

FORMAL OBJECTION to Planning Application Ref: S62A/2026/0159

John Prentice [REDACTED]
Section 62A Applications



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08 September 2026

To: The Planning Inspectorate

Application Reference: S62A/2026/0159

Site Address: Canada Life Place & Maple House, High Street, Potters Bar, EN6 5BS

Proposal: Partial demolition and redevelopment to construct 293 residential units with ground-floor commercial space.

Objector Information:

John Prentice
[REDACTED]

Dear Planning Inspector,

I am writing as a resident of Potters Bar to submit my formal objection to the major planning application (Ref: S62A/2026/0159) for the proposed 293-home redevelopment at the Canada Life / Maple House site.

While I recognize the need for suitable housing, the sheer scale and density of this proposal are completely unsuited to the site, and the local infrastructure in Potters Bar simply cannot support a development of this magnitude. The developers proposal completely fails to address the realities of living in Potters Bar. By trying to cram 293 residential units onto this footprint, the developer demonstrates a disregard for the cumulative impact on the existing community and a reduced quality of life for long-standing Potters Bar residents.

I urge you to refuse this application on the following planning grounds:

1. Severe Pressure on Healthcare and Local Community Infrastructure

Potters Bar is already experiencing a critical shortage of primary healthcare provision. Local GP surgeries and dental practices are operating at or beyond capacity, with residents routinely facing multi-week waits for basic appointments. Adding an estimated 600+ new residents from 293 units without a guaranteed, upfront, and binding delivery of healthcare facilities will cause irreparable strain on local public services. Today, even getting through on the phone to make a doctors appointment is a big issue.

2. Highways, Traffic Congestion, and Road Safety

The High Street and Mutton Lane junction is a well-known traffic bottleneck that regularly gridlocks during peak commuter hours and whenever issues occur on the adjacent M25. The vehicle movements generated by 293 residential units, alongside delivery and commercial traffic, will severely worsen congestion, increase air pollution along the High Street corridor, and impact highway safety.

3. Inadequate Parking

The proposed parking ratio is insufficient for a town where public transport, while good for central London commutes, does not serve all local orbital travel needs. A shortfall in on-site parking will inevitably spill over into nearby residential side streets, compounding existing parking distress for local residents and creating hazards for emergency access.

4. Overdevelopment

The bulk, height, and overall massing of four dense residential blocks constitute a significant overdevelopment of the 4.5-acre site. The proposal is out of character with the surrounding townscape and scale of Potters Bar High Street, representing an overly dominant street scene that fails to integrate sympathetically into the local area.

5. Drainage and Utility Capacity

Potters Bar has experienced recurring surface water flooding and localized drainage challenges during heavy rainfall events. Adding intense high-density residential development onto this site threatens to overload the localized sewage and surface water network unless comprehensive upgrades are secured.

Conclusion

For a development of this scale to be sustainable, it must be accompanied by proportionate, guaranteed infrastructure investment. As submitted, this proposal prioritizes housing volume at the direct expense of local community wellbeing, road safety, and public infrastructure.

I strongly urge the Inspector to refuse planning permission for Application Ref: S62A/2026/0159.

Thank you for your consideration.

Yours sincerely,

John Prentice
Potters Bar Resident

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