

Appendix 13: Transcript between St Albans District Council and Hertsmere Borough Council regarding Bowmans Cross



19_03_2026 Summary Hertsmere Duty to Co-operate meeting with St Albans District Council regarding Bowmans Cross.

1. Attendees

- Hertsmere Borough Council (HBC)
- St Albans City & District Council (SADC)

2. Purpose of Meeting

To update SADC on the status of the Bowmans Cross new settlement proposal within Hertsmere's emerging Local Plan, discuss cross-boundary implications, and ensure ongoing Duty to Cooperate engagement.

3. Hertsmere Local Plan Update

3.1 Plan Progress

- HBC is preparing the Regulation 18 consultation document, expected mid-April 2026.
- Plan period currently runs to 2043.

3.2 Spatial Strategy

- Focus on urban regeneration and strategic urban extensions to meet housing needs.
- Bowmans Cross is not required to meet the plan-period housing requirement.
- It is positioned as a long-term strategic opportunity for growth beyond 2043.

4. Bowmans Cross – Role in the Local Plan

4.1 Expected Delivery

- Anticipated delivery years 11–15 of the plan period.
- Approx. 500 homes expected before 2043.

4.3 Red Line Boundary

- A boundary will be shown in the consultation.
- Land south of the M25 (within U&C's wider option) will not be included.

5. Sustainability, Infrastructure & Viability

5.1 Current Sustainability Position

- Bowmans Cross is not currently a sustainable location, but could become one with major investment.

5.2 Infrastructure Requirements

- HCC discussions have identified a 1,000-home trigger point for major infrastructure investment, especially highways.
- Education provision also under discussion.

5.3 Delivery Rates

- U&C's projected delivery rates described as "surprisingly slow".

5.4 Viability Concerns

- SADC and HBC both raised concerns about:
 - Transport mitigation
 - Minerals extraction
 - Cost of required infrastructure
 - Risk that the scheme becomes unviable

6. Cross-Boundary Issues Raised by SADC

6.1 Impacts on Local Communities

- Concerns about effects on London Colney and Colney Heath.
- Sensitivity around development north of Coursers Road.

"Development north of Coursers Road... is really sensitive to us."

6.2 Environmental Constraints

- Protected species and habitats around Colney Heath noted as key issues.

6.3 Need for Clear Spatial Representation

- SADC requested diagrams showing:
 - What is likely to be delivered by 2043
 - The long-term end state separately
- To avoid public misunderstanding.

"People will go straight to the end state... assume that's three weeks on Friday."

6.4 Engagement Expectations

- Hard copies of consultation documents requested in:
 - Colney Heath
 - London Colney
- Early notification of events requested.

7. Wider Strategic Context

- Both councils acknowledged the scale of future housing numbers across Hertfordshire.

- Recognition that Bowmans Cross may become part of the long-term growth mix, even if not ideal.

8. Actions Agreed

Action	Owner
Add spatial representation showing likely development by 2043	HBC
Ensure consultation documents available in Colney Heath & London Colney	HBC
Notify SADC of consultation event details	HBC
SADC to raise issues formally through Reg 18 consultation	SADC
Continue Duty to Cooperate engagement with SADC, Welwyn Hatfield, and HCC	HBC

19_03_2026 Hertsmere and St Albans Bowmans Cross Discussion-

19 March 2026, 12:03pm

43m 16s

Hertsmere Borough Council 1 0:06

The issue is the new settlement that is being, or sorry, potential new settlement that is being considered through Hertsmere's plan making process. I think it may be useful to start by just saying how it sort of fits in with our spatial strategy. and how it will fit and then subsequently move on to how it will feature in the Reg 18 consultation document.

And I think we can then move on to sort of discuss how it is surfacing on the other side of Hertmere Borough Council's planning service business in terms of becoming a live proposal. And I appreciate St Albans, that the party involved in this proposal has been speaking with St Albans. In terms of the duty to cooperate, how all of this fits in as a neighbouring authority, that where we are considering a site that's next to you, your input, is important. It undoubtedly generates strategic cross-boundary issues.

St Albans District Council 1:57

I'd agree with that. We met Andrew from Urban&Civic only about 10 days ago, but that's the first time we've spoken to them since 2021 or 2022. So it's been a long time that they've gone quiet. So yeah, it's the first time in a long time.

