

**Appendix 17: Transcript from
Duty to Co-operate Meeting held
on 15_11_2025 between
Hertsmere Borough Council, St
Albans District Council, Three
Rivers District Council, Watford**



Attendees:

- Planning Policy Officer, Hertsmere
- Planning Policy Team Leader, Hertsmere
- Planning Strategy & Implementation Manager, Hertsmere
- Spatial Planning Manager, St Albans
- Head of Planning Policy & Conservation, Three Rivers
- Place Shaping Lead, Watford
- Planning Policy Officer, Welwyn Hatfield
- Senior Planning Policy Officer, Welwyn Hatfield

Purpose of Meeting

- Ensure legal compliance with Duty to Co-operate (DtC) for Hertsmere's emerging Local Plan. The Council are keen to ensure that matters of legal compliance do not derail the future examination.
- Share progress updates in relation to the emerging technical evidence base, and the emerging spatial strategy, planning policies and site allocations.
- Identify strategic cross-boundary issues for Statements of Common Ground (SoCG).
- Build collaborative relationships across Hertfordshire authorities.

Key Updates from Authorities

- **St Albans**
 - At Stage 2 examination hearings; main modifications expected early 2026.
 - Signed SoCG with Hertsmere; cross-boundary issues include Harper Lane and Bowmans Cross.
 - Inspector demanded extensive DtC evidence; clear Green Belt and site selection methodology critical.
- **Three Rivers**
 - Targeting Reg 19 consultation in Feb 2026; timetable very tight.
 - Housing provision at approx. 75% of standard method; risk of further reduction.
 - Will seek legal advice and inspector advisory visit on unmet need.
- **Watford**
 - Adopted Local Plan in Oct 2022; waiting for new NPPF.
 - Preparing for future unitary plan; evidence base outdated.
 - Has SoCG with Hertsmere (Aug 2021).
- **Welwyn Hatfield**
 - Reg 18 consultation planned for Feb 2026; Reg 19 by summer 2026.
 - Tight timetable; Green Belt review and viability work ongoing.
 - Potential cross-boundary site near Little Heath flagged.
- **Hertsmere**

- Ambitious LDS: submission before end of 2026 under current system.
- Reg 18 consultation in Q1 2026.
- Evidence base: AECOM leading 25 studies; AR Urbanism preparing settlement visions.
- Spatial strategy:
 - Meet housing need in full.
 - Urban intensification, regeneration, taller buildings, windfall sites.
 - Green Belt changes inevitable.
 - Exploring new settlement (long-term, post-year 11 of plan period).

Strategic Issues Identified

- Settlement hierarchy remains broadly unchanged (Borehamwood top tier).
- Green Belt review and site selection methodologies critical for soundness.
- Future boundary changes and approach to plan reviews noted.
- Industrial/employment land diversity: film industry reliance vs. strategic logistics/data centres.
- Water scarcity and flood risk highlighted as emerging issues.

Next Steps

- Share missing SoCGs, historic DtC records, and key evidence documents – Hertsmere is seeking to create a chronology that maps duty to co-operate activities that lead up to and informed current plan-making.
- Where necessary, develop SoCGs with partners covering strategic issues (housing, Green Belt, infrastructure, employment land).
- Monitor Hertfordshire SDS implications and London Plan review.
- Continue bilateral discussions on cross-boundary sites (e.g., Bowmans Cross, Little Heath).

Hertsmere Duty to Co-Operate 2025 Meeting Recording Transcript.

21 November 2025, 12:02pm

55m 34s

- [redacted] started transcription

Hertsmere Borough Council 1

I invite colleagues to introduce themselves

St Albans City and District Council

[redacted] I'm a spatial planning manager at Saint Albans.

Three Rivers District Council

Hi, good afternoon. I'm xxxxx xxxxxx head of planning policy and conservation at Three Rivers.

Watford Borough Council

Hello. I'm [redacted] Place shaping lead at Watford.

Welwyn Hatfield Borough Council 1

I'm [redacted]. I'm a new planning policy officer at Welwyn Hatfield.

