

East Herts

Planning Agents' Forum
17th September 2025



Welcome!

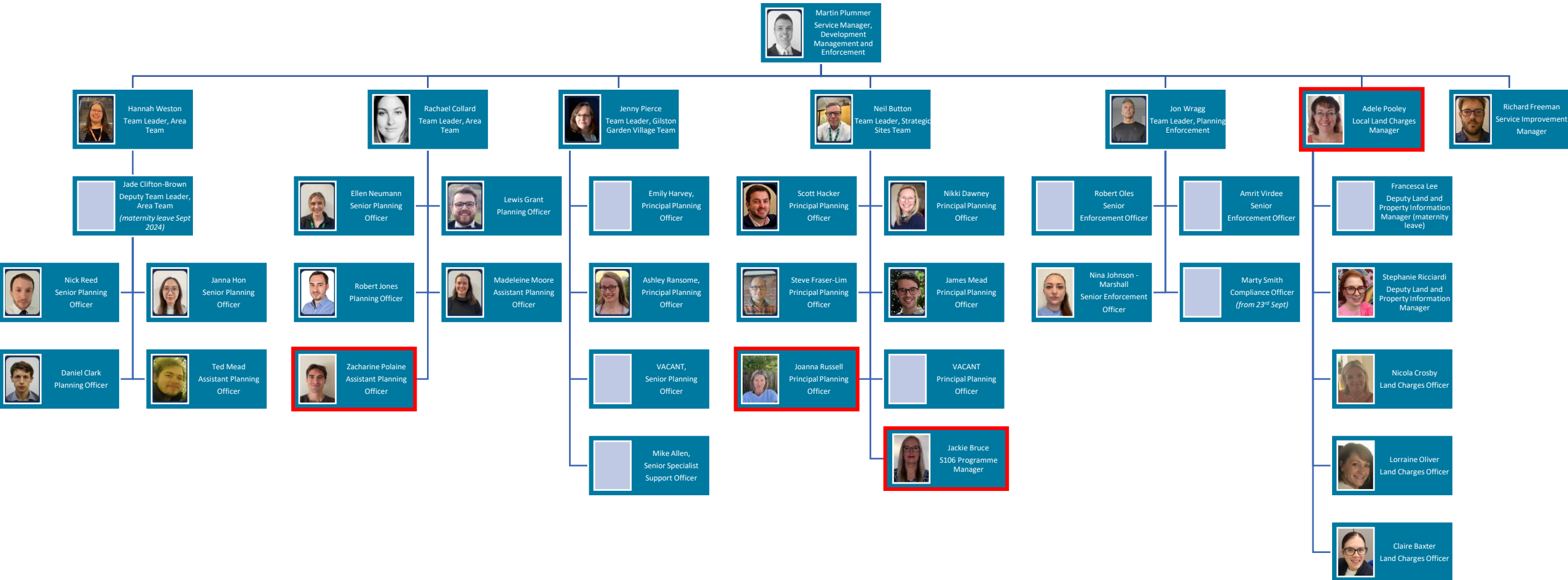
Agenda

1. Welcome and Introductions
2. DM&E update – Martin Plummer
3. Application Validation – Harvey Asif
4. Updates on processes – Martin Plummer / Rachael Collard
 1. Hatfield Forest
 2. Local Validation List
 3. Consultees
5. Discussion - all

