.pdf

Relates to Section: PART 4

Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.

File name: Site Notice.pdf

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: 608888-THAMES 21 0573 FUL.docx

File name: 608912-THAMES 21 0573 FUL AMENDED.docx

File name: 609856-21 0573 FUL Comment from Herts Constabulary.docx

File name: 611416-Consultee Comment-COMMENT FROM HERTS MINERALS & WASTE POLICY TEAM.pdf

File name: 612316-Consultee Comment-COMMENT FROM LOCAL PLANS SECTION NS.docx

File name: 614257-Consultee Comment-COMMENTS FROM HERTFORDSHIRE COUNTY COUNCIL HIGHWAYS.pdf

File name: 614711-21 0573 FUL Comment from Colne Valley Partnership (CVP).pdf

File name: 614702-21 0573 FUL Comment from Highways Agency.pdf

File name: 614736-HCC106 21 0573 FUL.pdf

File name: 614724-AWAS 21 0573 FUL.pdf

File name: 615112-FW 21 0573 FUL- supplemental comment in respect of trip generation.pdf

File name: 616433-21 0573 FUL Comment from Environment Agency.pdf

File name: 618362-21 0573 WIL.docx

File name: 616629-Consultee Comment-COMMENT FROM WATFORD ENVIRONMENTAL HEALTH TEAM.pdf

File name: 620223-21 0573 FUL Comment from Thames Water.docx

File name: 620664-21 0573 Herts Ecology.pdf

File name: 620251-21 0573 FUL Comment from Thames Water 220421.docx

File name: 620139-Consultee Comment-COMMENT FROM ENVIRONMENTAL HEALTH OFFICER.pdf

File name: 621037-HCCFL 21 0573 FUL.pdf

File name: 622899-21 0573 FUL Comment from Landscape Officer.docx

File name: 626995-21 0573 FUL comment from Environment Agency 1205.pdf

File name: 630938-21 0573 FUL Comment from Conservation Officer.pdf

File name: 633772-21 0573 FUL Comment from Environmental Health Officer.docx

File name: 632250-21 0573 FUL Comment from Herts Highways.pdf

File name: 637450-EA response 133015.pdf

File name: 642225-12 July 2021 Photos - Part 2 of 2.pdf

File name: 647428-21 0573 FUL EH Residential Comments.docx

File name: 642549-Maple lodge grassland description HE site visit 16-6-21 mh (004).doc

File name: 646999-21 0573 FUL Comment from Natural England.pdf

File name: 642548-Maple Lodge Maple Lodge Close 21-0573-FUL mh 4.pdf

File name: 653029-21 0573 FUL Herts Ecology Comments.pdf

File name: 658994-21 0573 Ful Comment from Herts & Middx Wildlife Trust 131021.docx

File name: 655234-21 0573 FUL Comment from Herts & Middlesex Wildlife Trust 230921.docx

File name: 646075-21 0573 FUL Comment from Herts & Middlesex Wildlife Trust 090821.docx

File name: Email 1.pdf

Relates to Section: PART 5

Document Description: 24.a. A copy of the letter with which you notified people about the appeal.

File name: 21 0573 FUL Appeal Notif Letter.pdf

Relates to Section: PART 5

Document Description: 24.b. A document containing a list of the people you notified of the appeal.

File name: Appeal Notif List.pdf

Relates to Section: PART 5

Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: 608962-Objection Comment-OBJECTCOMMENT.pdf