Welwyn Hatfield Borough Council 2

Hi my name is [redacted] I'm senior planning policy officer here at Welwyn Hatfield working on the policy team.

Hertsmere Borough Council 1

And across to Hertsmere colleagues.

Hertsmere Borough Council 2

[redacted] I'm the planning strategy and implementation manager at Hertsmere.

Hertsmere Borough Council 3

I'm [redacted] I'm Hertsmere's planning policy, team leader.

Hertsmere Borough Council 1

Hello, I am [redacted] I am a planning policy officer working with [redacted] and [redacted]

Hertsmere Borough Council 1

Moving onto Agenda Item 2.

Hertsmere Borough Council 3

I think that you'll probably pick up from us collectively here in Hertsmere today is that we are very focused, we're very committed and we're very ambitious with our plan making timetable. We're also very conscious how critical the legal requirements are in terms of getting the plans through days one and two of the examination process when we arrive at the hearings.

I suspect I don't need to tell some colleagues around the room, but certainly we I would just reassure you that that we are very aware of that and I think that the fundamental purpose of this meeting and the processes, discussions, negotiations that will follow are to ensure that we get the duty to cooperate, right and that we can provide the inspectors, during the examination process with the answers and the evidence that they need to find off our emerging local plan, not only sound, but it meets the legal requirements that are set by the Localism act around the duty.

That the fundamental purpose of this of getting together. I think it as I said it is a it's the start of an ongoing conversation that I suspect with colleagues who are around the table today will continue throughout Reg 18, throughout Reg 19 into Reg 21 and Reg 24 and possibly even beyond because this process never stops.

In in terms of the nuts and bolts, I think this initial meeting provides us all with an opportunity to sort of set out where we all are and for our purposes that's to sort of embed into our chronology so our future inspectors will have an understanding of how we've engaged.

That's looking forwards, I think looking backwards (I think it's under item four) we will be very grateful if you could help us out with a request we'll make.

The purpose of today is to provide that overview perhaps give you an insight into our sort of emerging plan making processes particularly around the spatial strategy. What we're sort of thinking in terms of how we approach our housing need and I think in relation to that a little insight into the distribution of growth around

Hertsmere. That sort of brings us on to the to the thing that that many of you will have all been going through, which is the strategic cross boundary issues that we're going to have an obvious interest in getting your sign off an agreement on through this process through and ultimately through statements of common ground going forward.

I think that just about covers it. I can I'll look across the room to ■ and he can - If you want to chip in at all, ■ if I've missed anything.

Hertsmere Borough Council 2

I don't think so. I think with ■ and the team are obviously aware that we've had the now historic southwest Herts, the sort of ongoing duty to cooperate meetings. But I think we obviously are looking for a bit more of a bespoke option here and you know we wanted to just bring everyone up to speed on what is essentially our very tight timetable and I think we just wanted to bring everyone up to speed.

Hertsmere Borough Council 3

Brilliant. I'll do this at the close of every item, but to do to colleagues around the table have any questions at this point.

No questions raised from the Table.

Hertsmere Borough Council 3

Happy to proceed. I think if we can do a sort of similar around the table alphabetically approach for the benefit of this meeting and an overview of where colleagues and their organisations are in the plan making process and – ■
[Hertsmere BC] Is this an opportunity for colleagues to briefly say how we've been involved previously?

Hertsmere Borough Council 1

As mentioned, this matter appears under item 4, but it would be very helpful for us to know to what extent we've been involved in the local plan making process for your own councils simply because Hertsmere has a recent history of high staff turnover, which has resulted in a fragmented corporate memory. Consequently we have a couple of gaps where possibly things haven't been saved or they're in emails

that we now don't have access to.

So yeah, I think just as part of a plea on my behalf, we seem to have just a couple of gaps, whether that be statements of common ground, emails, minutes etc. It would also just be really good for us to understand whereabouts in the plan making process you are. So, should we start with St. Albans then?

