



Hertsmere Borough Council
Civic Centre
3 Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

Date: 9 September 2026
Our ref: 22015

For the attention of: Planning Department, consult.planning@hertsmere.gov.uk

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

Thank you for requesting advice on this application from Place Services' arboricultural advice services. This provides advice to planning officers to inform Hertsmere Council planning decisions with regard to potential arboricultural impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Background

An application was submitted to Hertsmere Council for the above property for consent to carry out the following works:

- 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).

Comments

- As part of this application, an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP) have been submitted by The Landscape Partnership. These documents identify 111 individual trees, 15 groups, and 3 hedgerows with the potential to constrain the proposed development. The surveyed tree stock predominantly comprises Category B and Category C specimens, together with five Category A trees of high quality and value.

- To facilitate the development, the submitted plans indicate the removal of 86 individual trees, comprising 47 Category B trees, 33 Category C trees, and 6 Category U trees, in addition to 12 Category C shrub groups. While the principle of redevelopment of the site is considered acceptable, it is the Council's professional opinion that a number of trees identified for removal could be retained within the scheme. Insufficient arboricultural justification has been provided to demonstrate that the loss of these trees is unavoidable. This includes, but is not limited to, trees T15-T26.
- In accordance with the principles set out within the National Planning Policy Framework (NPPF), development proposals should seek to retain existing trees wherever practicable, particularly where they provide established landscape, ecological, and amenity benefits. As such, further consideration should be given to revising the layout to maximise retention of the existing tree stock.
- The applicant's justification for the proposed level of tree removal is based primarily on the planting of 120 replacement trees across the site. Whilst the provision of new tree planting is welcomed and supported, newly planted trees cannot immediately replicate the ecological, landscape, carbon sequestration, and amenity value provided by mature and established specimens. Consequently, greater weight should be given to the retention of the existing tree stock, and all reasonable efforts should be undertaken to minimise losses before reliance is placed on compensatory planting measures.
- In addition, tree root radar investigations have been undertaken for T90 and T91 to assess the potential influence of their root systems in relation to the proposed construction activities. The findings indicate that rooting beneath the surveyed area is relatively limited, likely as a result of historic site disturbance. However, as only an extract of the investigation has been provided, the full tree root radar report should be submitted to enable the Local Planning Authority to make a fully informed assessment of the potential impacts on these trees.
- Further incursions are proposed within areas of hard surfacing located inside the Root Protection Areas (RPAs) of T90, T91, T93, T97 and T100. The construction methodologies outlined are considered acceptable in principle, and it is acknowledged that the removal of existing hard surfacing and its replacement with a suitable soil profile is likely to provide an overall improvement to rooting conditions within these areas.
- Overall, a holding objection is recommended pending the submission of the full tree root radar investigation report and a further assessment exploring opportunities for the retention of additional existing trees as part of the proposed development.

Decision

OBJECT	SUPPORT (Subject to conditions)	NO OBJECTION	SUPPORT	NO COMMENTS
☒	☐	☐	☐	☐

Please contact us if you have any queries in relation to this advice.

Place Services – Arboricultural Team

Email: arboriculture@essex.gov.uk



This advice has been provided by Place Services on behalf of Hertsmere Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.