



Hertsmere

Local Plan

Delivering a better future

Hertsmere Local Plan

Regulation 18 Consultation – Summary of Key Information

Version	Date	Author	Checked by	Approved by	Status	Description of changes
1.1	20 Apr 2026	AF	CC	–	Draft	Initial draft
1.2	24 Apr 2026	CC	AF	–	Publish	Updated

What is this document about

This document is the first stage in preparing the new Hertsmere Local Plan.

A Local Plan sets out how the borough will grow over time. It identifies where new homes, jobs, infrastructure and services should be located. It also includes policies that will be used to decide planning applications.

This consultation gives people the opportunity to comment on the overall approach before a more detailed version of the plan is prepared.

It is important that the document is read as a whole. The plan is based on a joined up strategy rather than individual decisions taken in isolation.

Why a Local Plan is needed

Every council is required to prepare a Local Plan.

A key part of this is meeting the borough's housing requirement. This is the number of homes that need to be planned for over the plan period. The plan must show how this requirement will be met in full.

Without an up to date Local Plan, it becomes much harder to manage development. Planning decisions are more likely to be made on a case by case basis, with less local control over where growth takes place.

Having a clear and up to date plan allows the Council to take a planned approach to growth and infrastructure.

What the plan is trying to achieve

The Local Plan sets out a spatial strategy. This explains where development should go and why.

The strategy focuses on making best use of existing towns and settlements, directing growth to locations with access to infrastructure, and supporting regeneration where possible.

The plan is supported by a set of planning policies. These are used to guide development and assess planning applications. Each policy explains what it is trying to achieve and how it will be delivered.

Questions are included throughout the document to invite feedback on both the strategy and the policies.

The Plan also aims to improve town centres, creating places which offer a range of leisure, working and public realm opportunities through urban design and master planning.

Where growth is proposed

The plan directs most growth to Hertsmere's main settlements. These are Borehamwood, Potters Bar, Bushey and Radlett.

These locations are considered the most sustainable. They already have existing services, transport links and infrastructure which can be improved to support additional development.

The plan also explores the potential for a new settlement in the north of the borough. This could provide a way to deliver a larger amount of development in a planned and coordinated way, including infrastructure from the outset.

Candidate sites for development

The document includes a list of candidate sites. These are locations that could potentially be developed.

Each site is supported by information on the type of development that could take place, the mix of uses, an indicative scale of development, and when the site could come forward.

Including a wide range of sites is important. The Local Plan must demonstrate that there is enough suitable land available to meet the borough's needs.

Taking account of previous feedback

This is not the first time that Hertsmere have shared a Regulation 18 version of the plan, and earlier consultations have already taken place. The Council has considered this feedback in preparing the current document.

However, the context has changed since earlier versions of the plan. This includes changes to national planning policy, an increase in housing need, and wider economic and social changes.

Despite these changes, a number of consistent themes have emerged from previous feedback. These include the importance of protecting the Green Belt where possible, focusing growth in existing towns, protecting green spaces and the natural environment, ensuring infrastructure is provided alongside development, and achieving high quality design.

These themes continue to influence the emerging plan.

This stage of consultation

This is a Regulation 18 consultation. This is an early stage in the plan making process. At this stage, the Council is seeking views on the overall strategy, the approach to growth, and the range of potential development sites.

People are encouraged to consider how different elements of the plan fit together. Comments on individual sites should take into account the wider strategy and the need to meet housing requirements in full.

All responses will be reviewed and used to inform the next version of the plan.

What happens next

Following consultation, the plan will be refined, and further consultation will happen at Regulation 19. This document will be a more detailed version of the Regulation 18 document. After Regulation 19 the plan will be submitted for independent examination.

During examination, planning inspectors will be assessed against the National Planning Policy Framework. The plan must meet legal requirements and be found sound for the inspector to consider it suitable for adoption.

What makes a plan sound

To be approved, the Local Plan must meet four tests of soundness. These are set out in the National Planning Framework.

1. **Positively prepared:** The plan must meet the borough's needs, including housing.
2. **Justified:** The strategy must be based on evidence and be the most appropriate option.
3. **Effective:** the plan must be deliverable over time.
4. **Consistent with national policy:** the plan must follow national planning guidance.

If a plan does not meet these tests, it will be rejected by the Inspector. This may result in the plan being withdrawn and redone. This can lead to delays and reduced control over development which can leave settlements vulnerable to unmanaged development.

Why the plan needs to move forward now

Preparing the Local Plan is a priority.

This reflects changes in national planning policy, increased housing requirements, and wider changes affecting local government.

Progressing the plan now helps ensure that future development is planned in a coordinated and sustainable way.

How the plan is organised

The Local Plan is structured to guide the reader through the strategy and supporting policies.

It includes a borough wide spatial strategy, planning policies that apply across the area, policies for individual towns and places, and site allocations.

These elements work together to deliver the overall vision for the borough.

Early chapters of the plan

The opening chapters of the plan will provide background and context. This includes how the planning system works, how the plan has been prepared, how to use the document, and the role of different types of policy.

They will also describe Hertsmere today and consider how it may change in the future.

How to respond to this consultation

The Council is inviting comments on all parts of the document.

You can respond by

- answering the questions set out throughout the document
- providing comments on specific policies or sites
- sharing views on the overall strategy

It is helpful to explain your reasons clearly and, where possible, suggest alternatives.

Responses should consider the plan as a whole. This includes the need to meet housing requirements, provide infrastructure, and plan for growth in a coordinated way.

All responses received will be reviewed carefully and will help shape the next stage of the Local Plan.

Overall message

This document sets out the foundations of the new Local Plan.

It explains why growth needs to be planned, how much development is required, where development could take place, and how people can take part in shaping the plan.

The aim is to plan positively for the future of Hertsmere, while balancing the need for new development and regeneration with the protection of the borough's character and environment.