

East Herts

Planning Agents' Forum
7th May 2025



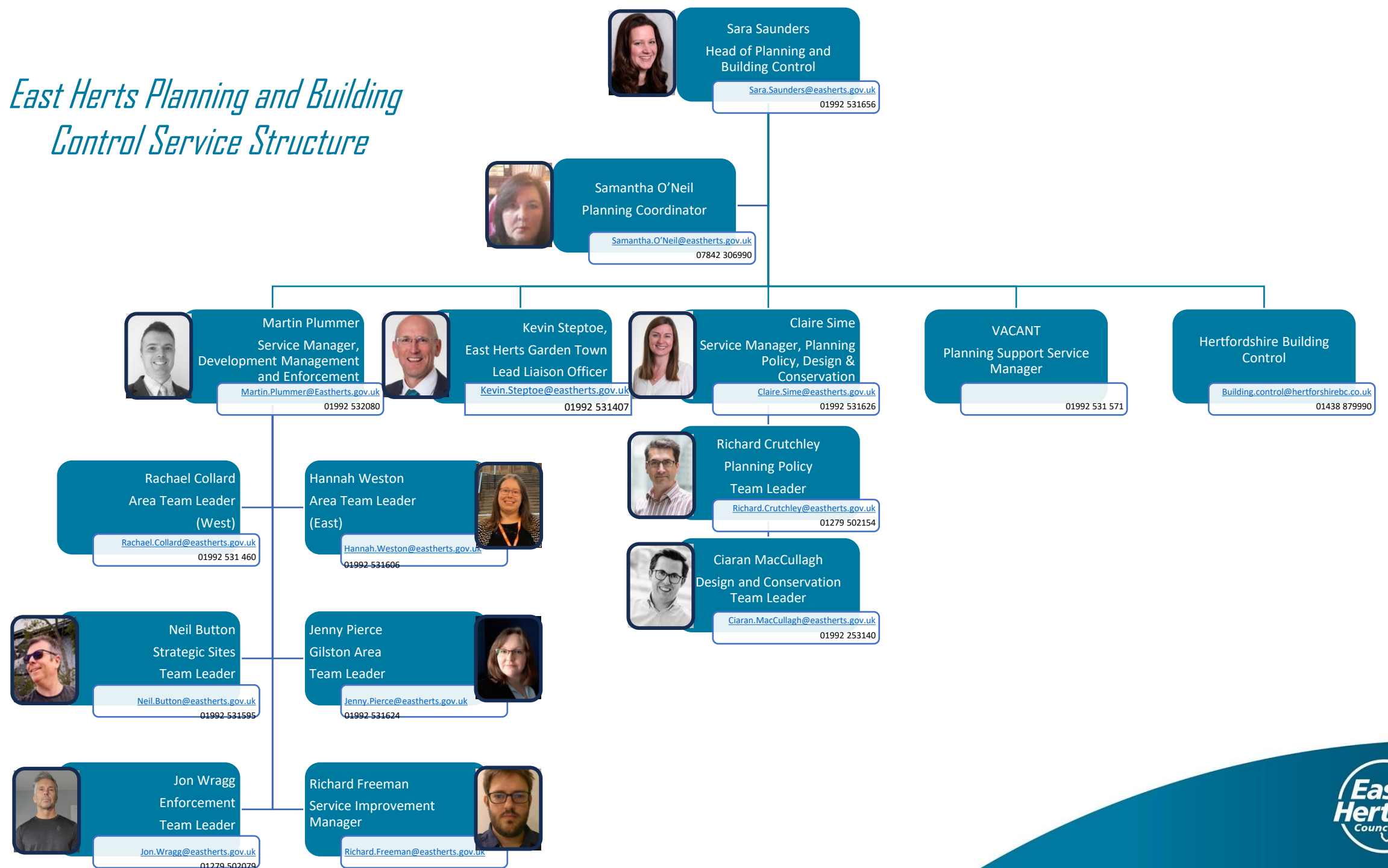
Agenda

1. Welcome and Introduction
2. DM&E update – Martin Plummer
3. Hertfordshire Building Control – HBC
4. District Design Code – Andreea Vasilcin, EHDC
5. Updates on processes – Martin Plummer / Hannah Weston
6. Discussion - all

Welcome!