File name: 610122-Objection Comment-OBJECTCOMMENT.pdf

File name: 610867-Objection Comment-OBJECTCOMMENT.pdf

File name: 610863-Objection Comment-OBJECTCOMMENT.pdf

File name: 612543-21 0573 FUL Comment from 67 Denham Way 2.docx

File name: 612946-21 0573 FUL Comment from 46 Oakhill Road.docx

File name: 609245-Objection Comment-OBJECTCOMMENT.pdf

File name: 610126-Objection Comment-OBJECTCOMMENT.pdf

File name: 613032-Objection Comment-OBJECTCOMMENT.pdf

File name: 613457-Objection Comment-OBJECTCOMMENT.pdf

File name: 610852-Objection Comment-OBJECTCOMMENT.pdf

File name: 611012-Objection Comment-OBJECTCOMMENT.pdf

File name: 610094-Objection Comment-OBJECTCOMMENT.pdf

File name: 613451-Objection Comment-OBJECTCOMMENT.pdf

File name: 614560-21 0573 FUL Comment from 3 Freesia Court.docx

File name: 613280-Objection Comment-OBJECTCOMMENT.pdf

File name: 615979-21 0573 FUL Comment from 174 High Street.docx

File name: 613513-21 0573 FUL Comment from 37 Oakhill Road.docx

File name: 611005-Objection Comment-OBJECTCOMMENT.pdf

File name: 613072-Objection Comment-OBJECTCOMMENT.pdf

File name: 613499-Objection Comment-OBJECTCOMMENT.pdf
File name: 617776-21 0573 FUL Comment from 4 Townfield.docx
File name: 612344-Objection Comment-OBJECTCOMMENT.pdf
File name: 616739-Objection Comment-OBJECTCOMMENT.pdf
File name: 616961-21 0573 FUL Comment from 113 Hornhill Road 120421.docx
File name: 615521-21 0573 FUL Comment from Hornhill Road.docx
File name: 620223-21 0573 FUL Comment from Thames Water.docx
File name: 613511-21 0573 FUL Comment from 9 Tichborne.docx
File name: 617764-21 0573 FUL Comment from 9 Tichborne 130421.docx
File name: 613040-Objection Comment-OBJECTCOMMENT.pdf
File name: 614854-210573 FUL Comment from 14 Home Way.docx
File name: 616236-21 0573 FUL Comment from 2 Noakes Cottage.docx
File name: 616733-Objection Comment-OBJECTCOMMENT.pdf
File name: 616767-Objection Comment-OBJECTCOMMENT.pdf
File name: 617634-21 0573 FUL Comment from 9 Chalfont Road.docx
File name: 617944-21 0573 Ful Comment from 62 Franklins 060421.docx
File name: 613059-Objection Comment-OBJECTCOMMENT.pdf
File name: 613070-Objection Comment-OBJECTCOMMENT.pdf
File name: 613525-21 0573 FUL Comment On Behalf of The Chiltern Society.docx