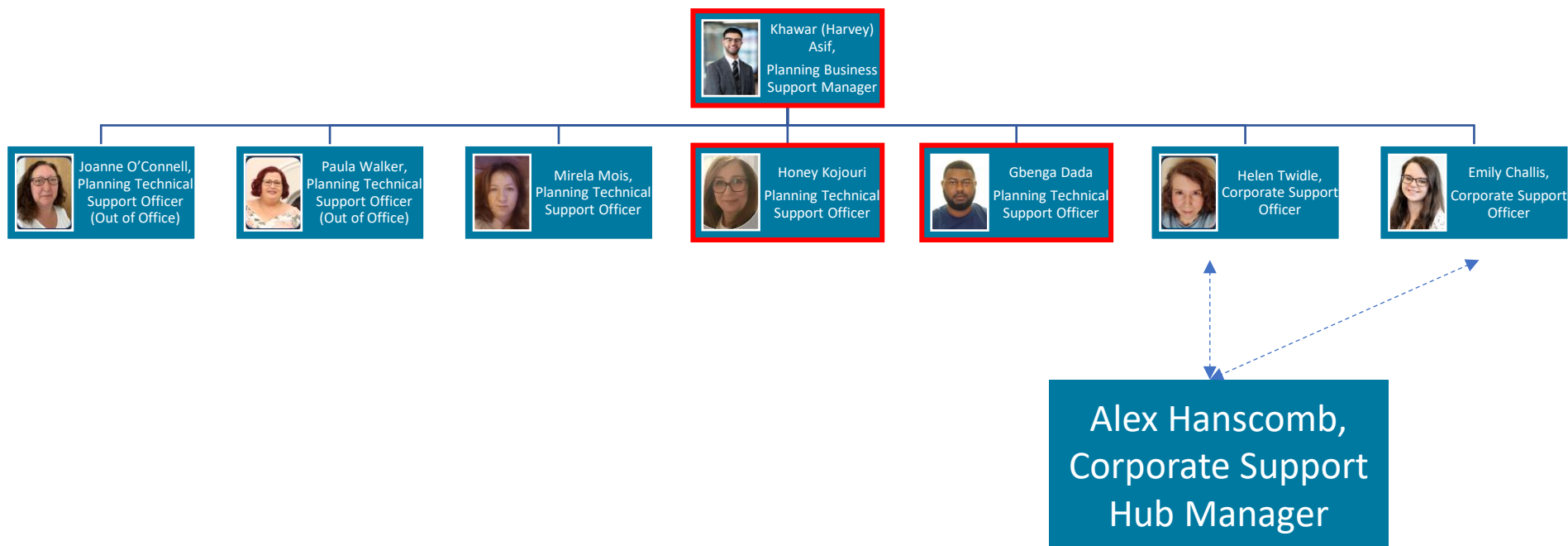
DM & Enforcement Update



Development Management and Enforcement Structure



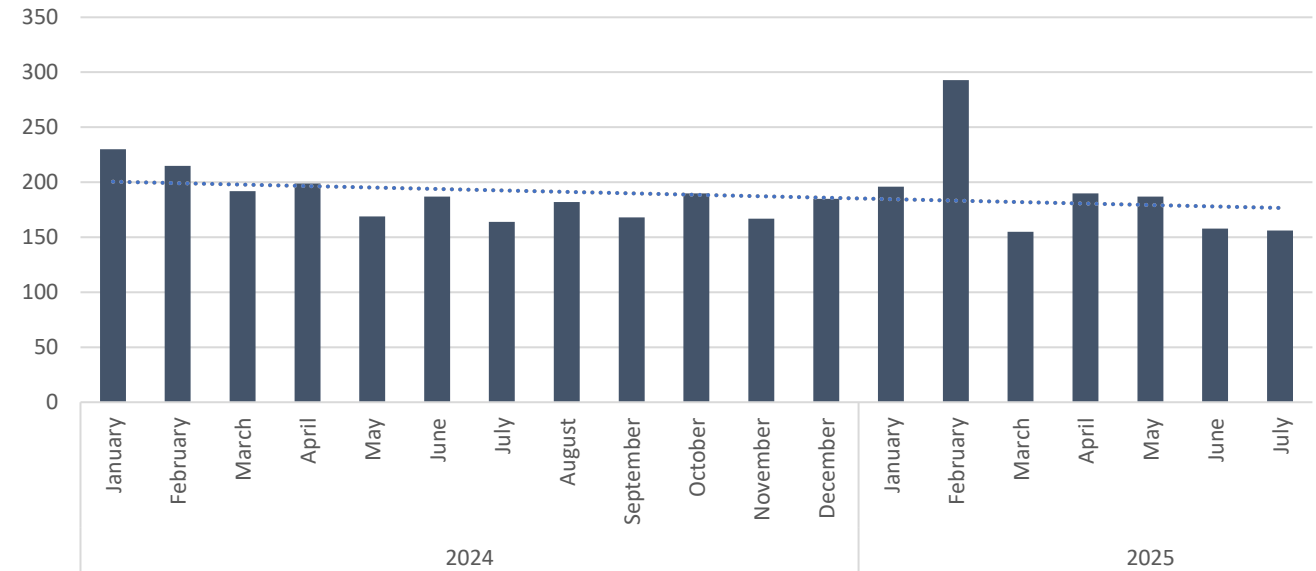
Planning Support Structure



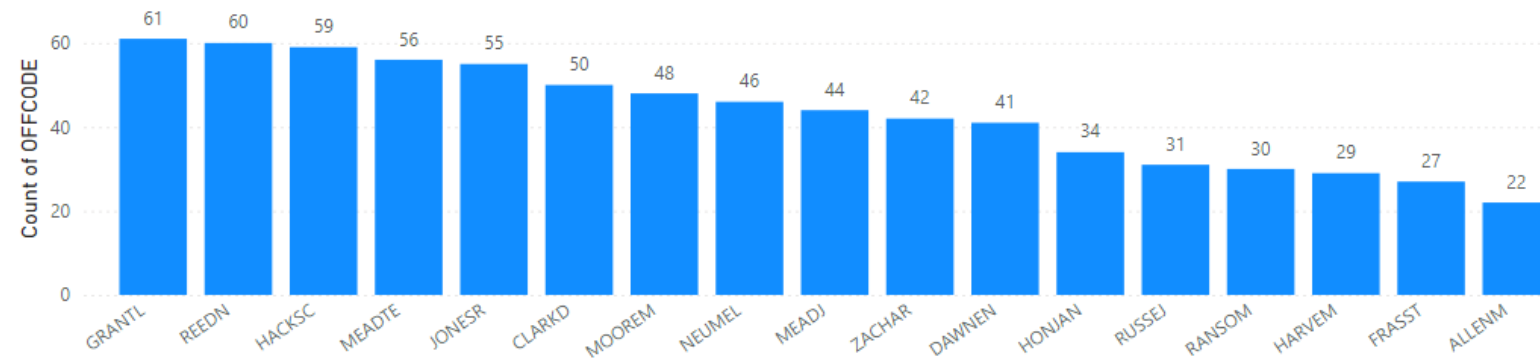
Applications on hand

- Average 170 apps per month
- 2200 apps in last year - busy
- Since Jan 25:
 - 1414 invalid letters issued.
 - 2303 apps received.
 - 61% invalid.
- Average 50 on-hand cases per case officer

