

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/P1940/W/21/3289305

DETAILS OF THE CASE

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

SENDER DETAILS

Name MS MANDY DEVINE

Address
36 Maple Lodge close
Maple Cross
Rickmansworth
Herts
WD3 9SN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground

Interested Party/Person Correspondence

Other

YOUR COMMENTS ON THE CASE

The environmental concerns were provided in detail previously. The Maple Lodge Nature reserve has two Section 41 habitats – reed beds and wet woodland – plus two lakes which support a number of Section 41 species. The committee have produced in depth information previously.

The aerial photographs provided, show large green fields which would be destroyed at a time when the world is looking at the serious effects of climate change. The landscaping offered would be insufficient by far.

The development is also very likely to impact the water quality of local residents. This has been mentioned previously by Affinity Water. Yet because there is not a 100% guarantee this would happen, it doesn't appear to have been considered further.

The noise pollution during the development and the on going noise will be detrimental to the mental health of residents. The impact of the actual work could affect the local housing structures, as this is a chalk area. The additional traffic would increase the already challenging A412 and pollution, particularly with the local school. There was no guarantee that commercial vehicles would not use Maple lodge close as a rat run, or any indication that this would be prevented. Maple lodge close is a private road so any damage from commercial vehicles would be challenging to prove. They have been seen to travel down the road now regardless of the signs.

The long term effect on the housing prices so close to the warehouses could be detrimental making them challenging to sell and in effect would reduce the value. I would not consider purchasing a house anywhere near a warehouse development. There are many brownfield sites which could benefit which are not next door to nature reserves or residential housing. I am aware this is an employment opportunity however, there are brownfield sites which would save the environment and could be used to consider alternative employment opportunities within the area.