

From: [Steven Greenwood](#) on behalf of [DC online](#)
To: [Charles, Aisosa](#)
Subject: APP/P1940/W/21/3289305- Third Party Representation Received by LPA
Date: 23 February 2022 16:44:58

APP/P1940/W/21/3289305

Good Afternoon Aisosa,

Please find below a Third Party representation received into Three Rivers District Council on 17/02/2022.

Kind Regards

Steven Greenwood

Advanced Customer Services Representative

Three Rivers District Council

Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL

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From: Barbara Paskins [mailto:barbarapaskins@talktalk.net]

Sent: 17 February 2022 10:14

To: Enquiries (Three Rivers) <Enquiries@threerivers.gov.uk>

Subject: Maple Lodge Warehouse appeal

To Three Rivers planning Department.

I give below a copy of the Chiltern Society comments to the Planning Inspectorate. I am having difficulty registering with them. There have been problems apparently.

I shall submit a postal comment.

Barbara Paskins

Application Ref No 21/0573/Ful

[Planning Inspectorate APP/P1940/W/21/3289305](#)

From Barbara Paskins– representing the Chiltern Society, the White Hill Centre, Chesham, Bucks HP5 1AG

The Chiltern Society is well-established with circa 7000 members acting as a voice of all those championing the Chilterns and our countryside.

[The History of our concerns](#)

[1.In](#) response to application 19/1179/FUL we raised concerns over the site drainage plans and traffic management

[2.In](#) response to the appeal to the Planning Inspectorate we raised new concerns regarding unsatisfactory measurements of traffic flow on the main road providing access to the site, air and noise pollution, travel options and road safety, and finally the threats to trees and biodiversity.

[3.In](#) response to application 21/0573/FUL our concerns were over flooding , sewer flooding and air pollution.

[Our fresh concerns are over lingering asbestos on site.](#)

(Not withstanding work to remove asbestos.)

1. An early report by Tier Consult Project number TL1177SSI1.1 page 38 of 61 posted 14/06/19

stated - we quote: "It is therefore considered that soils at the site should be considered to potentially present an unacceptable risk to human health for a commercial/industrial land use, with respect to asbestos."

2. DQRA summary report for Tier Report by H. Fraser consulting.

Page 37 of this report gives details of their findings.

Maple Cross Contaminated Land Assessment and DQRA – Summary report. "Asbestos was observed in soils"

Geoenvironmental Report ESI part 1a

Paragraph 6.2 gives a chart of asbestos measurements.

Paragraph 9.13 "There could be more (asbestos) in not investigated areas."

P.17. With regards to human health, there is no definitive safe exposure limit for the presence of asbestos fibres in soil and hence the screening criteria is simply the presence or absence.

Comments from Watford Borough Council Environmental Health Team

The investigations have identified the existence of a containment linkage with regards to asbestos fibres and fragments in the underlying soils. It is considered that the site presents a potentially unacceptable risk to human health for a commercial/ industrial land use.

Government Asbestos Regulations (www.hse.gov.uk › asbestos › regulations)

The control limit for asbestos is 0.1 asbestos fibres per cubic centimetre of air (0.1 f/cm³). The control limit is not a 'safe' level and exposure from work activities involving asbestos must be reduced to as far below the control limit as possible.

World Health Organisation

"There is no safe level of exposure that can protect you from developing an asbestos - related disease."

Personal comment

There is no cure for mesothelioma caused by asbestos in the lungs and life expectancy is 18 months at the most.

In addition to concerns over asbestos -there are still concerns over air pollution from traffic.

On account of the effects of Covid-19 it has not been possible to obtain realistic measurements of air pollution from traffic on Denham Way. The measurements made for the 2019 application were made in July 2017 two months before the nearby Reach School serving Maple Cross opened so even those measurements were not realistic. There will inevitably be very considerable increases in vehicle traffic over the next few years. The residents concerns over air pollution should not be dismissed lightly.

In the light of these concerns the Chiltern Society sustains its objection to this application.



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