File name: 614485-21 0573 FUL Comment from 49 Norfolk Road.docx
File name: 617681-21 0573 FUL Comment from Lyndhurst 1.docx
File name: 617144-21 0573 FUL Comment from 6 Longmore Close.docx
File name: 613528-21 0573 FUL Comment from 33 Woddloand Road.docx
File name: 625526-21 0573 FUL Comment from 80 Denham Way 120521.docx
File name: 630014-21 0573 FUL Comment from 62 Oakhill Road.pdf
File name: 622639-Objection Comment-OBJECTCOMMENT.pdf
File name: 616998-21 0573 FUL Comment from 25 The Highlands.docx
File name: 614568-21 0573 FUL Comment from 14 Chalfont Road.docx
File name: 619320-21 0573 FUL Comment from 12 Longmore Close.docx
File name: 617705-21 0573 FUL Comment from 24 Park Street 120421.doc
File name: 620251-21 0573 FUL Comment from Thames Water 220421.docx
File name: 616941-21 0573 FUL Comment from 38 Broughton Way.docx
File name: 622414-21 0573 FUL Comment from Maple Lodge Conservation Society 290421.pdf
File name: 639311-21 0573 FUL Comment from Maple Lodge Conservation Society 120721.docx
File name: 613036-Objection Comment-OBJECTCOMMENT.pdf
File name: 612965-Objection Comment-OBJECTCOMMENT.pdf
File name: 616988-21 0573 FUL Comment from 22 The Highlands.docx
File name: 641901-21 0573 FUL 62 Franklins.docx
File name: 614042-21 0573 FUL Comment from 113 Hornhill Road.docx
File name: 616661-21 0573 FUL Commenyt from 4 Latimer Chase.docx
File name: 625537-21 0573 FUL Comment from 2 Shepherds Farm.docx
File name: 643468-21 0573 FUL 42 Eastwick Crescent.docx
File name: 616938-21 0573 FUL Comment from 26 The Highlands.docx
File name: 622633-Objection Comment-OBJECTCOMMENT.pdf
File name: 614148-Objection Comment-OBJECTCOMMENT.pdf
File name: 621812-21 0573 FUL Comment from Maple Cross Conservation Sociery 270421.docx
File name: 643884-Objection Comment-OBJECTCOMMENT.pdf
File name: 626655-21 0573 MCRA.pdf
File name: 626418-Objection Comment-OBJECTCOMMENT.pdf
File name: 643924-21 0573 FUL Comment from 97 The Queens Drive.docx
File name: 613855-Objection Comment-OBJECTCOMMENT.pdf
File name: 642664-21 0573 Ful Comment from 19 Longmore Close 260721.docx
File name: 621799-21 0573 FUL Comment from Maple Cross & West Hyde Residents Association 260421.pdf
File name: 645417-Objection Comment-OBJECTCOMMENT.pdf