DM & Enforcement Update

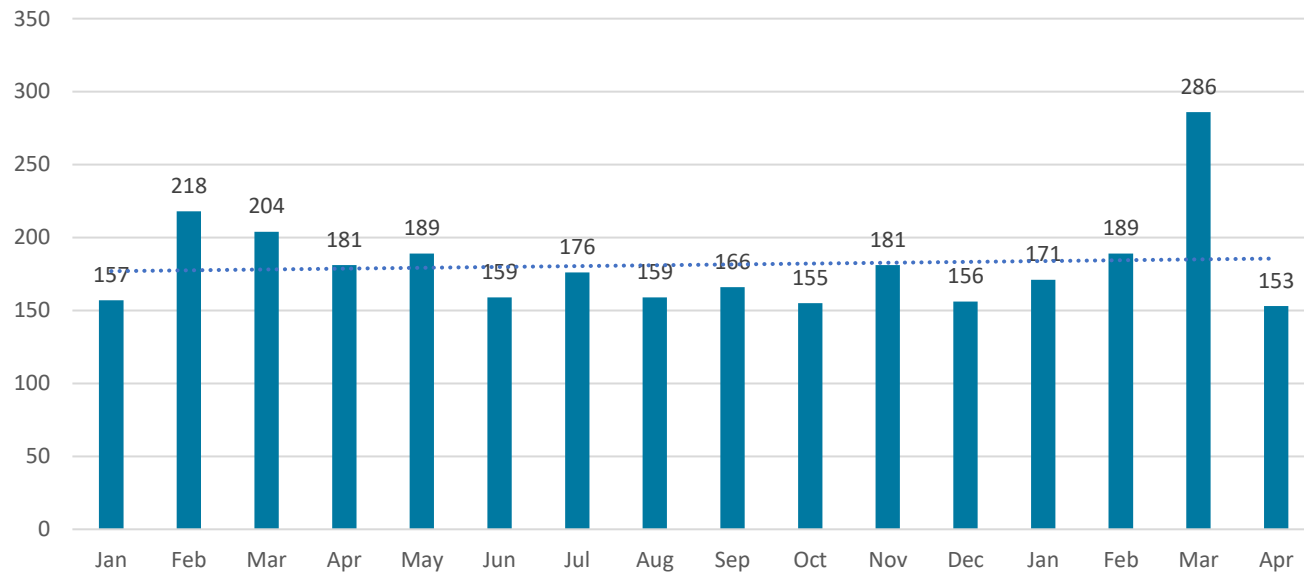
East Herts Planning and Building Control Service Structure



Application validation and processing

- Average 181 apps per month
- 2300 apps in last year – both increases on last year
- **63% invalid** on first submission – reduced since last Forum but applications for PP still very high rate invalid
- Previously 96% cases acknowledged within 5d currently 84%
- Average 60 on-hand cases per case officer

