Local Plan Tracker | Hertfordshire

May 2020

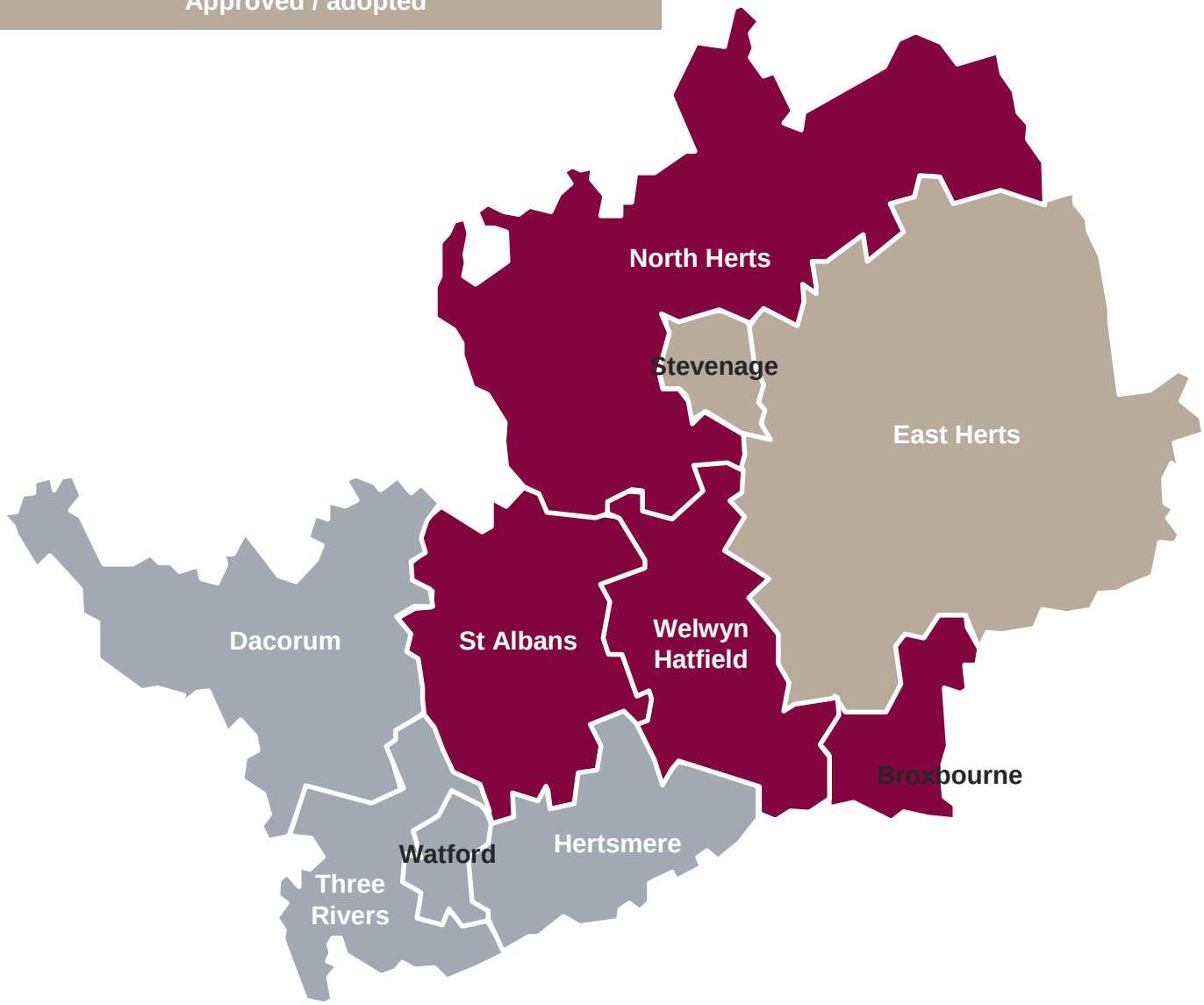
Regulation 18 – Public consultation

Regulation 19 – Publication of submission local plan

Regulation 22 – Submitted to Secretary of state

Regulation 24 – Examination

Approved / adopted



LOCAL AUTHORITY	CURRENT POSITION
Broxbourne	– The Local Plan was submitted to the Secretary of State for Independent Examination on 15 March 2018. – Following a period of hearing sessions and attempts by the Council to address issues identified through the examination, the Local Plan now appears to be approaching the point where it will be capable of adoption. – On 20 December 2019, the Inspector wrote to the Council confirming that the Council's latest schedule of proposed main modifications, changes to the policies map and updated SA and HRA should be published for consultation. – The Inspector confirmed to the Council that he was "reasonably satisfied" that the latest proposed modifications are necessary and would make the Local Plan sound, but confirmed this view was without prejudice to his final conclusions, which would have regard to the results of consultation. – The public consultation on main modifications ran from 7 January to 19 February 2020. – Following the Local Plan examination, on 14 April 2020 the new Local Plan was found sound with modifications. – The Council has issued notice of the receipt of the Inspector's report, in which they state they are unable to provide paper copies of the documents, due to the current public health situation. – A report in respect of the Plan's adoption will be presented to the Council in due course. – Adoption of the Local Plan in Q2/Q3 2020 currently looks to be a possibility.
Dacorum	– The Council published a revised LDS on 21 April 2020, with Regulation 19 Pre-Submission / Publication consultation anticipated in November 2020; submission of the plan in May 2021; examination in July 2021; and adoption anticipated for June 2022. – The Council is working with St Albans District Council on proposals for the Hemel Garden Communities project, through which 10,000 new homes and jobs are anticipated to be delivered. – In addition to the Council's own Local Plan, South West Hertfordshire Authorities (Hertsmere St Albans City and District, Three Rivers and Watford) have begun work on a Joint Strategic Plan (JSP). The JSP remains in its early stages, but is intended to properly coordinate and deliver infrastructure alongside housing and employment growth.
East Hertfordshire	– The Local Plan was adopted on 23 October 2018.

Hertsmere

- The Council opened an "engagement process" on the Council's Potential Site Document which ran until the 20 December 2018. This document was intended for 'engagement' rather than formal consultation.
- The Council is looking to agree their Pre-Submission (Regulation 19) Local Plan in Q2 / Q3 of 2020.
- In addition to the Council's own Local Plan, South West Hertfordshire Authorities (Hertsmere St Albans City and District, Three Rivers and Watford) have begun work on a Joint Strategic Plan (JSP). The JSP remains in its early stages, but is intended to properly coordinate and deliver infrastructure alongside housing and employment growth.

North Hertfordshire

- The Local Plan was submitted for examination on the 9 June 2017.
- Hearing sessions took place in November 2017 and ended in March 2018.
- Following the Hearing Sessions, the Inspector has published his proposed main modifications to the plan and the accompanying Sustainability Appraisal.
- Consultation on the main modifications ran from Thursday 3 January to 11 April 2019.
- In May 2019, it was confirmed that the Inspector was currently reviewing and considering the representations made in response to the main modifications; and that once this is complete he will indicate the way forward for the Examination and the likely timescales.