File name: 643933-Objection Comment-OBJECTCOMMENT.pdf
File name: 618129-21 0573 RA.docx
File name: 620573-Objection Comment-OBJECTCOMMENT.pdf
File name: 643917-21 0573 FUL Comment from 6 Blakes Court.docx
File name: 611442-Objection Comment-OBJECTCOMMENT.pdf
File name: 654795-21 0573 FUL Comment On Behlaf of Maple Cross & West Hyde Residents Association.docx
File name: 643877-Objection Comment-OBJECTCOMMENT.pdf
File name: 646530-21 0573 FUL 121A Uxbridge Road.docx
File name: 645154-Objection Comment-OBJECTCOMMENT.pdf
File name: 639312-21 0573 FUL Comment form 19 Longmore Close.docx
File name: 612820-21 0573 FUL Comment from 5 Woodwicks.docx
File name: 645494-21 0573 FUL Comment from 21 Chiltern Drive.docx
File name: 615489-21 0573 FUL Comment from 5 Longmore Close.docx
File name: 616616-21 0573 Ful Comment from 96 Long Lane.docx
File name: 618142-21 0573 FUL RA2.pdf
File name: 620027-21 0573 FUL Comment from Councillor 090421.docx
File name: 613048-Objection Comment-OBJECTCOMMENT.pdf
File name: 643875-Objection Comment-OBJECTCOMMENT.pdf
File name: 616613-21 0573 FUL Comment from 29 Penn Road 070421.docx
File name: 616737-Objection Comment-OBJECTCOMMENT.pdf
File name: 630918-Objection Comment-OBJECTCOMMENT.pdf
File name: 615103-Objection Comment-OBJECTCOMMENT.pdf
File name: 613718-Objection Comment-OBJECTCOMMENT.pdf
File name: 620298-21 0573 FUL Comment 2 from Maple Cross & West Hyde Residents Association.docx
File name: 617756-21 0573 FUL Comment from 61 Franklins.docx
File name: 618116-21 0573 15CR.docx
File name: 636364-21 0573 FUL Petition On Behalf of The Residents of Longmore Close 2.pdf
File name: 614621-21 0573 FUL Comment from 12 Longlees.docx
File name: 615495-21 0573 FUL comment form Cherry Cottage.docx
File name: 615536-21 0573 FUL Comment from 26 Longlees.docx
File name: 642667-21 0573 FUL Additional comment from 19 Longmore Close.pdf
File name: 616983-21 0573 FUL Comment from 279 Baldwins Lane.docx
File name: 630330-Noise Report Letter- MCWHRA.docx
File name: 659596-21 0573 FUL Comment from 2 Noakes Cottage 14102021.docx
File name: 617627-21 0573 FUL Comment from 7 Longmore Close.docx
File name: 643944-21 1525 FUL comment from 15 Millennium Wharf.docx
File name: 616982-21 0573 FUL Comment from 20 Maxwell Close.docx
File name: 617433-21 0573 FUL Comment from Maple Cross Conservation Society.pdf
File name: 643912-Objection Comment-OBJECTCOMMENT.pdf
File name: 635955-21 573 FUL Comment On Behalf of The Residents of Longmore Close.docx
File name: 615101-Objection Comment-OBJECTCOMMENT.pdf
File name: 616244-21 0573 FUL Comment from 16 Middleton Road.docx
File name: 615620-21 0573 FUL Comment from 40 Oakhill Road.docx
File name: 627333-21 0573 FUL Comment from 6 Elm Way.docx
File name: 618043-PDFsam_merge.pdf
File name: 617030-Objection Comment-OBJECTCOMMENT.pdf
File name: 643873-Objection Comment-OBJECTCOMMENT.pdf
File name: 614037-21 0573 FUL Comment from 70 Franklins 300321.docx
File name: 616667-21 0573 FUL Comment from Willocot.docx
File name: 647744-21 0573 FUL Comment from 19 Longmore Close 180821.docx
File name: 615548-21 0573 FUL 21 Comment from 21 The Cloisters.pdf
File name: 630327-Noise Report- Maple Cross and West Hyde Residents Association.pdf
File name: 616492-21 0573 FUL Comment from North Harrow Waltonians Angling Society.docx