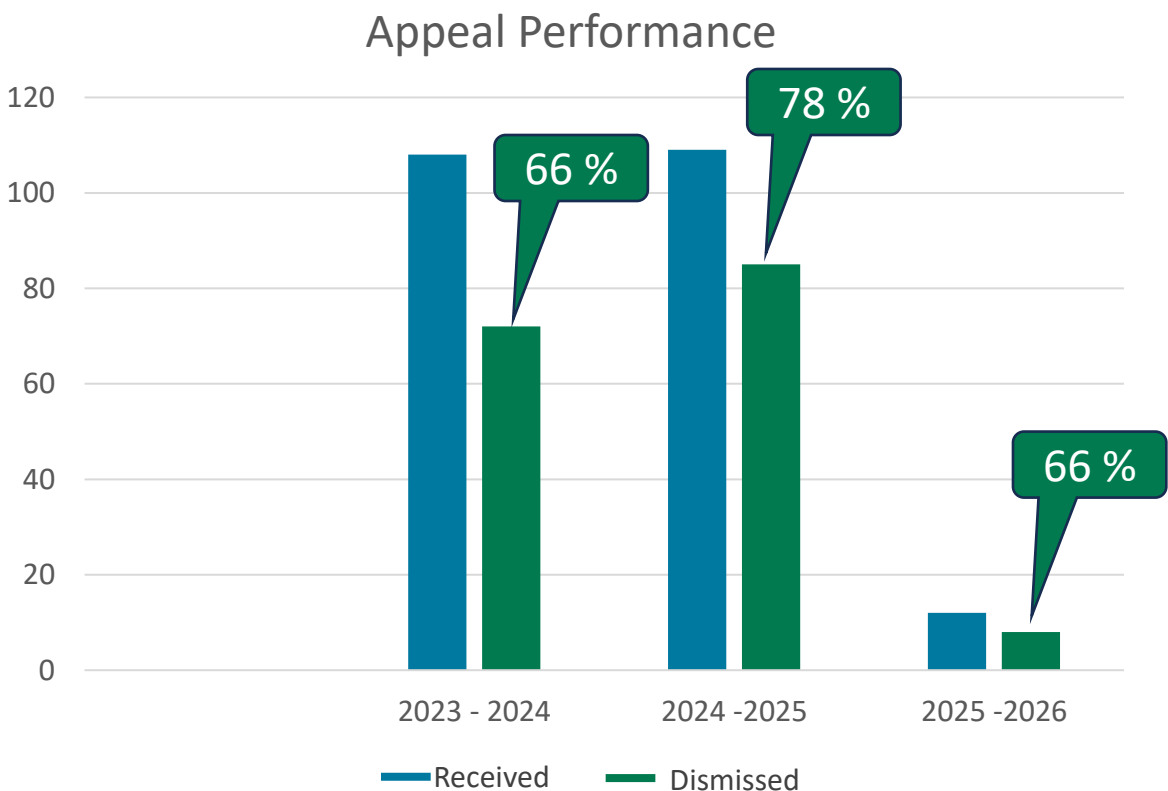
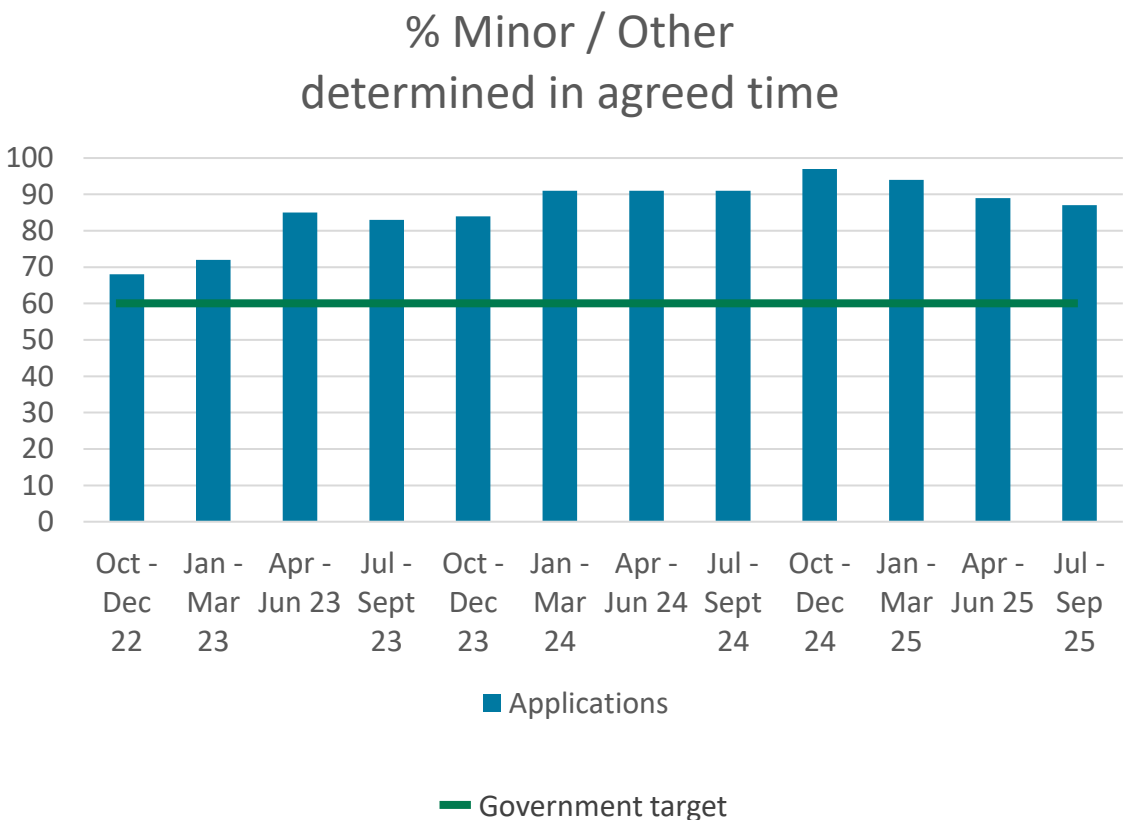
Number of applications received
Jan 2024 - July 2025