- The Inspector has since written to the Council to set out the next stages of examination. The letter dated 9 July 2019 set out a number of issues and reservations in relation to the ongoing Examination of the Local Plan, with the intention of holding additional hearing sessions on a range of matters.
- North Hertfordshire District Council responded to the Inspector's letter on the 18 July requesting that within 21 days of the receipt of the letter that the Inspector inform the Council on the likely completion and timescales of the Inspector's representation review exercise.
- On 9 August 2019 the Inspector raised a number of additional questions to the Council, having concluded his review of the representations. This included asking the Council to respond to concerns that a number of Regulation 19 representations have been lost and not published, and consequently respondents have been excluded from the examination process.
- The Council responded to the Inspector's letter on 24 September 2019, advising that the Council intends to respond in full to all of the queries raised by Friday 29 November 2019 at the latest.
- On 29 November 2019, the Council provided further responses to the Inspector's letter of 9 July, as well as proposed modifications. Following this the Council provided a further response on 10 December responding specifically to Question 6 of the Inspector's letter dated 9 August 2019, with the response comprising a Statement of Common Ground between North Hertfordshire District Council and Hertfordshire County Council concerning education matters.
- Following the consultation on the Main Modifications and associated documents, the Inspector has set out a proposed timetable for further hearing sessions which will take place during w/c 16 March and w/c 23 March 2020. Both the draft Hearing Sessions Programme and the Inspector's Matters, Issues and Questions for further Hearing Sessions have been published on the Council's examination webpage.
- As of 13 March 2020, the hearings scheduled to start on 16 March were cancelled due to COVID-19 and postponed to a later date which is yet to be determined.

St. Albans City and District

- The Council submitted its Local Plan for examination in March 2019 with Inspectors Louise Crosby MA MRTPI and Elaine Worthington BA (Hons) MTP MUED MRTPI appointed by the Secretary of State.
- Hearing sessions were scheduled to take place in two stages. Stage 1 will cover legal and strategic matters; whereas Stage 2 will focus on development management type policies.
- Stage 1 hearing sessions took place between 21 January and 23 January 2020.
- However, following these, the examining Inspectors wrote to the Council on 27 January 2020 setting out that due to serious concerns in relation to legal compliance and soundness, it was considered appropriate to cancel the hearing sessions in w/c 3 February and w/c 10 February. A follow-up letter providing greater detail is due to be issued.
- The Inspectors issued their Post-Hearing letter to the Council dated April 2020. The letter confirms the serious concerns in relation to legal compliance, duty to cooperate and soundness as set out in their letter to the Council dated 27 January 2020. The most recent letter concludes that whilst the Inspectors will await the Council's response before reaching a definitive position, they confirm a very strong likelihood that there will be no other option than for the Plan to be withdrawn, or a recommendation of non-adoption be issued. Nevertheless, there have been indications that the Council is exploring alternatives to withdrawal of the plan.
- In addition to the Council's own Local Plan, South West Hertfordshire Authorities (Hertsmere St Albans City and District, Three Rivers and Watford) have begun work on a Joint Strategic Plan (JSP). The JSP remains in its early stages, but is intended to properly coordinate and deliver infrastructure alongside housing and employment growth.