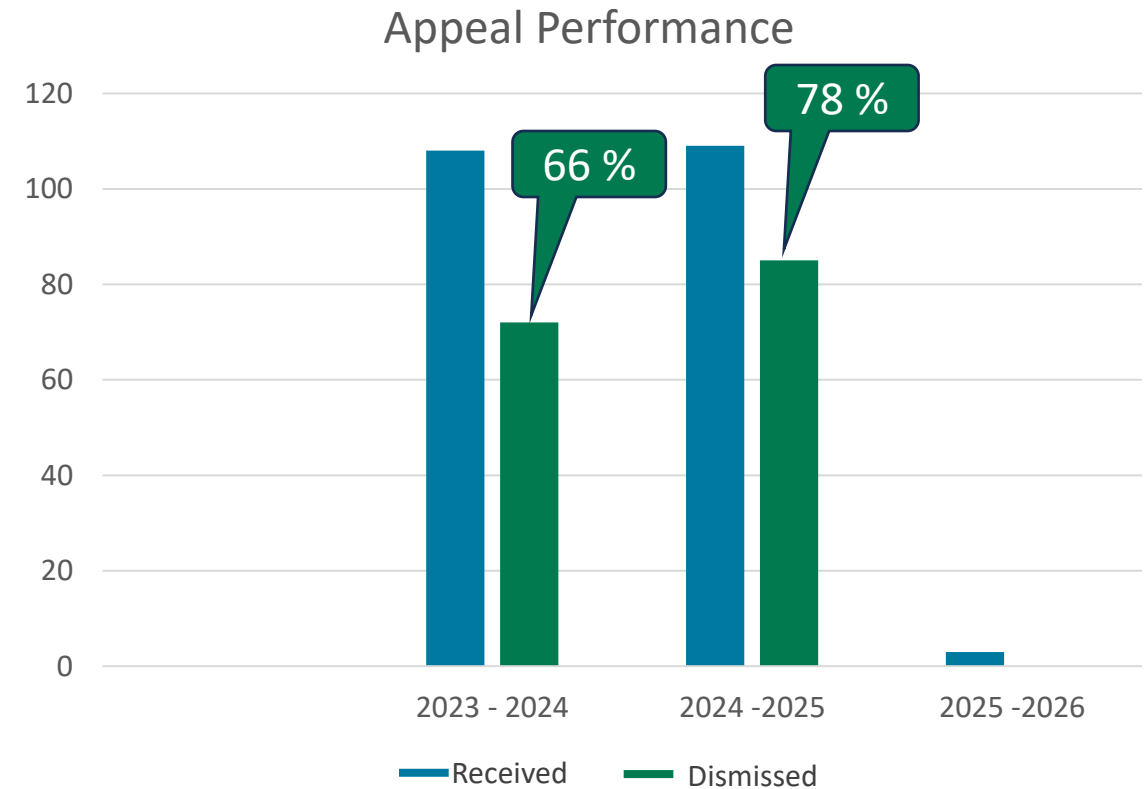
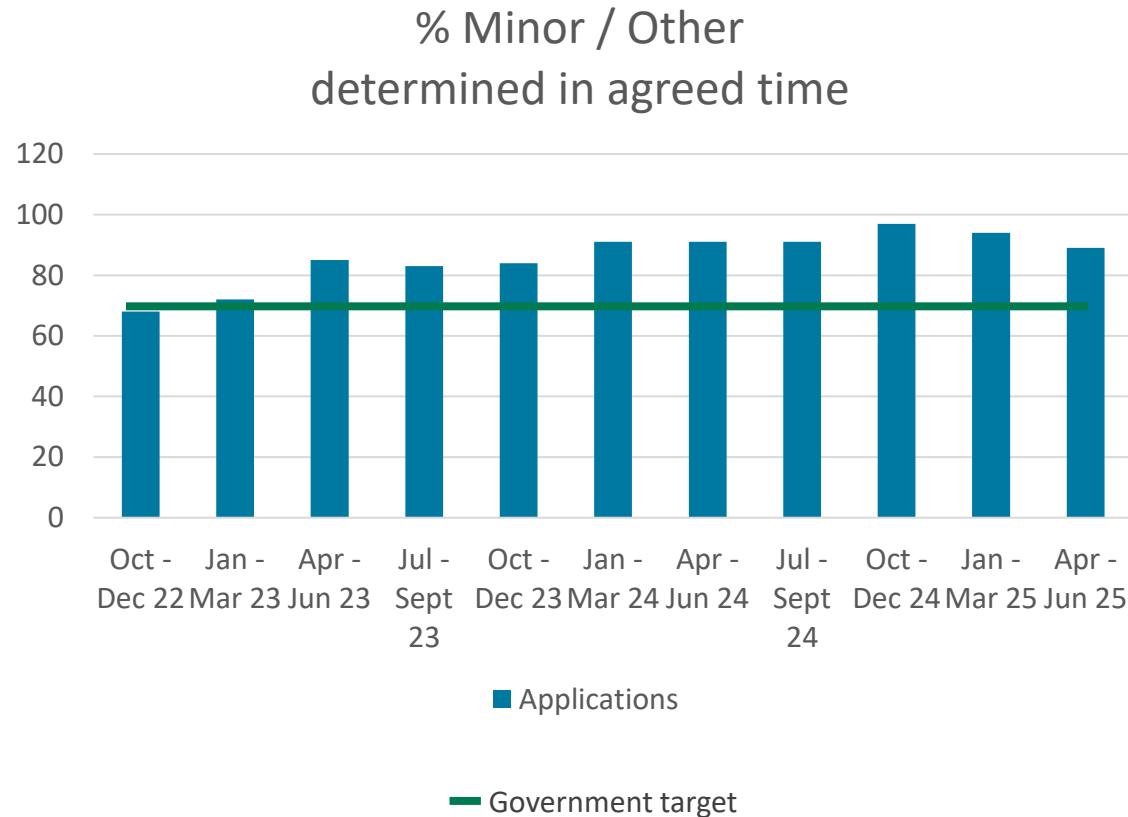
Applications Received Monthly
Jan 2024 - April 2025



Application validation and processing

- Most common reasons:
 - Do not Scale annotated on plans
 - Location plans. Red Outlines particularly with Private Roads
 - Incorrect Ownership Certificates
 - Unique plan reference numbers
 - Scale Bars missing or incorrect
 - Incorrect fee. Claiming free go
 - BNG Exemptions
 - Flood Risk Assessments – Areas at risk of flooding are available for free on Councils online mapping system.
- Joint Local Validation List with Dacorum, St Albans and HCC now live
- Any ideas to improve validity?

