

Our Ref: LW/25014
PINS Ref: S62A/2026/0159

6 August 2026

Planning Inspectorate
c/o QUADIENT
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Slough
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**Barker Parry Town
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Dear Ryan,

Response to letter received 5 August 2026 in relation to Application S62A/2026/0159 at Maple House, Nos 8-16 (even) & 30-32 High Street and Nos 1-7 Princes Parade.

Please find a response to the letter received 5 August 2026 and request for additional information to enable validation of the application.

Statement of Community Engagement

Please find this enclosed.

Application Form

Please find an updated Application Form enclosed which incorporates the following:

Matter Raised	Response
Description of the Proposal	The description in Section 3 has been updated to include the number of dwellings and floorspace of Class E uses.
Trade Effluent	It is correct that there will be no trade effluent as a result of the development.

Steven Barker

Director
MA (Cantab) MA

Liz Fitzgerald

Managing Director
BA (Hons) Dip TP MRTPI

Registered

England & Wales No. 5314018.
Registered Office same as
office address

Proposed Housing	Section 17 has been updated to include the 14no studios within the total for 1 bed units.
Non-Residential Floorspace	Section 18 has been updated to confirm: The existing floorspace comprises office floorspace in Maple House & Class E in the ground floor units fronting High Street. The proposed development is for the creation of 1,742sqm of flexible Class E floorspace.
Certificate C	Please find enclosed a Plan identifying the unregistered land. Evidence of the newspaper notification is also provided.

Design and Access Statement

A revised Design and Access Statement is provided and has been updated accordingly:

Matter Raised	Response
Reference to 'five blocks'	Page 8 has been updated
Reference to Block C	Page 50 has been updated to remove reference to Block C. Page 36 has been updated to include further rationale regarding the approach to the retention and demolition of existing buildings and how this formed part of the design iteration of the scheme. Further information is also included in the Planning Statement.

There was an additional comment stating that the link to The Walk is not included in the red line boundary, and appears to be intervening land.

The area hatched in blue on the plan below has free movement for pedestrians and cyclists albeit is a private road in third party ownership.

The proposal is for a footpath connection just north of the existing vehicle barrier shown. The area to facilitate the footpath connection is included in the red line.

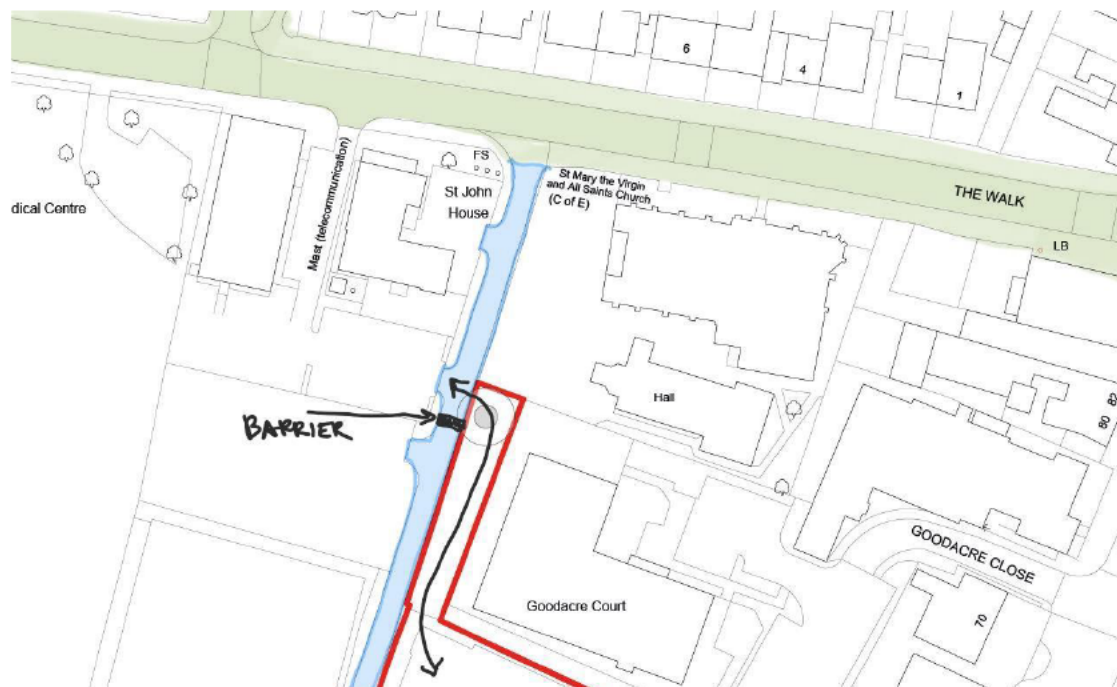


Figure 1. Connection to The Walk

The proposed landscaping plans show the connection from the land within the red line boundary to the private road, which provides onwards pedestrian connection to The Walk.



Figure 2. Extract from Landscape General Arrangement Plan

The red line boundary connects to the public highway elsewhere, and therefore it is not necessary to show a connection to the public highway here.

Plans

The following drawings have been updated in response to comments regarding the north arrow and road names:

Site Plan – Existing	PB-AFK-XX-00-DR-A-01001 P0 ³
Site Plan – Proposed	PB-AFK-XX-00-DR-A-01002 P0 ³
GA Site Wide Section 01	PB-AFK-XX-XX-DR-A-22000 P0 ¹
GA Site Wide Section 02	PB-AFK-XX-XX-DR-A-22001 P0 ¹
GA Site Wide Section 03	PB-AFK-XX-XX-DR-A-22002 P0 ¹
Block A - GA Section AA	PB-AFK-A-XX-DR-A-22100 P0 ³
Block B - GA Section AA	PB-AFK-A-XX-DR-A-22200 P0 ³
Block D - GA Section AA	PB-AFK-A-XX-DR-A-22400 P0 ³
Block E - GA Section AA	PB-AFK-A-XX-DR-A-22500 P0 ³

An updated Schedule of Documents is also enclosed.

Basement Plan

The extent of the basement of Canada Life is shown on drawing PB-AFK-CP-B1-DR-A-C09149 P00. The basement itself is contained within the blue line, however access from the ramp to the basement does extend beyond the blue line. No underground works are proposed to this area, but we are proposing works above which is why this area of land is included in the red line boundary.

The retaining wall shown on Page 30 of the Design and Access Statement is associated with the basement of the existing Maple House building (rather than Canada Life building). This is shown on drawing PB-AFK-MH-LG-DR-A-M09148 P0. The proposals do not include the retention of this basement, but the retaining wall is a relevant constraint in relation to foundations for Block B and the highway boundary.

Application Fee

The applicant has made the application fee of £96,0022.00. Please find confirmation of payment enclosed.

I trust the information and clarifications provided enable the application to be validated.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Lauren Whiteley
Associate