Everything under consideration by case officer (pending consideration or pending determination)

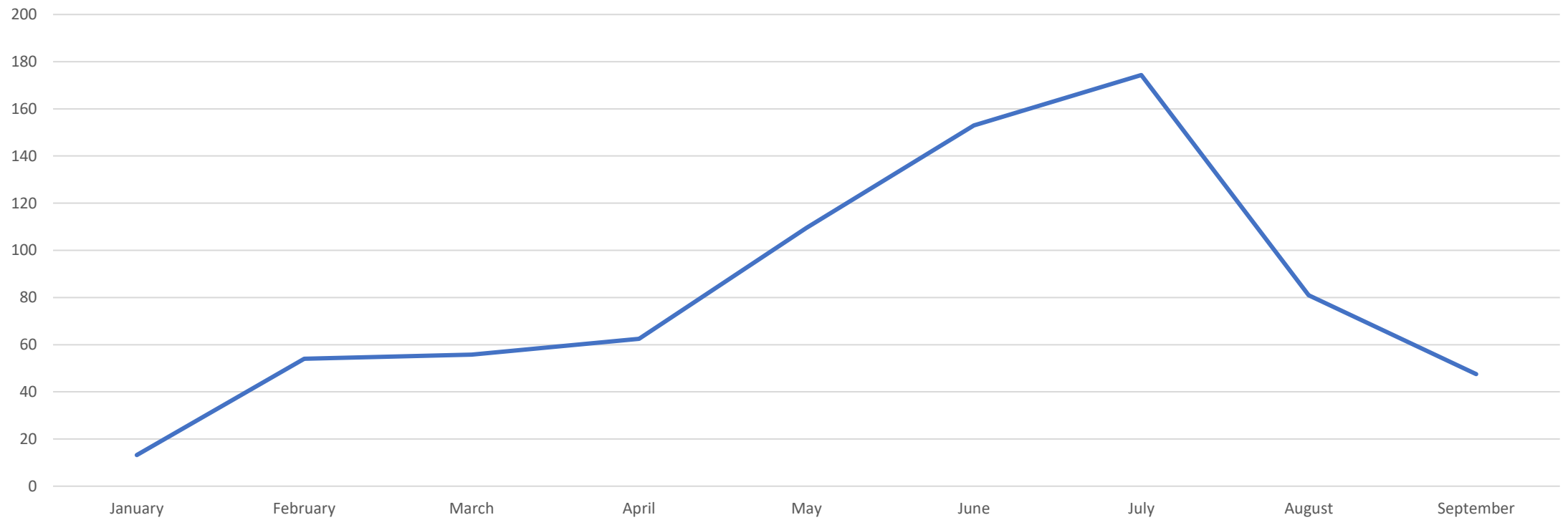


Application performance



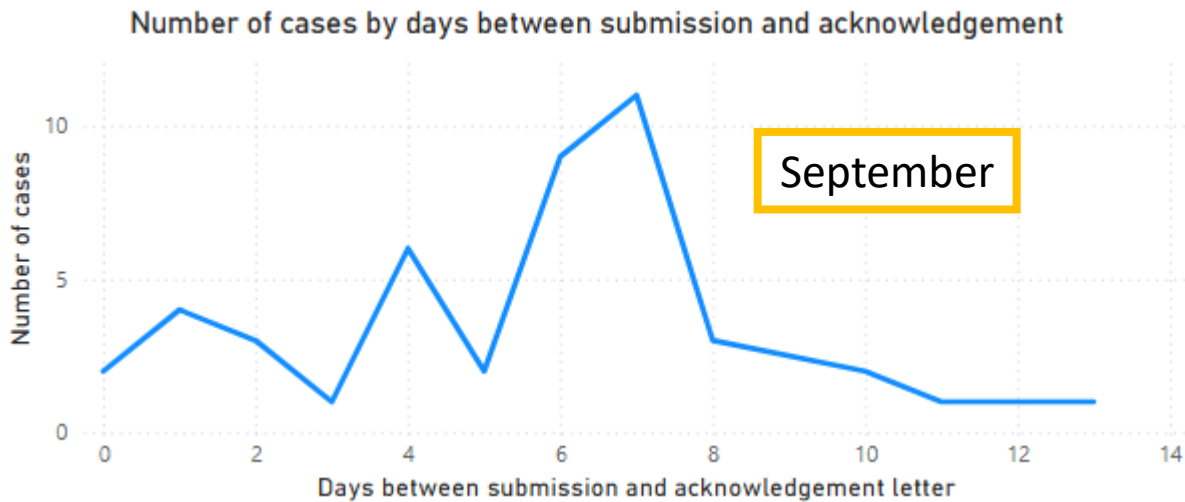
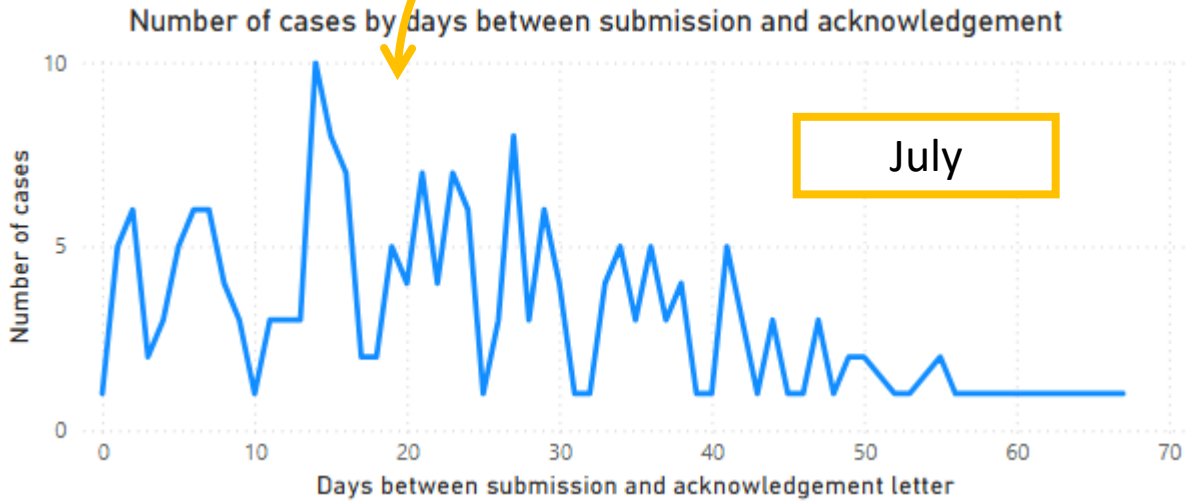
Application Validation