St Albans City and District Council

Yes, you've got the gist there. So we're at our stage two examination hearings and say hopefully we'll be out to main mods early next year, but it's never done till it's done in planning. As we all know. But it's all looking good at the moment in terms of history. We've got signed statement of common ground with Hertsmere. It was signed a little while ago. It's on our website and that gives you a pretty good idea. It sets out what we consider the cross boundary matters to be. We had quite a good history over a long period of time. We did this sort of big get together quite a while ago at the beginning of our local plan process. I think it should be hopefully pretty step by step what's happened in recent years in St Albans regard. And yeah, I just I'd use that statement of common ground.

There's a clear starting point to the cross boundary matters because there's A: the general topics and B: we've got a couple of sites in Saint Albans that are near the boundary with Hertsmere that we've had ongoing conversations about, particularly B8 Harper Lane. And then there's others Conversely the other way. Bowman's Cross in particular, but also potentially some other sites that we've had ongoing discussions with Hertsmere over several years and again very happy to continue to have discussions about those.

Hertsmere Borough Council 1

Yeah, I'd definitely say from our perspective, we're very keen to keep a good professional relationship and an open one as well. Have you found the hearings, just out of general interest? Have you found the inspector has called you out on anything or any sort of sticking points in during the hearings?

St Albans City and District Council

Not particularly. They've been very, very thorough. But generally in a sort of supportive they get where we're coming from. And the fact we've got an aging local plan probably to some degree helped us by them wanting to get us over the line. But they've been really, really rigorous all the way through. There were there was a huge amount of detail on duty to cooperate, but they still wanted us to do even more. We had to do additional consultation on duty to cooperate stuff, I mean, they said on the scenes it was just dotting I's and crossing T's. But you know, we gave them thousands of pages of stuff and they still wanted more. So you can't you can't do too much on this sort of stuff. You can't do too much. I mean, the critical stuff at the end is the statement of common ground and where have you actually got to? But they did want to see every step of the way. Who said what about what? When huge amounts of material that underestimate, I'm sure you won't, but don't understand any of that in terms of the sort of the wider non DTC stuff they really want have a good level of confidence about deliverability of sites and for us they wanted the standard method to be met in full, which we are doing. So if we hadn't been, we'd I think would have been in a completely different world. But the fact that we are and they think our sites are credible, which is good, has been, you know, hugely beneficial to everything else. The evidence base, we had a very clear process around Greenbelt review and a very clear process around site selection. We got it agreed in advance with members.

We actually consulted everybody on this call about the methodologies for both the Greenbelt review and the site selection some time ago, that's been really helpful because then when people have questioned what we've done well, we consulted on it. We followed our methodology and here's the results that's been pretty golden really for us all the way through.

So that's those are kind of just the tips I would give be really clear about your Greenbelt review and how it said it's probably harder now to be honest in terms of world of Grey belt, but to the degree you can be really clear about that, be really clear about your site selection methodology and kind of stick to it. Yes, we did what we said we were going to do.
Hopefully that's helpful.

Hertsmere Borough Council 1

Yeah. That is really, really helpful. Thank you so much. And yeah, fingers crossed that everything goes smoothly with your final hearing on December 6th. It's all very, very good knowledge to have. So I really appreciate you sharing that. Thank you.

St Albans City and District Council

That's right. Just a time on just for the record, it's December. The 11th is our half a day on Gypsy and Traveller.

Hertsmere Borough Council 1

Apologies. Three Rivers could you provide the Table with an update of your plan-making?

Three Rivers District Council

Yeah, we're still working to our extremely ambitious timetable of a Regulation 19 consultation in February. We have about 7 evidence based studies that will be finishing end of year early January for us to translate into our Reg 19 plan to go to full council on the 27th of January. So you know we might pull a rabbit out of a hat perhaps.

It is very heavily reliant on see all that evidence finishing exactly when consultants have promised. Any slippages and we'll be in trouble and then Reg 19 was would slip till after elections but our Members really don't want that. I think they've politically promised it before elections and this is the list of latest we can do it before hitting pre-election period. So we're working tirelessly trying to make that happen.

