

Hertsmere Local Plan

Delivering a better future

Regulation 19 Local Plan

We are preparing a new Local Plan for Hertsmere. It will help shape where new homes, jobs, infrastructure and community facilities are provided, as well as the places and environments we want to protect.

Earlier this year, local residents, community groups, businesses and other organisations responded to our Regulation 18 consultation.

We listened. Feedback from the consultation, alongside new and updated evidence, has helped shape and refine the plan we are now putting forward.

We are now at the Regulation 19 publication stage. Following the 6-week publication period, the Local Plan will be brought back to Full Council for consideration, then submitted for independent examination by a Planning Inspector.

The publication period runs from midday on Thursday 8 October 2026, until Thursday 19 November 2026 at 23:59 (11:59 pm)

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How to take part

Please read carefully

To ensure that your response can be properly recorded and considered as part of this publication of the local plan, you are required to provide all of the requested personal information below when submitting your response.

You will also be required to provide a valid email address after submitting your response, you will receive an email asking you to verify your email address. Please make sure you have access to the email address you provide before starting the survey.

Representations made at Regulation 19 without an email or postal address will not be accepted, as contact details are necessary for the Inspector's use during examination.

Following the 6-week publication period, the Local Plan will be brought back to Full Council for consideration, then submitted for independent examination by a Planning Inspector, who will examine the plan to consider whether it meets the legal requirements.

Where possible, please use: <https://hertsmere.localplan.commonplace.is/> to submit your comments.

Alternatively, the form below is provided to reflect the structure of the online survey. Please return this form to reg19.localplan@hertsmere.gov.uk or return it in person to the Civic Offices or send it by post to:

Local Plan Team
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
WD6 1WA

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Participation at examination

All comments received during the Regulation 19 publication will be considered by the independent Planning Inspector as part of the Local Plan Examination.

Most issues are dealt with through written representations. However, **the Inspector may invite specific individuals, organisations or groups to attend hearing sessions** if they believe this would help them explore particular issues in more detail.

This is where you need to include either an email or valid contact address. Representations submitted without an email or contact postal address will not be validated.

If you would like to take part in a hearing session, please indicate this in the box below and provide valid contact details. The Inspector will decide who is invited to participate and attendance is not guaranteed.

Contact Details

First and Last Name

Address

Postcode

Email address

Do you wish to participate in the hearing sessions? (Yes / No)

How to make a representation

About your representation

Representations made at the Publication (Regulation 19) stage should focus on whether the Local Plan has been prepared in accordance with the relevant legal and procedural requirements and whether it meets the tests of soundness set out in national planning policy.

When making a representation, respondents should clearly identify the part of the Plan to which their comments relate and explain why they consider the Plan to be legally compliant or non-compliant, and/or sound or unsound.

Where a respondent considers that part of the Plan is unsound, they should, wherever possible, identify the modifications or changes that they consider necessary to make the Plan sound and capable of adoption.

Respondents are not required to comment on all of the tests of soundness.

Representations may relate to one or more specific tests, depending on the issues being raised. Where a respondent considers that the Plan, or part of the Plan, is unsound, they should clearly explain which test or tests of soundness are not met and why.

What happens to my representation?

The Council has approved the version of the Local Plan known as a Regulation 19 Plan for publication. Following the 6-week publication period, the Local Plan will be brought back to Full Council for consideration, then submitted for independent examination by a Planning Inspector, along with all duly made representation.

The Inspector will consider all duly made representations received as part of the examination of the Local Plan's legal compliance and soundness.

Publication of representations

Please note that all representations submitted during the publication may be made publicly available. Personal information will be processed in accordance with the Council's Privacy Notice and relevant data protection legislation.

Representations, including the name of the respondent (and organisation, where applicable), may be published on the Council's website and submitted to the Planning

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Inspectorate as part of the examination process.

Standards of conduct

The preparation and examination of the Local Plan is an important statutory process.

The Council welcomes constructive comments from all interested parties.

Representations should be made in a respectful and courteous manner. Submissions containing abusive, offensive, threatening or vexatious content may not be published in full and may be handled in accordance with the Council's moderation and complaints procedures.

Local Plan Examination

Following submission of the Local Plan, an independent examination will be undertaken by Inspectors appointed by the Secretary of State.

A dedicated Local Plan Examination website will be established following submission of the Plan. This will provide information about the examination process, hearing sessions, examination documents, correspondence, procedural guidance and other key updates. Further details will be published on the Council's website once the examination website becomes available.

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Regulation 19 Local Plan Questions

Which **test of soundness** does your response relate to?

The NPPF sets out the tests of soundness. The Hertsmere Local Plan is based on the legacy plan-making system, and therefore the tests of soundness are as set out in paragraph 36 of the [NPPF \(2024\)](#). These are: positively prepared; justified; effective; and consistent with national policy.

Test 1: Positively prepared

Positively prepared: *providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*

Please refer to **specific policies** or **paragraphs** in your answer

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Test 2: Justified

Justified: *an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.*

Please refer to ***specific policies*** or ***paragraphs*** in your answer

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Test 3: Effective

Effective: deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.

Please refer to **specific policies** or **paragraphs** in your answer

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Test 4: Consistent with national policy

Consistent with national policy: enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Please refer to ***specific policies*** or ***paragraphs*** in your answer

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Supporting studies questions

As well as commenting on the Local Plan itself, you can submit comments on the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA).

These assessments help inform the preparation of the Local Plan by considering its environmental, social and economic effects, and any potential impacts on internationally important wildlife sites.

If you wish to comment on either document, please explain which section you are commenting on and the reasons for your views.

Sustainability Appraisal

Habitats Regulations Assessment