

Appendix 18: Present Duty to Co-Operate Actions with London Borough of Barnet



2025 – Present Chronology of Duty to Co-operate Actions With the London Borough of Barnet and Hertsmere Borough Council

17/10/2025 - Email from HBC	Initial Duty to Co-operate
28/10/2025 - Email from LBB	Confirmation of receipt and LBB contact
29/10/2025 - Email from HBC	Invitation to D2C and meeting proposal
31/10/2025 - Email from LBB	Confirmation of meeting date
03/11/2026 - Email from HBC	Reschedule of meeting
03/11/2025 - Email from	Confirmation of meeting date
03/11/2026 - Email from HBC	Reschedule of meeting
03/11/2025 - Email from LBB	Confirmation of meeting date
03/11/2026 - Email from HBC	Meeting Link circulated
13/11/2025 - Email from HBC	Meeting Agenda on 19_11_2025

17_11_25 Hertsmere Duty to Co-operate meeting with London Boroughs of Barnet, Enfield and Harrow.

Executive Summary

The initial Duty to Co-operate meeting (17 November 2025) between Hertsmere Borough Council and neighbouring London authorities (Barnet, Enfield, Harrow) focused on introductions, local plan progress across the boroughs, and setting a foundation for ongoing strategic collaboration.

Hertsmere outlined its ambitious Local Plan timetable, emphasising the need for a sound and legally compliant plan, with substantial evidence-base work underway, including around 20–25 studies by AECOM and master planning work by AR Urbanism.

Neighbouring authorities provided updates on their Local Plan statuses—Barnet recently adopted; Enfield currently in examination with a potential new settlement; Harrow approaching adoption following main modifications consultation.

The group discussed cross-boundary strategic issues, including housing need, Green Belt, employment land (notably data centres and logistics), waste planning, and Gypsy & Traveller accommodation. Hertsmere confirmed its intent to meet its housing need in full and will not seek unmet need from London neighbours.

A key issue raised by Hertsmere was difficulty establishing a clear historic chronology of previous Duty to Co-operate engagement, and all authorities were asked to share any previous meeting notes, correspondence, or relevant historic material.

The meeting concluded with agreement to maintain regular engagement, with another joint meeting suggested at an appropriate milestone before the Regulation 18 consultation.

Attendees

Hertsmere Borough Council

- Planning Strategy & Implementation Manager
- Planning Policy Lead
- Planning Policy Officer (Duty to Co-operate lead)

London Borough of Barnet (LBB)

- Principal Planning Officer
- Principal Planning Officer
- (LBB representative during London Plan discussion)

London Borough of Enfield (LBE)

- Strategic Planning Manager
- Principal Planning Officer

London Borough of Harrow (LBH)

- Head of Planning Policy
- Planning Policy Team

Action Points

For Hertsmere

- Compile a chronology of previous Duty to Co-operate engagement; request historic minutes, emails, and notes from partner authorities to fill gaps.
- Share emerging evidence base outputs (AECOM studies, masterplanning work, Green Belt review, landscape, SFRA etc.) as they become available.
- Reach out to the GLA regarding Green Belt and London Plan matters.
- Provide contact details of the officer responsible for the South Mimms data centre application to Enfield.
- Arrange next Duty to Co-operate meeting at a suitable milestone before Regulation 18.

For Barnet, Enfield, Harrow

- Submit any historic Duty to Co-operate materials (minutes, correspondence, records) to support Hertsmere in reconstructing its timeline.
- Stay engaged on technical evidence and await shared outputs for review.
- Enfield to follow up with Hertsmere for data centre officer contact.

Joint / Cross-Boundary

- Use the proposed “menu” of strategic topics (housing, Green Belt, employment land, waste, Gypsy & Traveller need, infrastructure) to shape future Statements of Common Ground.
- Continue to collaborate on shared strategic issues, including data centres and industrial land pressures.
- Maintain ongoing communication via email, with additional meetings arranged as needed.

13/11/2025 - Email from LBB

Confirmation of attendees

19/11/2025 - Email from LBB

past D2C documents

20/11/2025 - Email from HBC

minutes from meeting and future meeting date proposed.

20/11/2025 - email from HBC

Confirmation of past documents

21/11/2025 - Email from LBB

Wetransfer of previous documents.

02/12/2025 - Email from HBC

Greenbelt notes for LBB comments.

Greenbelt Note for Hertsmere Neighbouring Authorities on settlement classification

Barnet

Introduction

On behalf of Hertsmere Borough Council, AECOM is undertaking a Green Belt Assessment (GBA) aimed at identifying grey belt, in line with the Green Belt PPG.