Number of applications waiting to be validated

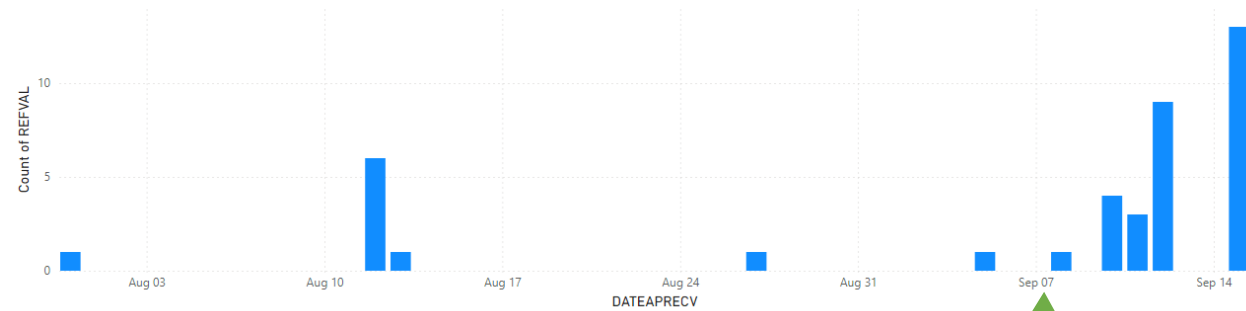


Over the worst of it and situation now effectively resolved.

How many apps are having acknowledgement letters issued after how many days



Apps awaiting validation, received in last 3 months, by date received



Submission date of all apps not validated or invalidated

Application validation and processing

- Most common reasons:
 - 'Do not scale' annotated on plans
 - Site location plans – the red edge
 - Incorrect Ownership Certificates
 - Unique plan reference numbers
 - Scale bars/notations missing or incorrect
 - BNG exemptions
 - Missing plans/documents, especially linked with constraints
- Joint Local Validation List with Dacorum, St Albans and HCC now live
- Any ideas to improve validity?

Updates on Processes and Procedures

Hatfield Forest Mitigation

- 19th June – Natural England marginally increases tariff (now £540.07/dwg)
- 8th July – East Herts formally adopts mitigation approach
- Approximately 12-15 unilateral undertakings since April
- Found disproportionate legal fees
- New approach:
 - 1-3 dwellings – trigger either on signing deed (no legal fees) **or** on occupation (existing legal fees)
 - 3+ dwellings – existing approach
- Future – card payment on submission?

Local Validation List

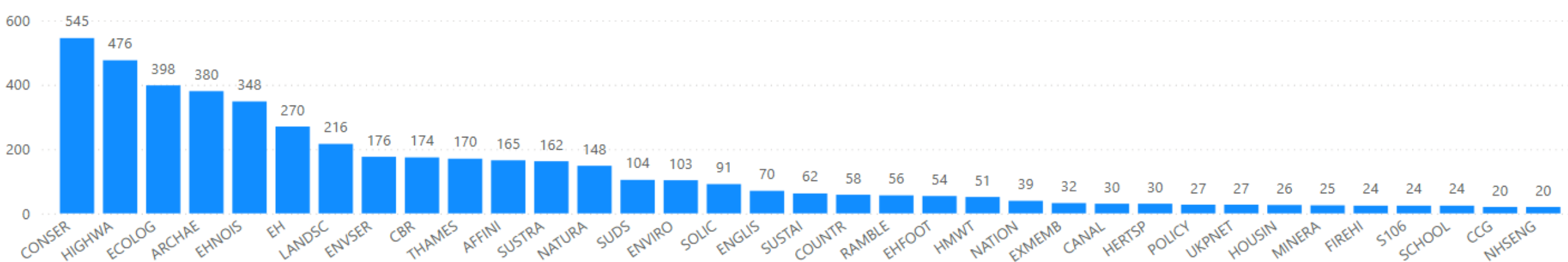
- Needs to be updated every 2 years. We updated in Nov 2024.
- Need to update to take into account some lessons learned and changes to regulations
- Looking to work collaboratively with PAF and review requirements up front – only those truly needed
- Format as well as content
- Do you want to work with us on this?