Application validation and processing



Hertfordshire Building Control

District Design Code

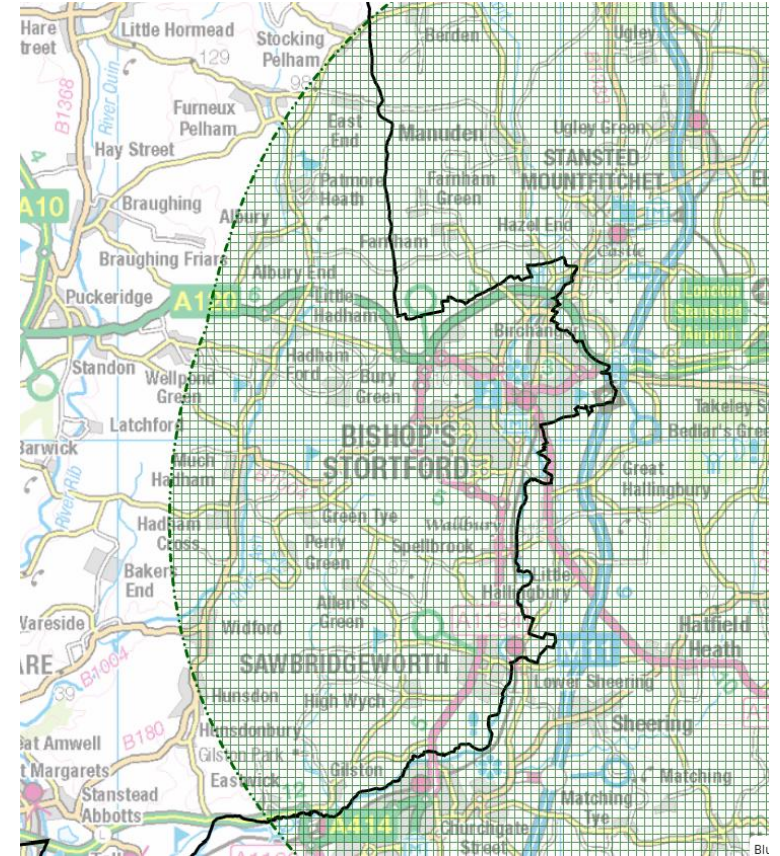
Updates on Processes and Procedures

Processes and Procedures to discuss

- Amendment Protocol – feedback?
- Red lines and certificates – discussion
- Hatfield Forest – mitigation of impacts from visitors

Hatfield Forest

- Partnership approach with Natural England, National Trust and other local Councils to address destruction of habitat from visitors.
- Zone of impact identified – within this residents tend to use Hatfield Forest.
- Tarriff based approach to funding a range of mitigation measures (habitat creation)
- Within Zone £538.35 per net new dwelling.
- July implementation via policy paper to Full Council



Discussion and Q&A

You Said, We Did.....

You Said...	We Have...
Difficult to get hold of officers	Launched Amendment Protocol and Customer Charter both with clear expectations/ requirements for officers to contact applicants/agents. Have reminded officers about call-backs
Receiving feedback on apps is improving and positive	Positive feedback.
You want to suggest new sites to Call for Sites consultation	Signposted how to do this – sign up to Planning Policy Mailing List for details of future consultations
You wanted more info on District Design Code	Session arranged
Issues with Self-build BNG exemptions	Discussed in detail with Pelham Structures. Approach agreed – can share with group if wider interest
Amended Descriptions are overly long	Have looked at and feel appropriate – will continue to monitor
Negotiating and amending is working for you, concerns over Amendment Protocol	Redrafted amendment protocol twice since meeting. Pledged to keep it under review. Feedback welcomed!
Concerns over some consultee comments and resulting reasons for refusal	Officers reminded to sense-check and consider overall decision. Discussion with specific consultees regarding information requests and formatting.
Amount of info required pre-determination rising	Agreed. Planning system generally more complex. Keep under review.
Late consultee comments are a problem	Discussed Amendment Protocol and timescales with key consultees. Reached a new SLA with HCC to provide comments. Recruitment in PPD&C
You want a heritage-only pre-app option	Agreed and re-introduced 1 st April