

LUP enquiries<LUPenquiries@hse.gov.uk>

Section 62A Applications

Dear Mr Davies,

Thank you for your email seeking HSE's observations on application **S62A/2026/0159**.

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE advice.

However, this application does not fall within any HSE consultation zones. There is therefore no need to consult the HSE Land Use Planning (LUP) team on this planning application and the HSE LUP team has no comment to make.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on any future developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- * residential accommodation;
- * more than 250m² of retail floor space;
- * more than 500m² of office floor space;
- * more than 750m² of floor space to be used for an industrial process;
- * transport links;
- * or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning

Methodology: www.hse.gov.uk/landuseplanning/methodology.htm

If the planning application relates to Fire Statements and applications relating to relevant buildings, then these are not dealt with by the Land Use Planning team and instead they should be sent to PlanningGatewayOne@buildingsafety.gov.uk

There is further information on compliance with the Building Safety Bill at <https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021> .

Kind regards,

[REDACTED]

HSE's Land Use Planning Support Team

Health and Safety Executive | Chemicals, Explosives and Microbiological Division 5

lupenquiries@hse.gov.uk



For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link [HSE's Planning Advice Web App - Login \(hsl.gov.uk\)](https://hsl.gov.uk) and then click on 'terms and conditions'.

The Health and Safety Executive (HSE) is conducting a programme of research to understand the needs of people using their services for Land Use Planning Advice (including HSE's planning advice web app), Hazardous Substances Consent and their related guidance. This helps us create services that work better for the public and for government. Participation is voluntary. If you would like to be informed about opportunities to participate, please read and complete this consent form: <https://forms.office.com/e/twNqwPkE9x>. If you need a different format or have questions about this research, please contact the user research team on LUPuserresearch@hse.gov.uk and we will do our best to help. Thank you.

From: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Sent: 17 August 2026 1:45 PM

Cc: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: S62A/2026/0159 Valid Application Received, Comments Required

Good afternoon,

Town and Country Planning Act 1990 (Section 62A Applications)

Partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (class C3) and flexible commercial floorspace (class E) across 4 blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works.

at

Maple House, Nos 8-16 (even) & 30-32 High Street and nos 1-7 Princes Parade, Potters Bar, EN6 5BA

I am writing to inform you that a planning application relating to the above-mentioned site has been accepted for consideration by the Planning Inspectorate.

All relevant papers relating to the application, including plans, drawings and supporting documents are available at

<https://www.gov.uk/guidance/section-62a-planning-application-s62a20260159-maple-house-nos-8-16-even-30-32-high-street-and-nos-1-7-princes-parade-potters-bar-en6-5ba>.

Having regard to Article 19 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013, you are required to provide a substantive response to this consultation by **11 September 2026**.

Please forward your comments to section62a@planninginspectorate.gov.uk quoting the reference number **S62A/2026/0159** and the site address.

All representations made in connection with the development proposal will be made publicly available on the website, including the name of the individual author or organisation.

This application will be determined by a person appointed by the Secretary of State. Shortly after the close of the consultation period the Planning Inspectorate will

consider if a hearing is necessary. Hearings will only be held for the most complex applications.

Further information about applications submitted directly to The Planning Inspectorate under Section 62A of the Act is available at

<https://www.gov.uk/government/publications/planning-applications-process-section-62a-authorities-in-special-measures/procedural-guidance-for-section-62a-authorities-in-special-measures>

Kind regards,

Ryan

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Planning
Inspectorate

Ryan Davies

Operations Officer

Planning and Environment Applications Service

Planning Inspectorate

www.gov.uk/pins

Ensuring **fairness, openness** and **impartiality** across all our services

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