The main concern will be that we're looking at around 75% of the standard method target. I think we have some case to make on that, though, perhaps some sites would need to be added in. The real concern from officers is that that could come down further following member decisions. We're in high risk territory I would say when it comes down to housing numbers.

We haven't done a statement of common ground with you guys, but we have had meetings quite a while ago now, sort of unilateral ones. I'd need to look them up exactly when. Obviously we've done the sort of Southwest Herts duty to cooperate. but as a Council, we're aware that we need to really, really ramp up our duty to cooperate and we'll be firing out lots of meeting dates over the next short period, trying to play a bit of catch up in that in that area.

Any questions?

■ [Hertsmere BC], of course.

Hertsmere Borough Council 2

It's just one from me. I know it's probably just to repeat what we've said in the JSP SW Herts meetings and it's just around sharing information on progress in terms of not meeting need because I know our Members are looking at your plan and with a degree of interest of course, given that they were elected on the basis of not building in the Greenbelt and meeting their needs. So, I think they are obviously looking at that your plan with a degree of interest. If we can continue to share any learnings from that and how you sort of anticipate, you might have to evidence not meeting need, I think we would be very interested in how that that goes. So yeah, basically it's just a putting a marker down that I think just being able to discuss that would be would be really useful for us.

Three Rivers District Council

Yeah, absolutely.

Hertsmere Borough Council 2

Not that I should point out. We're obviously anticipating we will try to meet our needs in full, but of course it's the political side of things where it does, yes, they will. They will push us to to look at that as an option. I'm sure at some point.

Three Rivers District Council

I mean where we've got to with that 75%, that's mainly been based on a lot of the sites are not in sustainable locations or would be a large site going on to single track roads that you know couldn't cope with that, that sort of level of development. So I think they have a case and there's maybe a couple of sites with a bit of a Greenbelt argument.

Hertsmere Borough Council 2

Yeah, I think I was going to just say it's more around if you get any legal advice on that matter in particular. Equally, we would be interested in any information that may emerge from PINS Inspector Visit (in advance of submission).

Three Rivers District Council

Yeah, we will. We will. We probably will be going out for legal advice and we will definitely be having an advisory visit from PINS because MHCLG are demanding it.

Hertsmere Borough Council 3

I do genuinely wish you luck presumably you are watching other places that have submitted plans with unmet needs to see how they get on. In the genuine interests of being helpful I suggest you, look at Epsom in Surrey. They have submitted a plan that also fails to meet its identified needs in full. There may be some merit in having a conversation with them.

Three Rivers District Council

Yeah. Thank you. That that is helpful. I mean, most of us are watching what others are doing but I'll have a look at the Epsom one.

Thank you.

Watford Borough Council

Yeah. We are not progressing our local plan at the moment. We adopted in October 2022 so we're clinging on to that for as long as possible, waiting for a new NPPF.

Internally we had a conversation about starting to prepare new evidence because our evidence base is aging compared with those of you that are going through examination at the moment. Looking forward, we would ideally like to align or match up our evidence with our partners, but that's probably for a future discussion.

We have got a statement of common ground signed with you guys, but I was just looking back. It was August 2021, so I'm not sure how helpful it is, but I believe that many of the issues are the same. So I can send it through to you and it's a starting point.

Hertsmere Borough Council 3

That would be very helpful. Thank you.

Welwyn Hatfield, where are you at?

Welwyn Hatfield Borough Council 1

So yeah, we're still progressing with a kind of Reg 18 plan for consultation, which is scheduled in February next year potentially. So other than it, we're still doing kind of site assessment and selection. So there's a lot of work to cram in ahead of that, so it's pretty busy. We've got a lot of DM policies that are more or less finalised now. We're tying up quite a few bits of evidence base. So our Greenbelt reviews kind of we've got some initial findings that's due in the next week or so.