File name: 622635-Objection Comment-OBJECTCOMMENT.pdf
File name: 616985-21 0573 FUL Comment from 148 Denham Way.docx
File name: 619318-mxwhra objections.pdf
File name: 656737-21 0573 FUL Comment on Behalf of the Maple Cross & West Hyde Residents Association.docx
File name: 620293-21 0573 FUL Comment from Maple Cross & West Hyde Residents Association .pdf
File name: 643914-Objection Comment-OBJECTCOMMENT.pdf
File name: 643865-Objection Comment-OBJECTCOMMENT.pdf
File name: 641972-21 0573 FUL 127 Knoll Crescent.docx
File name: 643871-Objection Comment-OBJECTCOMMENT.pdf
File name: 643869-Objection Comment-OBJECTCOMMENT.pdf
File name: 642225-12 July 2021 Photos - Part 2 of 2.pdf
File name: 608454-Objection Comment-OBJECTCOMMENT.pdf
File name: 608950-Objection Comment-OBJECTCOMMENT.pdf
File name: 608952-Objection Comment-OBJECTCOMMENT.pdf
File name: 608956-Objection Comment-OBJECTCOMMENT.pdf
File name: 608958-Objection Comment-OBJECTCOMMENT.pdf
File name: 608960-Objection Comment-OBJECTCOMMENT.pdf
File name: 610082-Objection Comment-OBJECTCOMMENT.pdf
File name: 610084-Objection Comment-OBJECTCOMMENT.pdf
File name: 610088-Objection Comment-OBJECTCOMMENT.pdf
File name: 610092-Objection Comment-OBJECTCOMMENT.pdf
File name: 610090-Objection Comment-OBJECTCOMMENT.pdf
File name: 610096-Objection Comment-OBJECTCOMMENT.pdf
File name: 610098-Objection Comment-OBJECTCOMMENT.pdf
File name: 610100-Objection Comment-OBJECTCOMMENT.pdf
File name: 610102-Objection Comment-OBJECTCOMMENT.pdf
File name: 610104-Objection Comment-OBJECTCOMMENT.pdf
File name: 610112-Objection Comment-OBJECTCOMMENT.pdf
File name: 610106-Objection Comment-OBJECTCOMMENT.pdf
File name: 610118-Objection Comment-OBJECTCOMMENT.pdf
File name: 610116-Objection Comment-OBJECTCOMMENT.pdf
File name: 610120-Objection Comment-OBJECTCOMMENT.pdf
File name: 610130-Objection Comment-OBJECTCOMMENT.pdf
File name: 610201-Objection Comment-OBJECTCOMMENT.pdf
File name: 610529-Objection Comment-OBJECTCOMMENT.pdf
File name: 610522-Objection Comment-OBJECTCOMMENT.pdf
File name: 610535-Objection Comment-OBJECTCOMMENT.pdf
File name: 610836-Objection Comment-OBJECTCOMMENT.pdf
File name: 610541-Objection Comment-OBJECTCOMMENT.pdf
File name: 610838-Objection Comment-OBJECTCOMMENT.pdf
File name: 610840-Objection Comment-OBJECTCOMMENT.pdf
File name: 610846-Objection Comment-OBJECTCOMMENT.pdf
File name: 610868-Objection Comment-OBJECTCOMMENT.pdf
File name: 610923-Objection Comment-OBJECTCOMMENT.pdf
File name: 610881-Objection Comment-OBJECTCOMMENT.pdf
File name: 610882-Objection Comment-OBJECTCOMMENT.pdf
File name: 610924-Objection Comment-OBJECTCOMMENT.pdf
File name: 610944-Objection Comment-OBJECTCOMMENT.pdf
File name: 610943-Objection Comment-OBJECTCOMMENT.pdf
File name: 611014-Objection Comment-OBJECTCOMMENT.pdf
File name: 611229-Objection Comment-OBJECTCOMMENT.pdf
File name: 611026-Objection Comment-OBJECTCOMMENT.pdf
File name: 611370-Objection Comment-OBJECTCOMMENT.pdf
File name: 611405-21 0573 FUL Comment from 3 Crosslands.docx
File name: 611440-Objection Comment-OBJECTCOMMENT.pdf
File name: 611242-Objection Comment-OBJECTCOMMENT.pdf