Hertsmere Borough Council 1 2:10

So in terms of Hertsmere's emerging local plan, we have discussed in previous duty to cooperate meetings, we have a local plan that is now moving towards regulation 18 consultation document stage. We will be informing duty to cooperate partners once we've got full confirmation that the Regulation 18 consultation document will be going ahead. It is proposing a spatial strategy that delivers, which seeks to deliver all of the borough's housing requirement in the planning period.

That housing requirement will, in the main, be met through a spatial strategy that is focused upon securing strategic urban regeneration within the boroughs for principal settlements with necessary strategic urban extensions around those settlements to ensure that we have a rolling five-year housing land supply and a constant delivery across the plan period.

The spatial strategy includes the opportunity of a potential new settlement to the east of London Colney at land at Bowman's Cross. Not to secure the housing

requirement, but rather to secure a strategic opportunity for maintaining and sustaining the step changing growth beyond the plan period.

So there is an understanding certainly from the council as the local planning authority, that should a new settlement come forward at Bowman's Cross, it is unlikely to begin delivering at scale until years 11 to 15 of the plan period. the sort of numbers that we as officers have calculated on the basis of discussion with urban and civic are within the region of, I think, a maximum of about 500 units during the plan period.

We can talk about, I think when we get on to the proposal and what Urban&Civic have said, I think we can unpack a bit more of what they have said. But 500 units feels about right from our perspective during the plan period given the infrastructure investment that they'll need to make to start that process off.

St Albans District Council 5:30

Can I just double check, is that is that is that the 2041? Is that your end date? Because obviously that makes a difference depending on what your end date is.

Hertsmere Borough Council 1 5:38

2043.

St Albans District Council 5:43

Okay, thanks.

Hertsmere Borough Council 1 5:44

As we roll through the regulatory stages into examination, that that plan period might adjust itself depending on what delivery is like and depending on how we calculate five-year housing land supply at the point of adoption.

What all of that implies is that we're not planning to be entirely reliant on Bowman's Cross sort of getting us across the housing requirement finish line.

In terms of the Regulation 18 consultation document, the spatial strategy key diagram will express the potential opportunity of a new settlement. The Regulation 18 consultation document speaks to the new settlement very much within the context of what I've set out, that it is about a long term opportunity that extends well beyond the plan period. It's about securing that step change in delivery long term which is then reflected in how it's considered as a candidate site. So it doesn't appear, I think, when you finally get the chance to open our Regulation 18 consultation document, Bowman's Cross doesn't appear with the rest of the candidate sites. It's slightly separate.

And certainly how we are seeking to consider it within the consultation at the moment is to have two sort of options, if you like. The first that it deliver at least in the region of 4000 new homes. The second that it delivers at least seven and a half thousand new homes. The latter figure relates to its ability to be a sort of self-sustaining settlement within its own right. And I think that magic 7000 figure relates to the work undertaken elsewhere. 7000 homes is a sort of a barometer for walkable for a walkable place. I think that's what we intend to consult upon when we go out to Reg 18. Just to sort of give you a bit more information of when that's likely to be, it its likely to be in about a month's time, mid-April.

What we would like to be able to say as part of our sort of duty to cooperate statement at Reg 18 is that we are engaging with relevant duty to cooperate partners on this type of issue. We want to speak to Welwyn Hatfield as well as their as they neighbour part of the site.

We appreciate that because it's Reg 18, there's still a bit of a distance to go. I don't know if that's if that's a moment to sort of pause and give you a chance to say anything.

St Albans District Council 10:07

I think that's the first time I've ever heard 7 1/2 thousand there. So that will be interesting to see. Is there going to be any kind of spatial representation of how far the extent is going to have to be different for the sort of the option 1: 4000, option 2: 7 1/2 thousand? Because that'll be interesting just to see how far they both extend.

Hertsmere Borough Council 1 10:32

We are going to show a red line boundary. I suspect it that that will sort of reflect what they've sort of put before us. It's not the red line boundary of their entire land ownership, but the land ownership that they have an option over, that extends further south beyond the M25. And I think from the council's perspective, that's entirely out of the question.

St Albans District Council 10:58

Okay.

Yeah.

Hertsmere Borough Council 1 11:06

Before we go into what Urban and Civic have spoken to us, I think it is worth

clarifying that certainly the council's position and this is what we're proposing to have it set out in the Reg 18 consultation document.

