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**SW Herts Infrastructure Provider Meetings – HCC Services**

**Thursday 8 February 2018
14:00-16:00 at The Forum, Dacorum Borough Council**

**Attendees**

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| **Ailsa Davis (ADa)** | **Hertfordshire County Council**  |
| **Station Commander Keith Harland(KH)**  | **Fire and Rescue**  |
| **Alan Peat (AP)** | **Hertfordshire Constabulary**  |
| **Dan Hardy (DH)** | **Hertfordshire County Council**  |
| **Martin Wells (MW)** | **Hertfordshire County Council**  |
| **Lauren McCullagh (LM)** | **Three Rivers District Council**  |
| **Phil Dodshon (PD)** | **Watford District Council** |
| **David Mosco (DM)** | **St Albans District Council** |
| **Ann Darnell (AD)** | **Hertsmere Borough Council** |
| **Nathalie Bateman (NB)** | **Dacorum Borough Council** |
| **Shalini Jayasinghe (SJ)** | **Dacorum Borough Council** |
| **Rebecca Williams (RW)** | **Dacorum Borough Council** |
| **Emma Cooper (EC)** | **Dacorum Borough Council** |
| **Louise Baldwin (LB)** | **Dacorum Borough Council** |

**Objective of meeting:**

Dacorum Borough Council is working with other South West Herts authorities (St Albans, Three Rivers, Watford, Hertsmere and Welwyn Hatfield) and Herts County Council to develop a closer partnership and better understanding of growth and infrastructure needs across the area.

The purpose of the meetings is to enable each authority to provide an update of their current local plan position and long term growth ambitions and for infrastructure providers to give an update of their position highlighting any foreseeable issues/ highlight any particular current or future issues affecting the SW Herts area. The aim is to liaise with infrastructure providers to obtain a holistic vision of the infrastructure.

**Position Statement**

Please note that each Council’s latest Local Plan position statement has been produced and circulated. This is detailed in Appendix 1.

**Notes of meeting:**

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| **Welcome and Introductions**SJ welcomed attendees and outlined the purpose of the meeting (summarised above).**Overview from SW Herts Group**See Appendix 1. **Update from Infrastructure Provider & Discussion/Questions** **HCC**Primary school needs are forecast 4-5 years in advance and updated twice yearly. DH updated on education priorities for each of the districts. **St Albans**There is a planning application for a secondary school currently looking to open in September 2018. There are a number of planned expansions to existing schools and further proposals due to go to Cabinet. The level of need is expected to plateau until the next round of new homes which will put pressure on secondary schools. **Dacorum** A new primary school has recently opened. A proposal will be going to Cabinet for an extension to Belswains Primary School.**Hertsmere**Pressure on secondary schools around Bushey and Borehamwood. HCC currently looking at a potential new primary school. **Watford**Watford has the biggest primary school growth in Herts. DH advised that previously strict standards were applied to the size of school sites, HCC are now looking at more condensed sites with alternative play areas and drop off points. **Three Rivers**There is a planning application for a permanent site for Croxley Danes School. Though this will still leave further demand and options for expansions or potentially another new school needing to be looked at. DH confirmed that the current allocation of 1FE per 500 dwellings is based on a typical mix of housing, though further information will be taken into account when available. It was agreed that information sharing between HCC and the Local Authorities could be improved. ADa explained that the Development Services team exist and a new Growth and Infrastructure Team would be implemented within the Environment service. This Growth and Infrastructure Team is in response to high growth in Hertfordshire and the purpose of the new team is to work with LA’s with Local Plans and take forward infrastructure requirements with other HCC services. The new team will be comprise of; * Strategic Planning Policy (co-ordination of HCC response from all internal teams apart from Development Services)
* Funding Bids
* Planning Obligation