With the assessments and the shape files of that, we've got viability work ongoing. The HEELA is just about concluding now we've got kind of a refining draught of that. So a lot of things are coming together in the next couple of weeks. So we'll see how we get on if we can kind of make these deadlines for the kind of early February coming up to go out. So that's where we're at. It's going to be kind of a full on plan in terms of we're intending it to have all the DM policies that we want plus site allocations.

A number of those are obviously being rolled forward from the existing plan that you're probably familiar with, but there'll be a number of new ones that are in there and those are the ones we're busy kind of trying to select over the next couple of weeks. So that's it in a nutshell, really. If you want to look at the kind of sites. That have been promoted, most of them not all, but most of them are on our website. There's a kind of call for sites links. You can see there. ■'s raised one with me. That's kind of on the border with Hertsmere, but we've not assessed it yet. So I don't know whether it's actually following the plan. But if you want to speak to them about that kind of separately or later, once you've had a look at it in more detail and you know it might just get dismissed anyway. But yeah, that's, that's where we're at. So it's a, it's a tight time frame and we're obviously still going for the old planning system. So with a Reg 19 towards the back end of the summer to just sneak it in.

As one of probably the last plans through the door, we met with MHLG yesterday and told them this timetable. So that. Yeah, that that's it. So ■ [Welwyn Hatfield BC 2], is there anything else we should add? Ray's obviously kind of been around for quite a lot longer. I've been well in now what, 6-7 weeks, so I'm still kind of getting my head around things, cracking on, really getting used to what's going on. Is there anything I missed the economy?

Welwyn Hatfield Borough Council 2

No, I think that's pretty much it from us. Yeah. And many people here will know that we obviously had a duty to review after or submit a review plan after three years. That is still with the plan. It's going to be quite tight as ■ said, going to Reg 18 before the pre-election period. So quite similar to Three Rivers for Reg 18 instead of Reg 19 and then planning on doing a Reg 19 during the summer and then submitting by the end of the 2026. So yeah, quite tight. It seems to be the theme for this meeting.

Hertsmere Borough Council 1

■ [Hertsmere BC 2], would you like to give an overview of where we're at?

Hertsmere Borough Council 2

I would, and I wouldn't describe it as tight. I would continue to use the word ambitious.

Hertsmere Borough Council 3

Our LDS is ambitious it also foresees submission before the end of next year, within the current plan system as we understand it.

So we are working on the basis of the LDS that sees submission before the end of next year, I think rather like colleagues, we are focused now on working towards Reg 18 within the first quarter of next year. And I think the, net total of that work is focused around technical evidence based submissions that the Council has procured. So we have n external experts AECOM preparing. I believe it's about 25 separate technical evidence based studies. That number may fluctuate downwards because there's some that are around the periphery that we may not require, but essentially it's everything from strategic Greenbelt review all the way through to reviewing our CIL charging schedule and infrastructure delivering plan with all the interesting stuff in between so that essentially AECOM are doing all of the generic weight lifting around our technical evidence base. The exception for that being ORS, who are doing our Gypsy and traveller accommodation needs assessment and probably also our Gypsy and traveller accommodation SHLAA.

Alongside AECOM, we've also commissioned an organisation called AR Urbanism,

and they are preparing vision statements for our four principal settlements. So visions for Borehamwood, Potters Bar, Radlett and Bushey and their surrounds now, those visions are sort of, I suppose, in our circles we would describe them as being akin to sort of master planning exercises, we envisage that those will feed directly into the sort of spatial strategy and settlement and place principal policies in, in addition to site allocations.

I'm happy to say that we're making good progress on identifying a spatial strategy. I think the short version is we have 4 settlements that there is a very clear hierarchy, there's a very clear infrastructure network that sort of pulls those settlements together and links to the wider strategic area, both north into Hertfordshire and South into London.

To sort of reiterate ■'s [Hertsmere BC 2] statement. We are seeking to meet our housing needs in full. It is again in I suppose in very topical planning terms it takes an approach of seeking to optimise opportunities within our existing urban areas first. It takes a regenerative approach in the borough's main settlements. I fully anticipate it will explore intensification both in terms of densification and vertical intensity. Consequently the impact of taller buildings may be an issue that merits discussion under the duty, but I'm not sure we'll come on to that today.

