



Richard Phillips <rphillips@hillingsdon.gov.uk>

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

1 message

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

28 November 2018 at 13:16

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

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

Alan

Further to our email on Monday. To assist we have produced some additional traffic figures showing the estimated development traffic from each committed development site as 100% new to the local highway network with no reduction in traffic flows due the removal of traffic from existing uses. Figures F20-F29 show the weekday AM and PM traffic flows for each of the 5 sites. These are summated for the AM and PM peak hours as shown in Figures F30 and F31 (Saturday midday development traffic is expected to be similar to Weekday PM as per Table 4.12 of the Transport Assessment). The total traffic flow diagrams (F30 and F31) show a negligible impact on the High Street/St Stephen's Road junction with minimal vehicle movements during the peak hours. This information should assist in confirming our original conclusion that the committed development from the five identified sites is negligible and will have no impact on the Morrisons application. Indeed we understand the Rainbow and Kirby site is currently operating as a Heathrow car park, therefore generating traffic at the present time

We trust you will agree with our conclusions and make a positive response

Regards

Paul

Paul McLaughlin**Director****DL:** +44 (0)1273 421521**M:** +44 (0)7765 880867**E:** paul.mclaughlin@redwoodpartnership.co.uk

The Redwood Partnership

Maritime House, Basin Road North

Brighton, East Sussex, BN41 1WR

T: +44 (0)1273 414515

F: +44 (0)1273 376824

www.redwoodpartnership.co.uk

The information contained in this email is intended only for the person or entity to which it is addressed. If you are not an intended recipient, please delete the material and contact consult@redwoodpartnership.co.uk. Our emails are checked for viruses before being sent however you should carry out your own virus checks before opening any attachment.

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: 26 November 2018 12:36
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>; 'Richard Phillips' <rphillips@hillingdon.gov.uk>; 'Philip Trueman' <ptrueman@hesterarchitects.co.uk>; 'consult@redwoodpartnership.co.uk' <consult@redwoodpartnership.co.uk>
Subject: RE: Morrisons Yiewsley - PLANNING REF: 2370/APP/2018/2793 - committed development

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

DL: +44 (0)1273 421521

M: +44 (0)7765 880867

E: paul.mclaughlin@redwoodpartnership.co.uk



The Redwood Partnership

Maritime House, Basin Road North

Brighton, East Sussex, BN41 1WR

T: +44 (0)1273 414515

F: +44 (0)1273 376824

www.redwoodpartnership.co.uk

The information contained in this email is intended only for the person or entity to which it is addressed. If you are not an intended recipient, please delete the material and contact consult@redwoodpartnership.co.uk. Our emails are checked for viruses before being sent however you should carry out your own virus checks before opening any attachment.

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

Paul McLaughlin

Director

DL: +44 (0)1273 421521

M: +44 (0)7765 880867

E: paul.mclaughlin@redwoodpartnership.co.uk



The Redwood Partnership

Maritime House, Basin Road North

Brighton, East Sussex, BN41 1WR

T: +44 (0)1273 414515

F: +44 (0)1273 376824

www.redwoodpartnership.co.uk

The information contained in this email is intended only for the person or entity to which it is addressed. If you are not an intended recipient, please delete the material and contact consult@redwoodpartnership.co.uk. Our emails are checked for viruses before being sent however you should carry out your own virus checks before opening any attachment.

Redwood Partnership Transportation Limited

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

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

DL: +44 (0)1273 421521

M: +44 (0)7765 880867

E: paul.mclaughlin@redwoodpartnership.co.uk

Error! Filename not specified.

The Redwood Partnership

Maritime House, Basin Road North

Brighton, East Sussex, BN41 1WR

T: +44 (0)1273 414515

F: +44 (0)1273 376824

www.redwoodpartnership.co.uk

The information contained in this email is intended only for the person or entity to which it is addressed. If you are not an intended recipient, please delete the material and contact consult@redwoodpartnership.co.uk. Our emails are checked for viruses before being sent however you should carry out your own virus checks before opening any attachment.

Redwood Partnership Transportation Limited

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@hillingdon.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

Error! Filename not specified.

Putting our Residents First

Transport and Aviation Team Manager

Residents Services 3N/04

London Borough of Hillingdon
Civic Centre
Uxbridge UB8 1UW

ATilly@hillington.gov.uk
Tel: 01895-250970

--

Richard Phillips

Planning Case Manager

Major Applications Team

Residents Services

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

--



Putting our Residents First

Transport and Aviation Team Manager

Residents Services 3N/04

London Borough of Hillingdon
Civic Centre
Uxbridge UB8 1UW

ATilly@hillingsdon.gov.uk
Tel: 01895-250970

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

3 attachments



Morrisons Yiewsely - Figures F20-F29.pdf
212K



f30 Total Committed AM traffic diagrams .pdf
61K



f31 Total Committed PM traffic diagrams .pdf
61K