Ada to communicate the preference for the boundary of SW Herts to be in line with the Growth and Infrastructure Teams boundaries. **Hertfordshire Constabulary**Two key stations to be redeveloped/relocated.Hemel Hempstead will remain in its current location and be refurbished and Watford which looks like it will be relocated, neither will have any real growth in terms of size. Currently the Constabulary is in consultation with the fire service over how estates will be managed. **Fire and Rescue**There are no plans to move any fire stations. A query was raised over the ability to deal with fires if much taller buildings come forward/are converted to residential. KH advised that the tallest building in Hertfordshire was the Image (used to be KD tower) in Hemel Hempstead and Herts fire and rescue have recently purchased the tallest high rise ladder in Europe. Additionally newly built taller buildings are well equipped for fire safety and modern building regulations are a lot more robust. In response to a query over who maintains fire hydrants, KH advised that if the hydrant was on the public highway the fire department would be responsible, and if on private land, it would be the landowner with the fire department checking paperwork as necessary. ADa to confirm with Sarah McLaughlin the agreed process at County (as they own swathes of the public highway). KH to enquire if a representative from Fire and rescue will be available to attend Utilities meeting to put across any requirements for water pressure etc. **Any Other Business**ADa queried how the South West Herts Group were planning to take forward their local plans. It is anticipated that each authority will have their own individual plans which worked alongside the SW Herts joint strategic plan. A bid has been put forward for Planning Delivery Fund for Officers, if successful they will take the lead (as a Director on behalf of the 5 authorities) with a Board of officer representatives from the Local Authorities providing input as necessary. **Next Steps / Date of Next Meeting** Date and host TBC. It is intended that these initial meetings will be the first of biannual update meetings, with the second following in August/September 2018. This is to be confirmed.  | **ADa****ADa****KH** |

**Meeting outcomes / agreed actions**

* Ada to communicate within HCC that there is a preference for the boundary of SW Herts to be mirrored when setting up and assigning resource to ‘spatial areas’ within the new Growth and Infrastructure Team.
* ADa to confirm with Sarah McLaughlin the agreed process for fire hydrants at HCC (as they own swathes of the public highway).
* KH to enquire if a representative from Fire and rescue will be available to attend Utilities meeting to put across any requirements for water pressure etc.

**Appendix 1 – SW Herts Group Updates**



**Dacorum Borough Council**

Our Core Strategy was adopted September 2013, with the delivery of sites to support this overarching document being provided by the Site Allocations DPD (adopted in July 2017).

The Inspector of the Core Strategy raised some concerns during the Core Strategy’s Examination in Public. To deal with these concerns the Council committed to undertaking an Early Partial Review of this overarching plan. These issues included:

* Housing need,
* The role and function of the area’s Green Belt; and
* The role that effective co-operation with other Councils could have in helping meet Dacorum’s housing need.

We undertook an Issues and Options consultation on the new Local Plan in November / December 2017. This document covered key issues for homes, economy, environment and infrastructure. Consideration was given to potential levels of growth needed (predominantly for housing and jobs) and how those levels of growth could be accommodated. Key site options were also consulted upon (sites of 50+ homes (previously submitted by landowners or developers) or employment sites identified in the Employment Land Availability Assessment).

We acknowledge that meeting emerging levels of housing need is going to be challenging in Dacorum. The Core Strategy currently includes a housing target of 430 homes a year. The growth options detailed in the new Local Plan consultation (November/December 2017) included:

* Draft Government figure of 602 homes a year (13,846 over 2013-2036 period)
* Locally assessed need of 756 homes a year (17,388 over 2013-2036 period)
* Upper Government figure of 1,000-1,100 homes a year (25,300 over 2013-2036 period)

Without further work we cannot be sure on locations, timing and levels of growth. Although we can be sure that if higher levels of growth are provided in Dacorum, then it’s anticipated that substantial growth of the towns is likely.

**Hertsmere Borough Council – local plan / growth update**

***Current Local Plan***

Our current adopted Local Plan consists of

* Core Strategy (CS) adopted 2013
* Elstree Way Corridor Area Action Plan (EWCAAP) adopted 2015
* Site Allocations and Development Management Policies Plan (SADM) adopted 2016

[https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Local-Plan-12-](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Local-Plan-12-27.aspx) [27.aspx](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Local-Plan-12-27.aspx)

The housing target in the adopted plan is 266 pa. SADM identifies a number of sites which will contribute to meeting this target. We have been delivering in excess of this figure during the first 5 years of the current local plan period.

The Core Strategy was found sound at examination on the basis that it would be reviewed in 3 years, particularly with regard to the need for new homes. This work is under way and will result in a new Local Plan. Technical studies include the 2016 SHMA and Economy Studies undertaken jointly with SW Herts neighbours Dacorum, Watford and Three Rivers:

([https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Supporting-](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Supporting-Studies.aspx) [Studies.aspx](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Supporting-Studies.aspx)

Output from the SHMA indicated an objectively assessed need of 599pa for Hertsmere for the period 2013 – 2036. This figure will need to be re-assessed in the context of the Government’s final standard methodology. It is anticipated that our original SHMA figure of 599 could be in the right ‘ball park’ – or the figure could perhaps rise to around 700pa (based on an interpretation of the draft methodology published for consultation). However until the Government publishes its final methodology and figures this is just conjecture.