Consultees

- Raised in previous meetings & government review – looking to reduce and streamline
- Common Consultees:
 - Design and Conservation – internal, close dialogue.
 - 70% “in time” (3 weeks)
 - HCC Highways – generally responsive and pragmatic.
 - 90% “in time”
 - HCC LEADS (Landscape, Ecology, Archaeology and Design Services):
 - Charged SLA so monitor closely, quarterly meetings
 - Ecology: 81% of responses “in time”
 - Archaeology: 95% “in time”
 - BNG: 75% “in time”
 - Environmental Health (noise and contamination consultees) – internal, looking to standardise requirements.
 - 45% “in time”
 - Data may be skewed by joint response only being recorded once...
 - Environment Agency – looking to reduce and use Standing Advice more.

Number of times consultees consulted - FY25-26

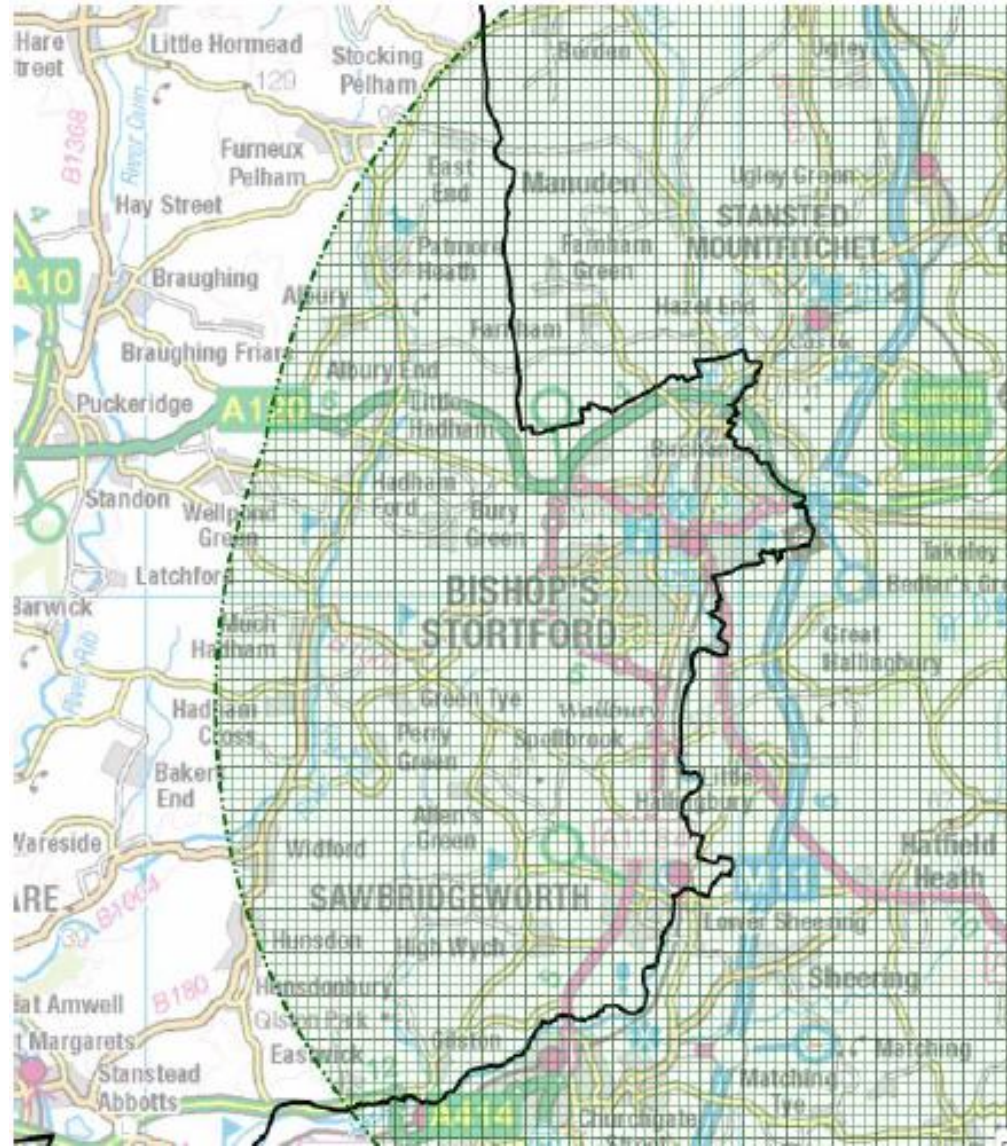
(at least 20 consultations)