File name: 611563-Objection Comment-OBJECTCOMMENT.pdf
File name: 611444-Objection Comment-OBJECTCOMMENT.pdf
File name: 611791-Objection Comment-OBJECTCOMMENT.pdf
File name: 611868-Objection Comment-OBJECTCOMMENT.pdf
File name: 611822-Objection Comment-OBJECTCOMMENT.pdf
File name: 611828-Objection Comment-OBJECTCOMMENT.pdf
File name: 611830-Objection Comment-OBJECTCOMMENT.pdf
File name: 612063-21 0573 FUL Comment from 124 Denham Way.docx
File name: 612078-21 0573 ful Comment from 8 Longmore Close.pdf
File name: 612043-Objection Comment-OBJECTCOMMENT.pdf
File name: 611973-Objection Comment-OBJECTCOMMENT.pdf
File name: 612227-Objection Comment-OBJECTCOMMENT.pdf
File name: 612223-21 0573 FUL Comment from 2 Crosslands.docx
File name: 612250-21 0573 FUL Comment from 70 Franklins.docx
File name: 612270-21 0573 FUL Comment from 43 Ladywalk.docx
File name: 612379-Objection Comment-OBJECTCOMMENT.pdf
File name: 612392-Objection Comment-OBJECTCOMMENT.pdf
File name: 612385-Objection Comment-OBJECTCOMMENT.pdf
File name: 612417-Objection Comment-OBJECTCOMMENT.pdf
File name: 612426-Objection Comment-OBJECTCOMMENT.pdf
File name: 612411-Objection Comment-OBJECTCOMMENT.pdf
File name: 612427-21 0573 FUL Comment from 3 Gade Villas.docx
File name: 612470-Objection Comment-OBJECTCOMMENT.pdf
File name: 612430-Objection Comment-OBJECTCOMMENT.pdf
File name: 612524-Objection Comment-OBJECTCOMMENT.pdf
File name: 612431-Objection Comment-OBJECTCOMMENT.pdf
File name: 612533-21 0573 FUL comment from 71 Franklins.docx
File name: 612539-Objection Comment-OBJECTCOMMENT.pdf
File name: 612530-21 0573 Comment from 136 Longcroft Road.docx
File name: 612532-Objection Comment-OBJECTCOMMENT.pdf
File name: 612545-Objection Comment-OBJECTCOMMENT.pdf
File name: 612546-21 0573 FUL Comment from 19 Bradbery.docx
File name: 612541-21 0573 FUL Comment from 67 Denham Way.docx
File name: 612567-Objection Comment-OBJECTCOMMENT.pdf
File name: 612565-Objection Comment-OBJECTCOMMENT.pdf
File name: 612549-21 0573 FUL Comment from 147 Tudor Way.docx
File name: 612575-Objection Comment-OBJECTCOMMENT.pdf
File name: 612587-Objection Comment-OBJECTCOMMENT.pdf
File name: 612583-Objection Comment-OBJECTCOMMENT.pdf
File name: 612595-Objection Comment-OBJECTCOMMENT.pdf
File name: 612593-Objection Comment-OBJECTCOMMENT.pdf
File name: 612801-21 0573 FUL Comment from 164 Denham Way.docx
File name: 612771-Objection Comment-OBJECTCOMMENT.pdf
File name: 612804-Objection Comment-OBJECTCOMMENT.pdf
File name: 612661-21 0573 FUL Comment from 80 Denham Way.docx
File name: 612948-Objection Comment-OBJECTCOMMENT.pdf
File name: 612963-Objection Comment-OBJECTCOMMENT.pdf
File name: 612887-Objection Comment-OBJECTCOMMENT.pdf
File name: 613024-Objection Comment-OBJECTCOMMENT.pdf
File name: 613028-Objection Comment-OBJECTCOMMENT.pdf
File name: 613010-Objection Comment-OBJECTCOMMENT.pdf
File name: 613026-Objection Comment-OBJECTCOMMENT.pdf
File name: 613006-Objection Comment-OBJECTCOMMENT.pdf
File name: 613034-Objection Comment-OBJECTCOMMENT.pdf
File name: 613030-Objection Comment-OBJECTCOMMENT.pdf
File name: 613046-Objection Comment-OBJECTCOMMENT.pdf
File name: 613044-Objection Comment-OBJECTCOMMENT.pdf
File name: 613042-Objection Comment-OBJECTCOMMENT.pdf