***New Local Plan production update***

We consulted on Issues and Options for the new Local Plan at the end of 2017. This identified a need for around 9000 new homes and 9000 new jobs in the 15 years to 2034, although the precise figures and the end date for the new local plan have yet to be finalised.

[https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan-](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan-Planning-for-Growth.aspx) [Planning-for-Growth.aspx](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan-Planning-for-Growth.aspx)

This identified several approaches to locating the quantum of new development, together with required infrastructure, needed to meet our identified needs. These included

* + Development within existing urban areas
	+ Garden suburbs at the edges of existing towns
	+ New development within and adjoining existing villages
	+ New garden village

The Issues and Options consultation concluded at the end of November. We are currently considering all of the responses received. We are also working on assessing over a hundred sites that have been submitted to us through a Call for Sites. These sites will feed into the draft plan as it is progressed. The likely distribution of new development has not been determined but will obviously need to be considered in the context of infrastructure requirements. It is likely that a combination of approaches will need to be adopted.

We currently anticipate having identified Preferred Options for sites and areas for development for consultation by Autumn 2018.

A new timetable for the local plan production is being taken to the Executive in February. The proposed timetable is as follows:

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| **Document Details** | **Dates** |
| Pre-production /survey, including preparation of a Sustainability Appraisal (SA) report. | 2016 to present |
| Public consultation *(Regulation 18)* | A number of phases:* ‘First Steps’ pre-consultation: November 2016 to April 2017 (complete)
* Issues and Options: September-November 2017 (complete)
* Preferred Options: September 2018
 |
| Publish Plan and invite representations on the "soundness" of the Plan (i.e. whether it is justified, effective and consistent with national policy) *(Regulations 19/20)* | Autumn 2019 |
| Submit Local Plan to Secretary of State - Examination begins *(Regulation 22)* | Winter 2019/20 |
| Examination Period *(Regulation 24)* | Spring/Summer 2020 (including period for modifications) |
| Receive Inspector’s Report *(Regulation 25)* | Autumn/Winter 2020 |
| Adopt Local Plan *(Regulation 26)* | Spring 2021 |

**Watford Borough Council**

The housing figures are uncertain due to the new guidance, at the moment we are looking at 577 dwellings a year but the Planning for the Right Homes in the right places suggests 780 per annum, and although this is draft guidance I think we are pretty sure this will be the figure Government will settle for. So at the moment we are saying over 18 years we are looking at a range of between 10,000 – 14,000 homes by 2036.

**St Albans**

* We are at early stage reg 18 for our Local Plan.
* Local Plan Timescale 2020 – 2036
* 913 homes per year
* Approx 14,600 homes over plan period.

LDS: Local Plan

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| **Table 1: Local Development Scheme 2017 - 2020** | **Main Evidence Completion** | **Consultation** | **Pre-submission Publication** | **Submission** | **Examination** | **Adoption** |
| **Local Plan**  | Spring 2019  | Jan/Feb 2018  | Sept 2018  | March 2019  | Summer 2019  | Spring 2020  |

**Three Rivers**

At the current time, we are in the early stages of preparing the new Local Plan. We have now closed the Issues and Options and the Call for Sites consultations and the next stage is to begin reviewing the potential development sites which have been submitted. This review will begin once we complete the Strategic Housing and Employment Land Availability Assessment (SHLAA). After this, we can begin considering allocating sites for specific purposes but at this stage, we are in no position to comment on where these sites may be. Sites will not be allocated until adoption of the new Local Plan, which is anticipated for mid-2020. The consultation for our Preferred Options is planned to take place between June-August 2018, with initial publication of the Local Plan in December 2018-February 2019. This information can be found on our website through the following link: <http://www.threerivers.gov.uk/egcl-page/local-development-scheme>.

The key issue to overcome is meeting the District’s increased housing need. In our current Local Plan we have a target of 180 dwellings per year. However, our recent Strategic Housing Market Assessment indicates an Objectively Assessed Need of 517 dwellings per year. Subsequently, the housing target set in the new Local Plan will be significantly higher and will bring associated challenges.