Discussion and Q&A

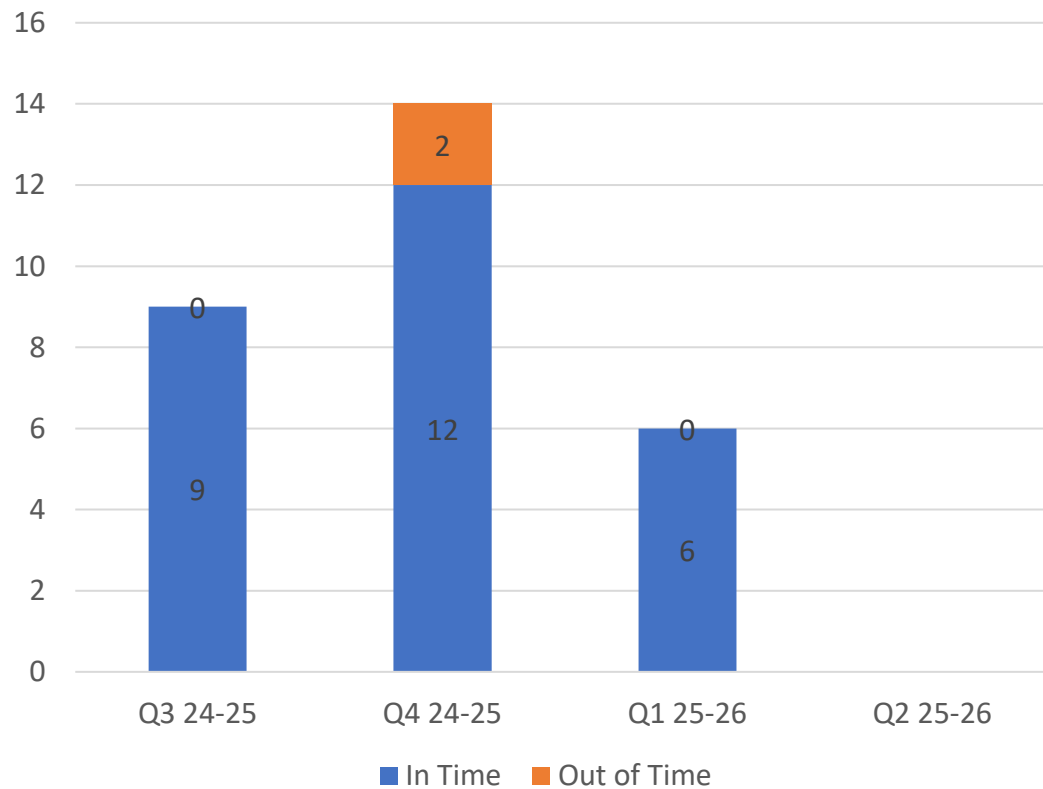
Hatfield Forest Zol

[Planning Cadcorp SIS WebMap 9.1](#) – expand triangle to right and turn on “Hatfield Forest Zol” layer

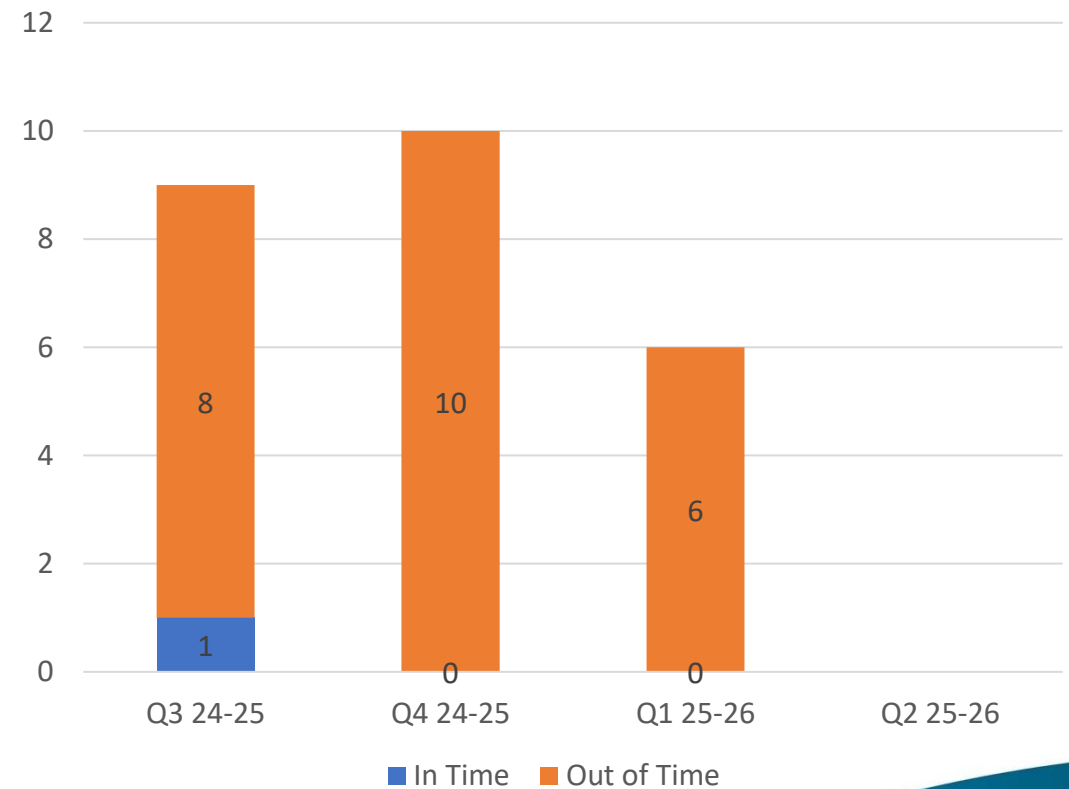


If EoTs get turned off...