The council's position is that at the moment, Bowman's Cross is not a sustainable location for growth. There is nothing there - But it is an opportunity for correct and appropriate investments to potentially become a sustainable location. So, I think in that respect, we understand the opportunity that it could present, but it is, and I guess this is where we sort of get to sort of brass tacks on this. It is a question of how much is invested in the site, and that then becomes a question of how, you know, where the sites where the site ends up at in terms of numbers and intensification.

The story that the council or the narrative that the council has presented to the site promoter or master planner, as I believe they prefer to describe themselves, is that we are as a nation in the middle of a housing crisis and the approaches towards housing delivery that have historically worked, are not are not working, and the sort of that that includes the sort of the typologies that have been delivered in the past. And certainly that to an extent is reflected in the council's emerging spatial strategy, which is seeking that sort of, I won't say comprehensive change, but change in the nature of the borough's development to really intensify and optimise the opportunities that are there. Certainly the message that I hope that that translates to is that the sort of fairly modest density developments that we've experienced in recent times are no longer fit for purpose. We don't anticipate it coming out of the ground until years 11 to 15, needs to be very different.

We have an environmental assessment scoping opinion that we're dealing with at the moment. We have the prospect of a potential planning application at some point being promised in the near future. We also have Urban&Civic currently going out to public consultation on proposals in advance of our own regulation 18 consultation.

So I think what that boils down to from the council's perspective as the as the plan making authority and decision taking authority is that we have an opportunity that's not going to go away. And certainly the advice that officers have been giving members is that we should consider it seriously through the plan making process, because the alternative then is that this emerges in the later stages as something that could upset the process.

So that's why we've tried to fit it in as an opportunity for beyond and certainly that that fits with the wording within the current NPPF around looking beyond the plan

periods to 30 years when this site will be continuing to deliver.

I don't know if you if you have have anything to add to that.

Hertsmere Borough Council 2 15:57

So it's just to obviously flag that what you're hearing from us is very much the officer perspective.

Hertsmere Borough Council 1 17:21

We do meet regularly with Urban& Civic primarily in respect of the decision taking Hertfordshire County Council as the strategic infrastructure provider that will need to service this opportunity should it come forward. Those strategic infrastructure discussions have revolved around how the site can be made to work in transport access and connexion terms and also in terms of securing an appropriate level of on-site education provision.

Those discussions have agreed a trigger point at which Urban&Civic or whoever develops the site, because it could a combination of developers led by Urban&Civic. The trigger point at which certain levels of infrastructure investment need to be initiated.

And that may be an important point to note in terms of the rate of housing delivery and the scale of housing delivery and indeed how the site comes forward. And that in part has informed some of the rather cautious thinking that you've just heard about.

The trigger point is 1000 units and certainly based on what we have been told about annual delivery rates once the site gets going that that that could take us well into the next Plan period.

St Albans District Council 19:55

That makes sense. Is that 1000 homes is the trigger point effectively for a primary school? I'm just trying to picture what that means in sort of on the ground.

Hertsmere Borough Council 20:06

I think that the significant investment would be in highway infrastructure improvements.

St Albans District Council 20:13

I recognise everything you say. I'm not surprised to hear any of it. It's just interesting in terms of only 500 homes. I think previously when we responded to the Reg 18 consultation in 2024, there was a higher number proposed within the plan period, but we were quite sceptical as to how realistic that was for a variety of reasons, including the mineral workings that still need to be gone through.

I'm certainly not an expert. I'm sure you know far more about the detail of that, but we certainly knew that's long term stuff that's not going to be able to be accelerated away.

Hertsmere Borough Council 1 20:58

In terms of the duty to cooperate discussion, I think part of the key headline is that this isn't something that looks as if it's going to go away, but equally it's not something that's going to happen overnight, far, I think, far, far from it.

The delivery rates that have been quoted to us suggest a surprisingly slow level of delivery, to be to be completely honest. That may be part and parcel of the significant scale of infrastructure investment that that's going to be necessary for an opportunity of this nature.

I look to you X. I'm very conscious that, as the local planning authority involved here, we can't share too much about what the developer is saying to us. I am mindful that they have spoken with you, Chris, and that they are engaging with HCC. I would suspect your organisation's concerns are around how the proposal might may interact with London Colney and further a-field to Saint Albans.

That is an area that we we ourselves do not have much understanding of either at the moment.