In addition to urban intensification through strategic and urban sites, we'll, also be looking at policies that seek to optimise windfall opportunities. So small sites infill approaches to sort of more comprehensive windfall development within those settlements that can accommodate it. And again it's that densification and vertical intensity that we're looking at beyond the existing urban areas, I think that there is there is an acceptance that the extent of the Greenbelt around our settlements and around those settlements that have the capacity to accommodate growth the Greenbelt will have to change. The reality is it's changing already. We don't have an up to date local plan and the Planning Inspectorate are making decisions for us in respect of that. So I think, as I don't need to tell you, it's better to take control and grab the issue by the throat, then allow somebody from Bristol to make the decisions for us. I'm from Bristol originally by the way. So that's the main thrust of the spatial strategy. As a footnote, I note that the Council is also looking very closely at options for a new settlement.

Welwyn Hatfield Borough Council 2

OK.

Hertsmere Borough Council 3

There I think as is understood there are land interests that are simply not going away. I think that these are detailed discussion not really for today, I suggest that we will pick this matter up with relevant partners, outside of this forum and discuss how we can consider that in terms of the process. What I would say about the new settlement and I think this is critical, particularly in terms of what's been alluded to is that they don't happen overnight (IE within a single plan period). And I think that there's a full acceptance and understanding of that. I would suspect it's unlikely to happen any time before year 11 of the plan period. Maybe not until even later when I say happen, I mean for houses to start coming out of the ground. So, any new settlement within Hertsmere is going to be a strategic solution that's really looking at extending any new settlement if it happens in Hertsmere is going to be a strategic solution that extends the step change in growth beyond this plan period rather than provide some sort of instant solution that's not the reality.

Welwyn Hatfield Borough Council 1

Yeah.

Hertsmere Borough Council 3

That, where we are and I think just to go back to what was said right at the start - this for us is very much an ambitious challenge. Nevertheless, the team is rising to it and I think slowly the authority within the wider service is rising to this challenge and I think I'm certain, just as colleagues would look to ask for help with, with their work, we will look to you as well for help in making that happen. We very much want this to be a collaborative and partnership process..

Any questions?

St Albans City and District Council

I'll dive in there. Yeah, just from our perspective, we're very happy to continue to have conversations with you about Bowman's Cross or else it is going to be very long term. If it does happen, definitely worth checking out our 2024 response to the

previous Reg 18 that will give you a pretty good idea of where we're coming from. I might even see if I can work out posting it into the chat, but that might be beyond me. Just very happy to understand entirely where you're coming from and just yeah, very happy to have probably a separate conversation at the right point in time, but yeah, very happy to support you. And that as when you get there.

Hertsmere Borough Council 3

Thanks, [St Albans CDC] I'm very happy that to hear that I really am. That's great that's what we want from this meeting so. We're ready to move on, [Hertsmere BC 1].

Hertsmere Borough Council 1

[Welwyn Hatfield BC], did you have something that you wanted to say?

Hertsmere Borough Council 3

Oh, sorry. Sorry .

Welwyn Hatfield Borough Council 1

I was just thinking that you know what I think you mentioned. Let's talk about settlement hierarchy there. Have any of your settlements moved up or down in the hierarchy as a result of this plan or is everything kind of remaining the same?

Hertsmere Borough Council 3

There is some subtlety around that. In terms of how that hierarchy could be considered within the sort of the detail of any sort of reasonable alternative testing in in both to both the spatial strategy and the SA process. I would say the simple answer is probably not. So support Borehamwood remains at the top of the heap and the centre of the British film industry. And then Potter's Bar, Radlett and Bushey but, but I suspect that approximately where they sit and that's the simple answer.

Welwyn Hatfield Borough Council 1

OK, cool. Thanks.

Hertsmere Borough Council 1

[Three Rivers DC]?

