

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

30 September 2026

Planning Inspectorate
c/o QUADIENT
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Dear Ms Palmer,

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

This letter has been provided to provide any factual clarifications on the responses received up to 11 September 2026 and published on the Inspectorate website thereafter. We have also had regard to the updated consultation response from Hertfordshire County Council (HCC) Highways that is dated 28 September 2026 and provided to us on that day.

Please find enclosed a table setting out our response.

It has been drawn to our attention that there was a factual inaccuracy on the Block A floor plans and Schedule of Accommodation (as detailed in the response). Updated versions of these are provided accordingly along with an updated Schedule of Application Documents to reflect this.

We also wanted to bring to the Inspector's attention that the Viability Assessment submitted with the S62A application assumes a S106 contribution rate of £5,000 per residential unit, based on the rate included in the Hertsmere Borough Council Whole-Borough Viability Assessment which was prepared to support the emerging Local Plan.

Through the consultation process, we have had requests from various consultees on financial contributions. The total contributions sought by all parties totals £4,478,050, which equates to £15,283.45 per unit. This significantly exceeds what had been assumed

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in the submitted viability assessment and would result in a larger deficit than currently reported.

Notwithstanding this, and as set out in Section 6 of the Planning Statement originally submitted, we do not consider that contributions sought towards Healthcare, Secondary Education, SEND, Sustainable Travel and Waste meet the relevant tests. Our position is that these should not be sought as financial contributions and are rather to be funded via CIL. We are preparing the final Unilateral Undertaking on this basis, albeit with the contributions requested as blue pencil clauses should the Inspector come to a different decision.

The table below details the contributions sought and our position on these.

Obligation	Amount	Applicant's position
BNG monitoring fee	£13,394	Does meet the tests
Healthcare	£513,043	Does not meet the tests
Secondary education	£917,256	Does not meet the tests
SEND	£187,235	Does not meet the tests
Sustainable travel obligation	£2,710,847	Does not meet the tests
Residential travel plan monitoring fee	£6,000	Does meet the tests
Sustainable travel vouchers	£14,650	Does meet the tests
Waste transfer station	£24,471	Does not meet the tests
Waste recycling centre	£72,231	Does not meet the tests
Council monitoring fee	£15,150	Does meet the tests
County monitoring fee	£4,620 (based on 11 triggers)	Does meet the tests
Total	£4,478,897	

The contributions we do consider meet the tests and should be included as a financial contribution in the UU total £53,814. This equates to £183.67 per unit.

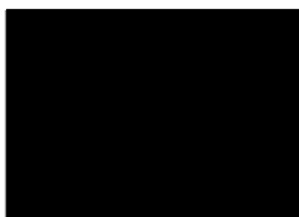
To ensure the viability assessment is robust, the viability consultant has prepared an updated viability review which includes a rate of £183.67 per unit for the financial contributions (as opposed to the £5,000 per unit originally assumed). Please find this

enclosed with a covering note from Turner Morum. This demonstrates that the scheme continues to be unviable on this basis with 100% market housing.

This information has also been provided to the Local Authority with a suggestion that this is considered as part of the review of the viability assessment which is currently ongoing.

We trust this is helpful. If there are any queries, please do not hesitate to contact me.

Yours sincerely,



Lauren Whiteley

Associate

Enclosures:

Schedule of Application Documents Rev 02 Dated 29.09.2026

General Arrangement – Typical Lower Floor PB-AFK-XX-01-DR-A-20004 P06

General Arrangement – Typical Upper Floor PB-AFK-XX-XX-DR-A-20007 P06

Block A - GA - Level 01-05 PB-AFK-A-XX-DR-A-20104 P07

Block A - GA - Level 06-14 PB-AFK-A-XX-DR-A-20108 P08

Schedule of Accommodation PB-AFK-XX-XX-SH-A-08000 P15

Viability Analysis – Updated s106 contributions

Consultee Response Table with the following Appendices:

Appendix 1: Email from case officer dated 27.03.2026 confirming approach to TVIA viewpoints and methodology.
Appendix 2: Hertsmere Borough Council Whole-Borough Viability Assessment
Appendix 3: Hertsmere LCWIP
Appendix 4: Committee Report for application 24/0451/FUL