Hertsmere Borough Council 2 22:54

Yeah, I think that's exactly right. It's worth noting, just for X and X, we do obviously meet quite a lot of Southwest Herts and we do tend to do sort of roundtable updates. And I think Bowmans Cross, albeit not the central feature, has been, I have giving fairly regular updates and it's changed again and again as to sort of where we're heading. One thing that has remained constant is that I think is our scepticism about their ability with what they are currently saying to fully mitigate the development. Particularly in terms of transport infrastructure and providing genuinely sustainable transport options. And I think that still to a degree remains. X, you brought up the minerals element as well, which I think is still partially unresolved. And it's not through lack of trying necessarily on our end, it's through lack of interest from the developer.

They seem to sort of say, don't worry about it. My big fear is the viability question on this, which is if the bar keeps going up on what needs to be delivered to mitigate this site, well, at what point does it actually just become completely unviable as an option? And I think that is why all roads leave us to basically conclude that this has to be a longer term option where we push it back to the end of the plan period and it essentially gives us an opportunity to resolve some of these options. Otherwise we are going to be pressed on deliverability questions that we simply cannot answer at an examination. And I think to a degree there's an element of us trying to avoid, but also avoiding the big challenges that come with this side, presumably from yourselves and Welwyn and the HCC.

It's no longer a big part of our local plan. It's a big part of our future, but it is a future that is beyond this plan, realistically. And it could well be something that actually becomes an option for both authorities or indeed whatever authority it is that takes over in the future. So I think there is an element of us thinking like that which might make it a slightly more palatable option for everyone involved around it.

So, yes, that's where we're at. I think that is worth noting is HCC and the way they are interacting with it, obviously from a, there's a lot of pre-app going on, I believe. And the feedback we're getting, of course, from Urban&Civic is that HCC are absolutely fine with the direction of travel and all is well, again.

The feedback I'm actually getting from HCC is, of course, there's a lot still to overcome. However, that is a slight change from your, they're all completely delusional. So it is worth noting that, but it does seem to be heading towards something that is possibly becoming technically a bit more acceptable. So yeah, it's just, a bookmark for future discussions is that HCC don't seem quite as concerned as perhaps they did previously.

But that's largely anecdotal.

St Albans District Council 26:55

Yeah, I mean, to be honest again, I think that picks up a flavour. I've not talked about directly with anyone at HCC, but I think I've heard a passing comment from Roger Flower Day that was probably that, that if you'd had the conversation 3, four years ago, it would have been, 'there's no way they'll ever make that work' And the conversation is probably more, that's going to be incredibly difficult to make that work. You can say there's not a lot of difference between those two things, but I think there is. I think that's probably as much as anything that county know that the scales

of growth are so huge. Bowmans Cross might be the thing that's on the table now. I've got to publish a timetable for our new new Local Plan 2029 before the 30th of June. And you know what, it's got another 11,000 houses in the greenbelt on it.

And you know what, some of them aren't very far away from Bowman's Cross. So, you know, to some degree, we've all got to be realistic. I mean, if one just assumes that we are dealing with these enormous numbers and we're dealing with them for foreseeable future, I mean, who knows, future government X in 2029 may make huge changes, but none of us can try and ride the Bucking Bronco until then and hope that things settle down. The reality is we've got to assume that this is, foreseeable future.

I probably share a lot of skepticism. It's probably the worst site that Urban and Civic have got in their portfolio, but they're a pretty good master developer. It's just it's a pretty awful site. But I was thinking it's a pretty awful site in the world of sort of planning for the last you know, 70 years up till recently would have meant it probably just isn't realistically going to go anywhere.

But we're in a different world. And, you know, if you're weighing it up, well, how does this stack up versus another urban extension to, you know, Borehamwood or Potter's Bar?

It doesn't score very well, you know, any sensible planner, says that Potter's Bar and Borehamwood are the places where things should go, but your numbers are so huge and they're going to continue to be so huge for so long, I can quite see why it's, you know, part of the long term.

Hertsmere Borough Council 1 29:19

You've told that story much better than I could have, X. I think, just to clarify, I mean, it doesn't take it doesn't take one of us looking at Potter's Bar and Borehamwood beyond 2043 to really to conclude that the options there are running out as well. And, you know, I think that this approach of urban regeneration and intensification and transformative change, that will in the long term, yield more numbers in places like Borehamwood and Potter's Bar. It may even transform a place like Radlett. We will wait and see. But, you know, that approach is not going to deliver a rolling five-year housing land supply and the sort of the opportunities for a form of development that does that are very limited across Hertsmere. And all of a sudden, something like this, if it can be made to work in infrastructure terms, could be a solution.