The aim of this note is to explain key aspects of the Hertsmere GBA methodology to allow neighbouring authorities to comment, and if relevant to enable suitable aligned methodologies. The key matter to discuss is the settlement classification.

Settlement classification

With regards to large built up areas (LBUAs), we are proposing three of relevance to the study area: Borehamwood, London, Watford. In each case the LBUA extends only as far as the Green Belt inset boundary.

With regards to distinguishing between towns and villages, we recognise that there is no accepted definition, and so there is a need to account for locally defined factors. The factors taken into account in our definition included:

- Population (based on Census data available at OA level)
- Settlement hierarchy
- Transport accessibility (including presence of a rail station and its level of connectivity, relationship to strategic and major road networks)
- Education facilities (including presence of primary and secondary schools)
- Wider facilities (including shops, healthcare, leisure, services, etc.)

As rules of thumb, we have been using approximately 5,000 as the population cut-off between a village and a town, and 75,000 as the population cut-off between a town and a LBUA. However, some judgement is required depending on the accessibility and services available in the settlement as per the points above.

With regards to historic towns, the previous study identified Watford, Bushey and Radlett. For the purposes of this study, it was found that the historic nature of these settlements was not significant due to lack of adjacency to the Green Belt, and the historic areas not being strongly associated with a landscape setting.

With regards to **Barnet**, we are currently intending to classify London as a LBUA.

The full settlement classification, including settlements in or near the adjacent neighbouring authorities, is as follows:

Settlement type	Settlement	Relationship to LPA
LBUA	Borehamwood	Wholly within
	Watford	Neighbouring authority (Watford)
	Greater London (including South Oxhey)	Neighbouring authorities (Barnet, Enfield, Harrow, Three Rivers)
Town	Potters Bar	Partly within
	Bushey	Wholly within
	Radlett	Wholly within
	London Colney	Neighbouring authority (St Albans)
Village	Shenley	Wholly within
	Elstree	Wholly within
	South Mimms	Wholly within
	Aldenham (including Wall Hall)	Wholly within
	Letchmore Heath	Wholly within
	Patchetts Green	Wholly within
	Ridge	Wholly within
	Brookmans Park	Neighbouring authority (Welwyn)
	Bricket Wood	Neighbouring authority (St Albans)

Question for Barnet Borough Council

- Do you agree with the classification of the settlements within Barnet?

05/12/2025 - Email from LBB	Response to Greenbelt note
05/12/2025 - Email from HBC	Confirmation of response
05/12/2025 - Email from LBB	response from GLA regarding greenbelt notes
22/12/2025 - Email from HBC	Meeting link circulated
19/01/2026 - email from HBC	Reschedule of meeting
19/01/2026 - Email from LBB	Confirmation of link and if any info is needed for meeting.
19/01/2026 - Email from HBC	Response to previous email
19/01/2026 - Email from LBB	Confirmation of response
19/01/2026 - Email from HBC	Agenda for meeting on 20_01_2026

20_01_26 Hertsmere Duty to Co-operate with London Boroughs (LBH, LBE, LBB)

Executive Summary

The Duty to Co-operate meeting between Hertsmere Borough Council **and** neighbouring London boroughs (Barnet, Enfield, Harrow) covered updates on local plan progress, evidence-base studies, cross-boundary issues, and shared challenges—including housing delivery, green belt assessment, viability, and HMOs.

Each authority provided an update on the status of their Local Plan. Hertsmere shared the initial findings from several key studies including the settlement hierarchy, retail, viability, local housing needs, Gypsy and Traveller needs, and the Green Belt review. Discussions highlighted significant housing pressures across the area, particularly regarding affordable housing delivery, social rent levels, and challenges with the management of HMOs.

London borough officers provided intelligence on Article 4 Directions, HMO management, and co-living proposals. The meeting concluded with next steps for Hertsmere's Regulation 18 consultation, expected in Spring 2026, and agreement to continue email correspondence for ongoing Duty to Co-operate matters.

Attendees

Hertsmere Borough Council

- Planning Officer (Duty to Co-operate lead)
- Planning Strategy & Implementation Manager
- Planning Policy

London Borough of Barnet (LBB)

- Principal Planning Officer
- Principal Planning Officer

London Borough of Enfield (LBE)

- Principal Planning Officer (Policy)

London Borough of Harrow (LBH)

- Head of Planning Policy
- Planning Policy Team

Action Points

For Hertsmere

- Continue progressing Regulation 18 Local Plan preparation, aiming for Spring 2026 publication.
- Share further study findings when appropriate (with sensitivity around Green Belt and Grey Belt mapping).
- Seek written comments from neighbouring authorities on emerging study findings.
- Provide transcript and minutes from this and previous Duty to Co-operate meetings.
- Continue outreach to the GLA regarding cross-boundary Green Belt assessment.