Majors with EoTs



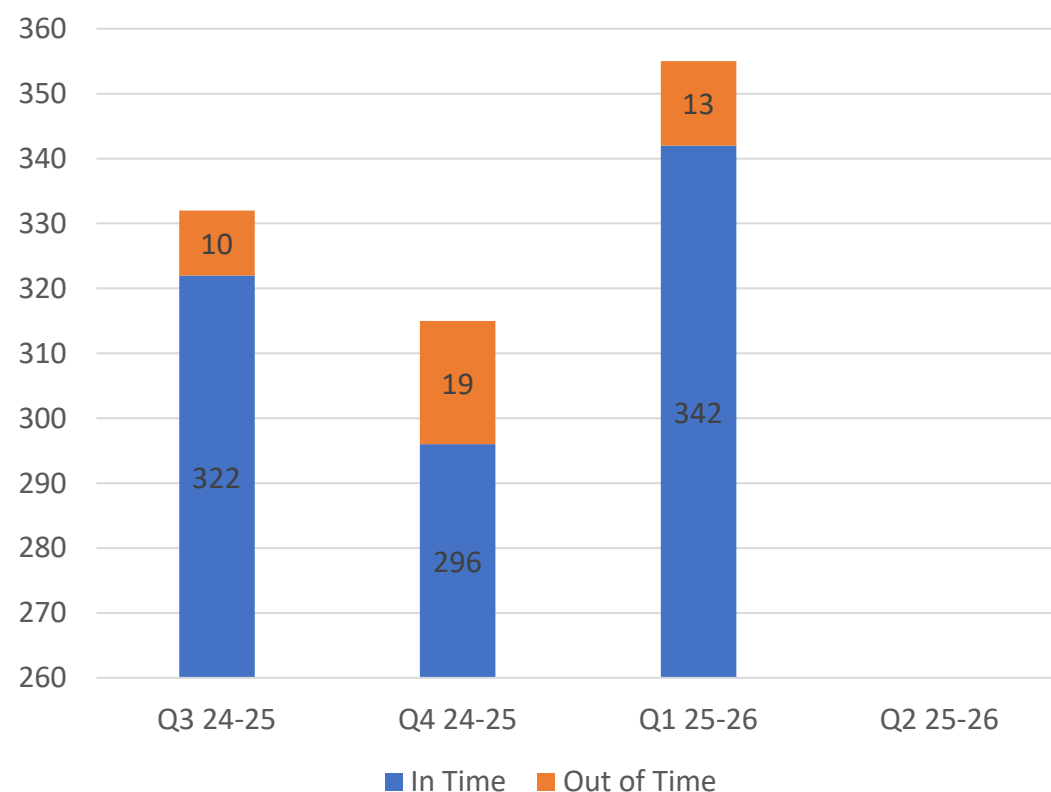
Majors if no EoTs



In Time = 93%

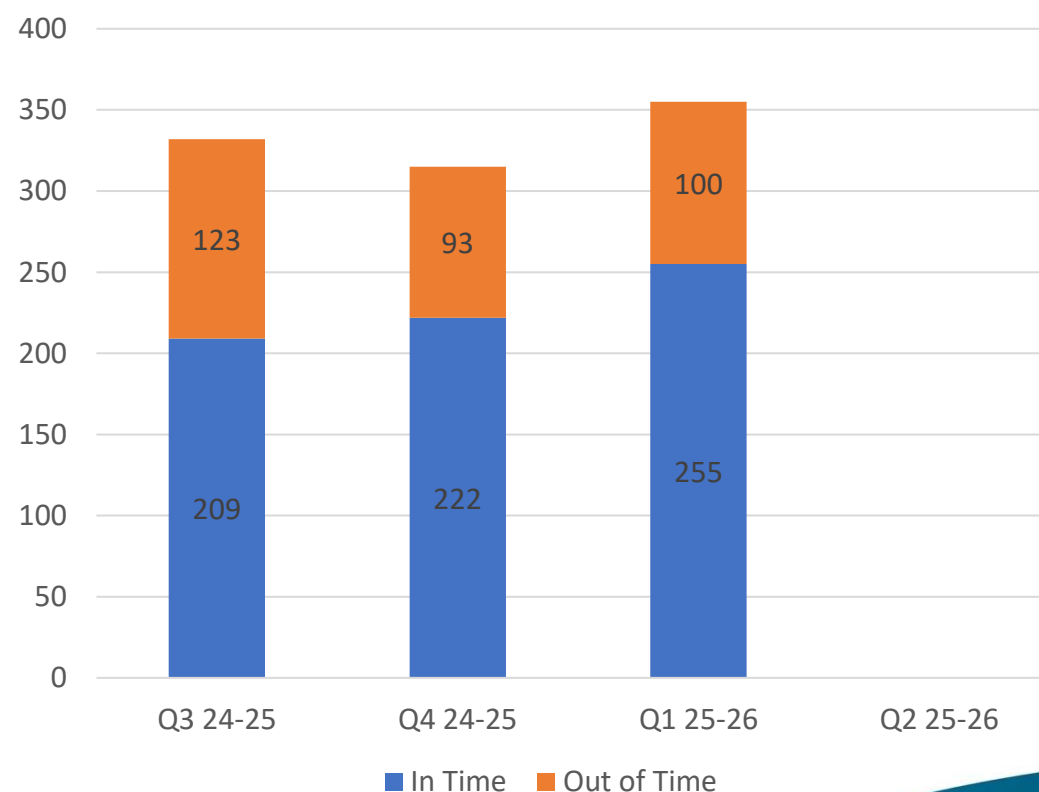
If EoTs get turned off...

Minors with EoTs



In Time = 96%

Minors if no EoTs



In Time = 68%