St Albans Borough Council 30:51

Yeah, or part of the mix of solution. I agree. And, you know, from our from our end, you know, we are going to continue to raise, issues about, as I say, if you score it in standard terms in terms of economic, environmental, and social, it's not going to score as well as other options, but except it may have to be part of your mix long term.

Who knows, not much more than two years time, we might be delivering it together. It's certainly a possibility. A couple of things I would do just to sort of feed in, you mentioned London Colney, rightly so, sort of, again, sort of with prior discussions with sort of previous Hertsmere officers and previous Hertsmere councillors.

It's really important that Colney Heath are involved in the conversation as well. And when we straight to Urban&Civic that they agreed that they'd have an event for Colney Heath, because actually physically it's probably going to come as close to Colney Heath as it does come to London Colney. And yeah, that's a really important part of the discussion. When we did it, we didn't need to go through all of it, but sort of would point you back in the direction of the 2024 response we made.

Things like development north of Courses Road is going to feel very close to Colney Heath. Urban& Civic have still got on their indicative map that they flashed briefly on screen for us, that's really sensitive to us. Again, not expecting you to make any decisions on that in any time soon, but just that you've heard that loud and clear from us, that that would be perceived as a win locally.

Hertsmere Borough Council 1 32:21

For some clarity there, X, I think in terms of what will happen in the plan period, it's going to be well south of Courses Road.

I appreciate that that distinction might not be might not be clear for residents and communities, you know, perhaps that's something for us to take away and draw out in the consultation.

CB St Albans District Council 32:56

I think that can help and in a sense of what you're expecting to see roughly and its spatial representation by 2044, because people will go straight to the end state, even if the end state is not until, for the sake of argument, you know, 2055 even, let's say, say it's 2055, for the end stage, people will, if there's a diagram that shows 4000 homes on it or 7 1/2 thousand homes on it, indicatively, however blobby and whatever, people just people just assume that's three weeks on Friday. That's kind of how people's brains work.

KJ **Hertsmere Borough Council 1** 33:21

I think we were all joking about what age we would be when it finally finishes. And I think rather shockingly, I'll be somewhere in the region of 83 when they finish it.

CB **St Albans District Council** 33:49

And that's assuming they do. I mean, who knows? I think one of the things is that once things get allocated, they don't tend to not happen. It's just really a question of the time scale. It's maybe different in other parts of the country, but I can't think of anything that's a large scale allocation that hasn't happened. It just might happen. Yeah, and we've got allocations in our plants going to examination at the moment.

We've got indicative time scales and the developers have said they'll definitely deliver them on those time scales. I suspect in many instances it might take 50% longer or even 100% longer to actually deliver them, but that's sort of in many ways not our collective problem in the sense of kind of the numbers and how quickly the market will deliver things, as long as there's a sensible story for the examination.

And then to some degree what will be will be and you know, we can't predict the Straits of Hormuz being closed off and whatever other implications might come from that. In terms of what you need to get from us from there from this discussion, I mean, what is it effective really just that I've got the heads up on what's likely to be coming so then I know when we see the Reg 18 roughly what it's been. So do please think about that spatial representation. If there's something where there can be a version that says, and this is what's likely by 2044, I think that would collectively help everybody.

KJ **Hertsmere Borough Council** 35:03

I think that that's a reasonable outcome from this meeting, actually. So yeah, I'll go. I'll try and do my best to get to the document immediately after this and make that addition. I think it's a fairly straightforward addition, to be honest.

Otherwise people would just assume it's the 7 1/2 thousand option and that happens to say three weeks on Friday. That's what people leap to. Whereas if you give it, hang on a minute, this is what's likely over the next, you know, from where we are now, best part of 20 years. That's quite a different thing for people to feel.

The other thing would be just if you could go as far as you can do to talk about the transport and the education impacts. I think some things about the kind of

environmental side, you know, we've got Colney Heath has got some quite a few protected species, protected environments. There's the Heath and all various that has various levels of protection and so on. Just at least whatever you can reasonably do to know that that has been taken into account.

Let's say maybe early days, that'd be helpful. Yeah, the Heath of Colney Heath is again, exactly which status it has, I can't remember, but it has status of varying kinds and varying bits. So saying there's that red list species around over them, Urban&Civic is certainly aware of it, but there's some of those.

