



Richard Phillips <rphillips@hillington.gov.uk>

RE: Morrisons Yiewsley - PLANNING REF: 2370/APP/2018/2793 - committed development

1 message

Paul McLaughlin <paul.mclaughlin@redwoodpartnership.co.uk>

26 November 2018 at 12:36

To: Alan Tilly <atilly@hillington.gov.uk>

Cc: Hannah Young <hannah.young@lichfields.uk>, Rennie Andrew <AndrewRennie@citygrove.com>, Hardcastle George <georgehardcastle@citygrove.com>, Richard Phillips <rphillips@hillington.gov.uk>, Philip Trueman <ptrueman@hesterarchitects.co.uk>, Paul McLaughlin <paul.mclaughlin@redwoodpartnership.co.uk>

Alan

We produced an assessment of the five committed developments and their potential impact on the Morrison's Transport Assessment as attached. For ease of reference I included extracts of relevant sections and tables from each of the Transport Assessments which accompanied the individual consents. Each of the five committed developments showed either a zero or negligible traffic impact. You will know that our Transport Assessment (extract of Table 4.12 below) tested the High Street/St Stephen's Road junction with a robust test to Year 2023 assuming no reduction in Morrisons traffic even though retail car parking provision on site will reduce from 114no spaces to 69no spaces. The highest RFC in Year 2033 with this robust test was 0.64, clearly operating comfortably within capacity and no amended modelling is required as there is essentially no additional committed development traffic to test

Table 4.12
High Street / St Stephen's Road Junction - Summary of Picady9 Results

Link	Friday AM Peak		Friday PM Peak		Saturday Peak	
	Queue (Vehs)	Demand Capacity (RFC)	Queue (Vehs)	Demand Capacity (RFC)	Queue (Vehs)	Demand Capacity (RFC)
Year of Opening Robust Assessment (2023) Residential + no reduction in Morrisons traffic flows						
St Stephen's Road	0.7	0.43	1.4	0.60	1.7	0.64
High Street right turn	0.6	0.19	0.8	0.23	1.1	0.30

Our conclusion is that the five committed developments will have no effect on the Morrisons development proposal. Our client is keen to meet the December committee and this appears to be the last issue to resolve. Can I ask that you review the attachment and hopefully you will agree with a positive response

Regards

Paul

Paul McLaughlin

Director

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The Redwood Partnership

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Redwood Partnership Transportation Limited

Registered Office: The White House, 2 Meadow, Godalming, Surrey GU7 3HN. Registered in England No: 7200530

From: Paul McLaughlin <paul.mclaughlin@redwoodpartnership.co.uk>

Sent: 23 November 2018 11:44

To: 'Alan Tilly' <atilly@hillingdon.gov.uk>

Cc: 'Hannah Young' <hannah.young@lichfields.uk>; Rennie Andrew (AndrewRennie@citygrove.com) <AndrewRennie@citygrove.com>; Hardcastle George (georgehardcastle@citygrove.com) <georgehardcastle@citygrove.com>; 'consult@redwoodpartnership.co.uk' <consult@redwoodpartnership.co.uk>

Subject: RE: Morrisons Yiewsley - PLANNING REF: 2370/APP/2018/2793 - committed development

Thanks Alan

Regards

Paul

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From: Alan Tilly <atilly@hillingdon.gov.uk>

Sent: 23 November 2018 11:41

To: Paul McLaughlin <paul.mclaughlin@redwoodpartnership.co.uk>

Subject: Re: Morrisons Yiewsley - PLANNING REF: 2370/APP/2018/2793 - committed development

Paul

This is the list you should work to, I have deleted sites that have been built/occupied and one site was listed twice

1. Comag
2. Padcrof
3. 5 Station Rd
4. Rainbow and Kirby
5. Land rear of [26 - 36 Horton Rd](#)

Thanks

Alan

On Fri, 23 Nov 2018 at 11:29, Paul McLaughlin <paul.mclaughlin@redwoodpartnership.co.uk> wrote:

Thanks Richard

Regards

Paul

Paul McLaughlin

Director

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E: paul.mclaughlin@redwoodpartnership.co.uk

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Registered Office: The White House, 2 Meadow, Godalming, Surrey GU7 3HN. Registered in England No: 7200530

From: Richard Phillips <rphillips@hillingdon.gov.uk>

Sent: 23 November 2018 11:20

To: Alan Tilly <atilly@hillingdon.gov.uk>

Cc: paul.mclaughlin@redwoodpartnership.co.uk

Subject: Re: Morrisons Yiewsley - PLANNING REF: 2370/APP/2018/2793 - committed development

Paul,

Former Bentleys and Rainbow and Kirkby are 2 different sites.

Regards,

Richard

On Fri, 23 Nov 2018 at 11:11, Alan Tilly <atilly@hillington.gov.uk> wrote:

Dear Paul

Thanks for your message, my first thoughts regarding the committed sites that need to be taken account of include:-

1. Comag
2. Padcroft
3. 5 Station Rd
4. [21 High Street](#)
5. Former Bentleys - Rainbow and Kirby
6. Waterside
7. 21 Yiewsley High St
8. Land rear of [26 - 36 Horton Rd](#)

You will be aware of some of these as they are mentioned in paragraph 2.13 of your Transport Assessment

I have other commitments for the rest of the day, to get matters started please also refer to our Local Plan site allocations plan.

Kind regards

Alan

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Putting our Residents First

Transport and Aviation Team Manager

Residents Services 3N/04

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Richard Phillips

Planning Case Manager

Major Applications Team

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Putting our Residents First

Transport and Aviation Team Manager

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