Three Rivers District Council

Anyway, sorry what I was going to say just on settlement hierarchies and we haven't really changed the order, but we have changed wording just to fit a bit more with the sort of Greenbelt wording and made sure that where we used to use terms like secondary centres, we're now specifically making sure we're calling them towns, small towns. Yeah. So I just thought that was worth noting.

Welwyn Hatfield Borough Council 1

OK, cool. I mean, I'm just asking in the context of our plan. There's some settlements in ours that potentially if you allocate a load of sites kind of on the edge of them might make the case to change the nature of them going forward.

Hertsmere Borough Council 3

Yes - understood.

Welwyn Hatfield Borough Council 1

So I'm just wondering to fit in if you did not kind of that's why I was asking.

Welwyn Hatfield Borough Council 2

I guess the biggest intrinsic link between Hertsmere will obviously be Little Heath and if there's anything happening for between there and Potters Bar as they act almost like a little attachment on to Potters Bar. But I mean as we go through the site assessment process we can keep you updated on that and what's if there are any sites that we are finding suitable around that sort of Little Heath area and that you know from there on.

Hertsmere Borough Council 3

Thank you, [REDACTED]. And [REDACTED] that all helpful and also thank you, [REDACTED], that I think that's it's always useful to be reminded of the of the NPPF wording. Are we ready to move into items four and five?

Hertsmere Borough Council 1

Yeah, [REDACTED]'s already sent some stuff across, which thank you so much. Yeah.

Hertsmere Borough Council 3

As [redacted] says we have, it a little bit of a challenge to sort of identify the D2C work that's gone before. So I think any sort of critical sort of milestone documents that you can share with us will be very gratefully received. And I think that the stuff you've referenced, [redacted] [Welwyn Hatfield BC], I know, I know that [redacted] [Hertsmere BC] has been studying it very, closely and how and undoubtedly will help show shape what we sort of bring to you in the sort of the ongoing discussions over the sort of coming weeks and months as we move forward, but that I guess that that does take us on to the sort of the list of stuff, the sort of the menu of what we believe could be the sort of key strategic cross boundary issues that will be of interest. I think as what one of our London colleagues sort of clarified this, in the sort of the menu selection that we envisage partners across Hertfordshire choosing from to sort of have separate headings. Within future SoC, GS, hopefully to reach agreement on obviously in a slightly worst case scenario to identify where we can't reach agreement on but that's the flavour of item 5. Like I said, I'm very mindful to not drone on there're all there in bullet form. I don't know if anybody has any sort of comments to make today.

Watford Borough Council

In respect of local government reorganisation there are potential boundary changes that may impact upon our plan-making. I mean, it's all unknown at the moment, isn't it? But presumably at some point we're going to have to address that before examination and have, you know, have thought it through so.

Welwyn Hatfield Borough Council 1

Yes.

Watford Borough Council

One for the future.

Welwyn Hatfield Borough Council 2

Yeah. On that note, just looking at our previous MOU that we had for our local plan, anything that is missing on this list is just the approach to future reviews that might be a bit of a different conversation in the context of LTR in the firm of the plan views coming forward in the future. But yeah, just one thing that might be worth nothing.

Hertsmere Borough Council 1

Thank you both. I've written them down so that we can review them. Anything else? No. OK, that's good. Unless ■ or ■ have anything further to say, we can move on to areas of other business.

Hertsmere Borough Council 3

Any other business?

St Albans City and District Council

I've got one that's literally only just sprung to mind, so it might be a terrible idea. We might need to put the Hertfordshire SDS on there in the sense of it's not a cross boundary thing in terms of land use, but it's a thing that affects cross boundary matters that one removed. So I just might be worth thinking of.

Hertsmere Borough Council 3

Thanks ■ [St Albans CDC].

St Albans City and District Council

And I want to add that to you another AOB, just as a perhaps a moment of collective bringing together, I think I'm right in saying that it says somewhere in the literature that Hertfordshire is a collective, so not individual authorities. Hertfordshire is a collective now has more film and TV stages than Hollywood,.