Probably the last one I would just say is that National Highway, I don't know where you've got to, but for Hemel Garden communities, and I appreciate it's a slightly different thing because it's an extension of Hemel, half of which is in St. Albans. But, you know, the comparable is not zero. The delivery is much earlier and it's an urban extension of an existing settlement. But, you know, we've had a Hemel communities group that is bigger than my local plan team that's existed for five years already.

The scale of work you have to do to make sure that, and that's basically all making sure that the infrastructure stuff lines up. The scale of work on to have the Hemel Garden Communities kind of infrastructure delivery plan, again, is bigger than either the decorum or the St. Albans Local Plan IDPs and more detailed. You know, the amount of work that will eventually need to be done is absolutely colossal.

Hertsmere Borough Council 2 37:13

And X , this was actually an issue I've I previously brought up, and I think again why we're perhaps not taking Bowman's Cross as seriously as it was previously being looked at, because I was sort of able to use my experience of the the Gilston area over in East Harts, and they've got a full team of, I think it's six, seven people just dealing with that application as it's coming forward.

But they've had governance structures around the garden town as a whole and then around just the Gilston area. I think predated the Local Plan examination by two years. You know, not to mention they had garden town status and huge funding from government as well before that. Appreciating it is a much bigger scale, both of what we've been talking about compared to Bowman's Cross but there is still a relevance to it. And it's very difficult to say, yes, it's going to deliver 3000 homes in this plan period if actually those elements don't exist.

Hertsmere Borough Council 2 38:44

Okay, X, do you know if there were any other points we needed to pick up?

Hertsmere Borough Council 3 38:50

No, we didn't send around an agenda because it was just an open discussion.

St Albans District Council 38:55

A couple of things. Was just when you get to your events in the way that we said with Urban&Civic and they agreed they would do something in Colney Heath and London Coney, can I please impress upon you the need to have documents being available in Colney Heath and London Colney and things like that. Previously officers had done some events in London Colney and Colney Heath, but yeah, at the very least things in the libraries and stuff like that make us aware of what's happening so that can, because inevitably some questions will come to me and if I can say, you know, but at least documents available in the library so I know because my members will ask me directly. So it'd just be easier for everybody if you can just let me know once that's been decided.

Hertsmere Borough Council 2 39:45

That's fine. I think my understanding is I think we are looking to have hard copies available within those areas. I think when it came to an event, what we've decided to do instead of doing one within London Colony I think we, because you guys have obviously got elections, there was a pre-election period which we were just a little bit aware of. I think we've got a Shenley consultation event, which is outside the pre-election period, which I think is the one that we would sort of encourage residents to come along and join. And I think we purposely put it outside the pre-election period to allow for that.

St Albans District Council 40:37

Yeah, if you could drop the details of that again, just on an e-mail to me, that'd be really helpful. It just basically says, yes, it's going to be in Colney Heath, you know, Village Hall. Yes, it's going to be in London Colney Library. And yes, the Shenley thing is where I'd encourage people to go to and the dates and stuff. That would just be really helpful because I will get asked early.

Last one is a relatively micro detail, but it's a slightly hearts and minds thing. So with the relationship with Dacorum, with Hemel Garden Communities, we've had an agreement that's been in place for about 6 years and we've had three different administrations have all continued to sign up to it, is that we'd agreed that a significant proportion of the affordable housing nomination rights would go to Dacorum.

We'll probably be West Herts by then, but in terms of the hearts and minds things, if you could give some kind of indication if you're able to appreciate politically, you might need to get soundings, but just for that to be on the table, and whether it's on the table between Reg 18 and Reg 19 more than it's on the table pre-Reg 18, I can quite understand. But yeah, that's a hearts and minds thing that hopefully is at relatively limited political cost to Hertsmere.

Hertsmere Borough Council 2 41:52

I think that's really helpful, X. You're spot on. I would suggest it's the sort of thing you can legitimately suggest to us through the Reg 18 process and we would encourage that. In terms of the reg 18 we are going to try and keep it as straightforward and as simple as possible on this particular issue rather than get perhaps bogged down with detail.

I think I think that there's some good actions from that. The main one appears to fall to me and I will try and action it before I before I go for lunch. So I think that that's eminently doable. Thank you, X. Very grateful.

St Albans District Council 42:56

Perfect.

Brilliant. A pleasure to speak with you all as always. Thanks so much.