File name: 613050-Objection Comment-OBJECTCOMMENT.pdf
File name: 613060-Objection Comment-OBJECTCOMMENT.pdf
File name: 613054-Objection Comment-OBJECTCOMMENT.pdf
File name: 613064-Objection Comment-OBJECTCOMMENT.pdf
File name: 613062-Objection Comment-OBJECTCOMMENT.pdf
File name: 613068-Objection Comment-OBJECTCOMMENT.pdf
File name: 613066-Objection Comment-OBJECTCOMMENT.pdf
File name: 613273-Objection Comment-OBJECTCOMMENT.pdf
File name: 613389-21 0573 FUL Comment from 18 Pinchfield.docx
File name: 613390-21 0573 FUL Comment from 10 Pinchfield.docx
File name: 613281-21 0573 FUL Comment from 5 Woodwicks 260321.docx
File name: 613399-21 0573 FUL comment from 32 Buttlehide.docx
File name: 613339-Objection Comment-OBJECTCOMMENT.pdf
File name: 613503-Objection Comment-OBJECTCOMMENT.pdf
File name: 613509-Objection Comment-OBJECTCOMMENT.pdf
File name: 613514-21 0573 FUL Comment from 29 Chalfont Road.docx
File name: 613516-21 0573 FUL COmment from 68 Oakhill Road.docx
File name: 613849-Objection Comment-OBJECTCOMMENT.pdf
File name: 613857-Objection Comment-OBJECTCOMMENT.pdf
File name: 613630-Objection Comment-OBJECTCOMMENT.pdf
File name: 613851-Objection Comment-OBJECTCOMMENT.pdf
File name: 614016-Objection Comment-OBJECTCOMMENT.pdf
File name: 613853-Objection Comment-OBJECTCOMMENT.pdf
File name: 614029-21 0573 FUL Comment from 63 Tudor Way.docx
File name: 614028-21 0573 FUL Comment from Herts & Middlesex Wildlife Trust.docx
File name: 614044-21 0573 FUL Comment from 91 Hornhill Road.docx
File name: 614268-Objection Comment-OBJECTCOMMENT.pdf
File name: 614307-Objection Comment-OBJECTCOMMENT.pdf
File name: 614305-Objection Comment-OBJECTCOMMENT.pdf
File name: 614313-Objection Comment-OBJECTCOMMENT.pdf
File name: 614184-Objection Comment-OBJECTCOMMENT.pdf
File name: 614321-Objection Comment-OBJECTCOMMENT.pdf
File name: 614317-Objection Comment-OBJECTCOMMENT.pdf
File name: 614319-Objection Comment-OBJECTCOMMENT.pdf
File name: 614140-Objection Comment-OBJECTCOMMENT.pdf
File name: 614315-Objection Comment-OBJECTCOMMENT.pdf
File name: 614467-21 0573 FUL Comment from 54 Denham Road.docx
File name: 614470-21 0573 FUL Comment from 54 Denham Way.docx
File name: 614442-21 0573 FUL Comment from 12 Melrose Road.docx
File name: 614475-21 0573 FUL Comment from 29 Penn Road.docx
File name: 614481-21 0573 FUL Comment from 16 Longmore Close.docx
File name: 614484-21 0573 FUL Comment from 58 Chalfont Road.docx
File name: 614430-21 0573 FUL Comment from 2 Ridge House.docx
File name: 614435-21 0573 FUL Comment from 93 Hornhill Road.docx
File name: 614457-21 0573 FUL Comment from 68 Oakhill Road.docx
File name: 614614-21 0573 FUL comment from The Old Barn.docx
File name: 614609-21 0573 FUL Comment from 11 Ferndale Crescent.docx
File name: 614550-21 0573 FUL Comment from 67 Franklins.docx
File name: 614601-21 0573 FUL Comment from 26 Oakhill Road.docx
File name: 614604-21 0573 FUL Comment from 26 Oakhill Road 2.docx
File name: 614558-21 0573 FUL comment from 3 Longmore Close.docx
File name: 614618-21 0573 FUL Comment from 73 Franklins.docx
File name: 615027-Objection Comment-OBJECTCOMMENT.pdf
File name: 614857-21 0573 FUL Comment from 28 Denham Way.docx
File name: 615181-Objection Comment-OBJECTCOMMENT.pdf
File name: 615967-21 0573 FUL Comment from 141A Tudor Way.docx
File name: 616189-Objection Comment-OBJECTCOMMENT.pdf
File name: 615984-21 0573 FUL Comment from 60 Clarkfield.docx

