

Growth & Environment

Section 62A Applications Team
Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Lead Local Flood Authority
Hertfordshire County Council
Post Point CHN215
Farnham House
Six Hills Way, Stevenage
Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: S62A/2026/0159
Date: 10 September 2026

Dear Sir/Madam

RE: S62A/2026/0159 - 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 (PINS reference S62A/2026/0159) - Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar, Hertfordshire

Thank you for your consultation on the above site, received on 20 August 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a full planning application for the partial demolition and redevelopment of the existing mixed-use site to provide 293 residential apartments and 1,742 sqm of flexible commercial floorspace across four blocks, with associated access, parking, drainage, landscaping and amenity space. The existing two-storey car park and substation are proposed to be retained.

The submitted Flood Risk Assessment and Drainage Strategy addresses the surface water drainage matters discussed with the LLFA at pre-application stage. The LLFA is satisfied in principle with the proposed surface water drainage strategy, including the drainage hierarchy, proposed restricted discharge rates and the use of SuDS. The LLFA is satisfied that the proposed development has appropriately considered the relevant sources of flood risk and that an acceptable sustainable surface water drainage strategy can be delivered.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and Local Plan policies and we would **object** until such time that the details below are submitted for review.

Condition 1

Prior to the commencement of any demolition or construction of the development, in accordance with the submitted FRA and or Drainage Strategy (Flood Risk Assessment and Drainage Strategy, 25094-BDC-C-XX-XX-RP-0001, P03, June 2026) and drawing number 25094-BDC-C-XX-XX-DR-0005-P02 & 25094-BDC-C-XX-XX-DR-0006-P02 (Proposed Drainage Strategy (1of 2 and 2of2), 17 June 2026), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

1. Provide an updated drainage strategy drawing to be detailed design, currently it is preliminary. Include the location of the tree root cells as discussed in the Flood Risk Assessment, 3m easements around the swale and bio-retention for maintenance.
2. Detailed design cross sections and long sections of the network and structures such as swales, bio-retention and SuDS pipe.
3. Provide an exceedance drawing including the proposed external ground levels, finished floor levels and designed slopes on impermeable surfaces.
4. Detailed calculations showing the half drain times.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs F7, F8 and N2(1) (e) plus National SuDS Standards 1 to 7, by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Condition 2

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment plus Drainage Strategy 25094-BDC-C-XX-XX-DR-0005-P02 & 25094-BDC-C-XX-XX-DR-0006-P02 (Proposed Drainage Strategy (1of 2 and 2 of 2), 17 June 2026), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any design flood level and 150mm above the

surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Local Plan Policies of Hertsmere Borough Council.

Condition 3

Prior to the commencement of any demolition or construction of the development, a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. This plan shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The temporary drainage scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase and be appropriately decommissioned following the final drainage scheme being validated as operational. Survey and photographic evidence of remediation shall be supplied for any permanent SuDS used in the temporary scheme, prior to being made operational.

Reason: To ensure that the construction of the site is appropriately managed in accordance with National SuDS Standard 7, does not result in any flooding both on and off site in accordance with NPPF.

Condition 4

The development hereby approved shall not be occupied until details of the maintenance and management of the Sustainable Drainage Scheme (SuDS) in accordance with National SuDS Standard 7 have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the network in addition to those listed in SuDS Standard 7 to be submitted for approval shall include:

1. A timetable for its implementation.
2. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a non-technical labelled drawing showing where they are located and how to access them.
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Hertsmere Borough Council.

Condition 5

Upon completion of the surface water drainage scheme and prior to the first occupation of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum.

1. CCTV survey of underground structures,
2. A full set of “as built” drawings highlighting any minor changes to the approved drawings.
3. Demonstration that vegetation has become established.
4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms.
5. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Hertsmere Borough Council.

Informative

Please note if, you the Planning Inspectorate review the application and decide to grant planning permission, notify us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely,

Alusine

Alusine Tholley

Flood Risk Officer

Growth & Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Flood Risk Assessment and Drainage Strategy, Building Design Consultants, Project No. 25094, Document Ref. 25094-BDC-C-XX-XX-RP-0001-P03, 26 June 2026.
- Site Location Plan, Drawing PB-AFK-XX-00-DR-A-01000, Revision P03, 5 August 2026.