Hertsmere Borough Council 3

I think that's genuinely a very good point and probably presages the sort of text we would ideally like to include within our sort of emerging plan you know particularly around. The spatial setting for Borehamwood and Elstree, and how that sort of don't know if it is it. Is it a film making arc, but I'd really welcome that. So thank you ■ [St Albans CDC].

Three Rivers District Council

Just, just quickly, very sorry on the film industry side, our Policy Resources committee, there was a little side tangent into the film industry and it was interesting

that members are sort of, I don't know, almost getting cold feet about the film industry. They're concerned about over reliance and putting too much emphasis on it and the need to focus on other industries and that yeah, they're concerned that there could be a bit of a dip coming. So it's just interesting that the stance has gone very much from an absolute love into sort of drifting away from it from members. I just thought that was interesting.

Yeah.

Hertsmere Borough Council 3

I suspect that sort of segues into sort of more detailed discussion around industrial employment provision going forward as a strategic issue when we met with London colleagues and the obvious thing to say that that's a reflection of sort of how we collectively and I say this in all seriousness that how we collectively contribute towards this much greater national need that's radiates out of the capital and again, it's the sort of the obvious things, data centres, strategic logistics hubs which essentially industrial employment uses, which can't be met within the capital, it's an area that having come from London, I'm uncertain at this moment which direction the Mayor of London is heading in terms of the New London plan.

They obviously have clearly stated they're going to swallow all their own housing need in full and certainly the sort of the developments in places like Enfield and Chessington to the South seem to indicate that they'll give that a good go, but I think this issue around strategic industrial uses and how London genuinely meets its needs and the roles of the hinterland are still up for discussion, so I think I'd really take X's point with a great deal of seriousness. And again, I think it's good planning, isn't it, diversity? As opposed to throwing all your eggs in one basket.

Now I am conscious of the time. I think as we said at the beginning that this is going to be an ongoing process. I don't envisage that we necessarily need to get together. In the way that we have today, again it I think that there are it's going to be much more optimal for us to sort of, you know particularly terms of issues around Potter's Bar and potential developments close to Saint Albans, border to meet individually. Obviously, we are very happy to respond accordingly. This is, as I said a collaborative effort and a partnership effort. I think the immediate action, ■, correct me if I'm wrong is that we will transcribe this meeting. AI is doing that for us as we speak we will highlight any specific actions.

Welwyn Hatfield Borough Council 2 53:49

Yeah.

Hertsmere Borough Council 3

So this is an action. We will highlight any specific actions that fall out of this meeting and any potential actions that we identify and we will act upon them and obviously make a clear note of that for the inspectors benefit further down the road are people happy with that?

St Albans City and District Council

Yeah, very happy with that.

Hertsmere Borough Council 1

I also just remembered water scarcity along with water and flood risk, is an issue in Hertsmere, well everywhere. I guess, especially with data centres.

Three Rivers District Council

Yeah.

Hertsmere Borough Council 3

Thank you. That's that.

Welwyn Hatfield Borough Council 2 54:22

Yeah.

Hertsmere Borough Council 3

Hopefully a little bit simpler if it's. If it's sort of more 1 to one basis.

Hertsmere Borough Council 1

Yes, that is true. Are there any anything else that anyone wants to raise?

[No other matters were raised by attendees]

Hertsmere Borough Council 3

Brilliant. I'll just again, thank you all for coming, coming to us today in, in Hertsmere during your Friday lunchtime I will wish you all the very best of luck in your plan making particularly those that are about to arrive at a critical moment.

Welwyn Hatfield Borough Council 2

Look forward to hearing from you soon.

Hertsmere Borough Council 3

We look forward to working with you all the coming weeks and months.

St Albans City and District Council

All right, so very nice to meet you as well. Thank you.

Hertsmere Borough Council 1

Bye. Cheers. Bye.

Watford Borough Council

Thank you. Nice to see you all.

● ■ stopped transcription