Stevenage

- The Stevenage Borough Local Plan 2011-2031 was adopted on 22 May 2019. The Local Plan replaces the District Plan (Second Review).

Three Rivers

- The Council published the latest Local Development Scheme on 22 October 2019. Publication of the Regulation 19 (pre-submission) iteration of the Local Plan is now scheduled for May 2020 – a slippage of 6 months from the previous timetable. Submission is now anticipated for December 2020 and examination January 2021.
- In addition to the Council's own Local Plan, South West Hertfordshire Authorities (Hertsmere St Albans City and District, Three Rivers and Watford) have begun work on a Joint Strategic Plan (JSP). The JSP remains in its early stages, but is intended to properly coordinate and deliver infrastructure alongside housing and employment growth.

Watford

- The Local Plan Issues & Options consultation ran until 19 October 2018.
- The First Draft Local Plan was published for consultation on Friday 27 September 2019 and ran until Friday 8 November 2019.
- The Final Draft Local Plan is due for consultation in summer 2020.
- Adoption of the plan is scheduled for summer 2021.
- In addition to the Council's own Local Plan, South West Hertfordshire Authorities (Hertsmere St Albans City and District, Three Rivers and Watford) have begun work on a Joint Strategic Plan (JSP). The JSP is still in its early stages, but is intended to properly coordinate and deliver infrastructure alongside housing and employment growth.

Welwyn Hatfield

- The Local Plan was submitted for Examination in May 2017.
- A number of examination hearing sessions stage have been undertaken between September 2017 in December 2018.
- Following a request from the Inspector, and concerns that the Green Belt had not previously been reviewed at a sufficient scale to conclude full development needs could not be met, the Council has been required to undertake further Green Belt assessment to explore the scope for additional housing sites to be identified.
- Further work has included an additional call for sites and consultation on the results.
- An Addendum to the Stage 3 Welwyn Hatfield Green Belt Study was prepared on 12 June 2019 in response to consultation on the consistency of the scorings and sub-division of parcels within the Welwyn Hatfield Stage 3 Green Belt Assessment (2018) and has been submitted to the examination.
- The Council has also prepared a Green Gap Assessment, on which it is consulting until 4 November 2019.
- The Council received a letter from the Planning Inspectorate on 8 August 2019 highlighting the failure on the Council's part to prepare and submit additional information requested by the Inspector within the proposed timeframe. The Inspector requested a revised timetable setting out realistic time periods and milestones for the conclusion of all outstanding tasks, including the Hearings.
- Stage 6 of the examination hearing sessions were held on Tuesday 17 December 2019.
- The Inspector issued a letter to the Council dated 13 February 2020 concerning the future of the Local Plan examination, following the recent decisions of the Council to put forward additional sites for consultation, as well as the deletion of some of the sites from the submitted Regulation 19 Plan. The Inspector set out a number of reasons as to why these courses of action were not allowed in the context of provisions set out in the legislation, with further changes to the submitted plan only permitted through main modifications recommended by the Inspector. The Inspector stated that all additional sites, as well as those to be removed will be examined as part of hearing sessions held in May 2020, yet to be timetabled. Following this the Inspector will produce an interim report setting out those of the deleted sites that fail to meet the tests of soundness and are to be excluded from the Plan.
- Stage 8 Hearing Statements for Site Specific Matters were submitted by 23 April 2020, however the Stage 8 hearing sessions which were scheduled for 11 May to 15 May have been postponed due to COVID-19.
- The Council has a target adoption date of June 2020.

NATIONAL PLANNING ENQUIRIES
John McLarty
Head of Planning
020 7318 4775
john.mclarty@struttandparker.com

PLANNING ENQUIRIES
James Firth
Head of Chelmsford Planning
01245 254610
james.firth@struttandparker.com

DEVELOPMENT ENQUIRIES
James Marner
Director, Chelmsford Development
01245 254649
james.marner@struttandparker.com

© BNP PARIBAS REAL ESTATE ADVISORY & PROPERTY MANAGEMENT UK LIMITED. ALL RIGHTS RESERVED. No part of this publication may be reproduced or transmitted in any form without prior written consent by Strutt & Parker. The information contained herein is general in nature and is not intended, and should not be construed, as professional advice or opinion provided to the user, nor as a recommendation of any particular approach. It is based on material that we believe to be reliable. While every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. The information contained herein should therefore not be relied upon for any purpose unless otherwise agreed with Strutt & Parker and Strutt & Parker shall have no liability in respect of the same. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England and Wales (with registered number 4176965) and whose registered office address is at 5 Aldermanbury Square, London EC2V 7BP.