File name: 616200-Objection Comment-OBJECTCOMMENT.pdf
File name: 616213-21 0573 FUL Comment from 53 Franklins.docx
File name: 616503-21 0573 FUL Comment from Springwell Cottage.docx
File name: 616623-21 0573 FUL Comment from 26 The Willows.docx
File name: 616648-21 0573 FUL Comment from 15 Cedars Avenue.docx
File name: 616622-21 0573 FUL Comment from 113 Hornhill Road 080421.docx
File name: 616745-Objection Comment-OBJECTCOMMENT.pdf
File name: 616747-Objection Comment-OBJECTCOMMENT.pdf
File name: 616691-Objection Comment-OBJECTCOMMENT.pdf
File name: 616735-Objection Comment-OBJECTCOMMENT.pdf
File name: 616765-Objection Comment-OBJECTCOMMENT.pdf
File name: 616741-Objection Comment-OBJECTCOMMENT.pdf
File name: 616757-Objection Comment-OBJECTCOMMENT.pdf
File name: 616763-Objection Comment-OBJECTCOMMENT.pdf
File name: 616753-Objection Comment-OBJECTCOMMENT.pdf
File name: 616755-Objection Comment-OBJECTCOMMENT.pdf
File name: 616751-Objection Comment-OBJECTCOMMENT.pdf
File name: 616952-21 0573 FUL Comment from 51 Denham Way.docx
File name: 616955-21 0573 FUL Comment from 42 Longcroft Road.docx
File name: 616928-21 0573 FUL Comment from 35 Uxbridge Road.docx
File name: 616945-21 0573 FUL Comment from 29 Little Hill.docx
File name: 616981-21 0573 FUL Comment from 170 Denham Way.docx
File name: 616971-21 0573 FUL Comment from 19 Longmore Close.docx
File name: 616956-21 0573 FUL Comment from 6 Ashmore Gardens.docx
File name: 617025-Objection Comment-OBJECTCOMMENT.pdf
File name: 617671-21 0573 Ful Comment from Lyndhurst.docx
File name: 618950-Objection Comment-OBJECTCOMMENT.pdf
File name: 619849-21 0573 Complete Comment from 12 Longmore Close.docx
File name: 620026-21 0573 FUL Comment from Franklins.docx
File name: 622631-Objection Comment-OBJECTCOMMENT.pdf
File name: 622845-Objection Comment-OBJECTCOMMENT.pdf
File name: 624165-Objection Comment-OBJECTCOMMENT.pdf
File name: 633060-21 0573 FUL Comment from 62 Berry Lane.docx
File name: 641858-Objection Comment-OBJECTCOMMENT.pdf
File name: 641473-Objection Comment-OBJECTCOMMENT.pdf
File name: 643837-Objection Comment-OBJECTCOMMENT.pdf
File name: 659603-21 0573 FUL Comment from 26 Maple Lodge Close.docx
File name: 645505-21 0573 FUL Comment from 258 Uxbridge Road.docx
File name: 655340-21 0573 FUL Comment from Maple Lodge Conservation Society 270921.pdf
File name: 660617-21 0573 FUL Comment from 21 The Cloisters.pdf
File name: 647430-21 0573 FUL Maple Lodge Conservation Society.pdf
File name: 659608-Objection Comment-OBJECTCOMMENT.pdf
File name: 672519-Objection Comment-OBJECTCOMMENT.pdf
File name: 660270-21 0573 FUL 72 Oakhill Road.docx

Relates to Section: PART 5
Document Description: 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name: 661560-TRDC 21-0573-FUL Maple Lodge Committee Report.docx

Relates to Section: PART 5
Document Description: 24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name: 21-10-21-draft-pc-minutes.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.

File name: 1_PDFsam_site-allocations-ldd-adopted-25-november-2014.pdf
File name: DMLDD Title Page.pdf
File name: Core Strategy title & preface.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.

File name: DM9.pdf
File name: PSP3.pdf
File name: SA2.pdf
File name: CP6.pdf
File name: CP11.pdf
File name: CP12.pdf
File name: CP9.pdf
File name: CP10.pdf
File name: DM2.pdf
File name: DM4.pdf
File name: DM13.pdf
File name: DM10.pdf
File name: DM8.pdf
File name: CP1.pdf
File name: CP8.pdf
File name: DM6.pdf
File name: App. 5.pdf
File name: site-allocations-ldd-adopted-25-november-2014.pdf
File name: core-strategy-adopted-17-oct-2011.pdf
File name: final-development-management-policies-ldd-adopted-july-2013.pdf

Completed by	Not Set
Date	27/01/2022 12:41:09
LPA	Three Rivers District Council