For Barnet, Enfield, Harrow

- Submit any comments regarding the provisional Green Belt, housing needs, or other technical studies once invited.
- Review whether to participate in Hertsmere's viability consultation (where relevant land interests exist).
- Provide any relevant intelligence or policy approaches on:
 - Article 4 Directions for HMOs
 - Monitoring of HMO impact on housing stock
 - Co-living policy implementation and challenges

Joint / Cross-Boundary

- Maintain ongoing communication by email for further duty-to-co-operate discussions.
- Re-engage following Hertsmere's Regulation 18 consultation for identification of strategic cross-boundary issues.

10_02_2026 Letter from Hertsmere Borough Council to London Borough of Barnet regarding Hertsmere Borough's Unmet Housing need.

Dear Sir/ Madam

I am contacting you in relation to the on-going discharge of the Duty to Co-operate that forms part of Hertsmere's Local Plan-making process. Hertsmere Borough Council (the Council) is already engaging with your organisations, in discharging the requirements of the Duty, in respect of relevant strategic cross boundary matters. It is envisaged that process will continue through the remaining stages of the regulatory process.

This communication is specific to Hertsmere's housing requirement. For the purposes of discharging the requirements of the Duty, this communication identifies the anticipated housing requirement. It confirms that the Council intend to meet the supply and delivery of the housing requirement in full during the forthcoming plan period. Regardless of this objective, Hertsmere's neighbours are invited to state whether they have the capacity to supply and deliver any unmet housing need that may arise during the forthcoming plan period. Responses will be recorded as part of the Duty and reported as necessary. It is anticipated that this will form a necessary part of the future examination in public.

The adopted Hertsmere Local Plan sets out the requirement for housing provision for the Borough between 2012 and 2027. This equates to 266 homes per annum. However, as the adopted plan is now more than five years old, this figure is now out-of-date and no longer applies for plan-making or decision-taking. The figure that must now be used to calculate the Borough's housing requirement is the latest standard method set out in the national planning guidance. Using the standard method leads to a housing requirement of 1,010 additional homes per annum without any buffer applied.

The Housing Delivery Test measurement has shown that the development industry has performed poorly in building-out their consents in the anticipated timely manner – falling below 85% delivery over the three year reporting period. As a consequence, the Borough is subject to the application of the 20% buffer on the five year housing supply. Annualised, this equates to 1,212 additional homes per annum, which will apply for as long as delivery performance remains below 85% over a three year period. Once delivery exceeds 85% the buffer will fall away and Hertsmere's housing target will return to 1,010 additional homes per annum.

Hertsmere Borough Council is currently reviewing its local planning policy. This work is supported by a comprehensive technical evidence base, including the Local Housing Need Assessment, Green Belt Study, and Local Plan Viability Assessment. A full assessment of sites identified through the HELAA and the Call for Sites process is also underway. Collectively, this evidence will inform the preparation of the new Local Plan, which will be published for consultation under Regulations 18 and 19.

To be found sound at examination, the Council is seeking to meet all of its housing needs. However, in order to discharge the Duty to Cooperate, we are asking neighbouring authorities to confirm their housing capacity and whether they have the ability to accommodate the supply and delivery of any unmet housing need that may arise during the plan period.

The Council is already engaging with relevant national bodies and neighbouring authorities through the Duty to Cooperate. We expect this engagement to continue through the

forthcoming regulatory stages, and we anticipate agreeing Statements of Common Ground that set out actions on strategic spatial planning issues.

If you have any queries regarding this request, please do not hesitate to contact me.

16/02/2026 - Email from LBB

Request for clarification

24_02_2026 Letter from London Borough of Barnet to Hertsmere Borough Council regarding Hertsmere Borough Council's Unmet Housing Need.

Subject: London Borough of Barnet Response to Hertsmere Borough Council: Housing Requirement and Unmet Need

Thank you for your letter dated 10 February outlining Hertsmere's housing requirements and delivery projections for the forthcoming plan period. We welcome your confirmation that Hertsmere Borough Council intends to meet its housing requirement in full.

As part of fulfilling the Duty to Cooperate, you have requested confirmation from neighbouring authorities regarding their housing capacity and their potential to accommodate any unmet housing need arising in Hertsmere over the forthcoming plan period. The London Borough of Barnet's position is set out below.

Barnet has a housing target set by the current London Plan of 2,365 units per year. Over the past three years, delivery has been within 90% of this target. (<https://planninglondondatahub.london.gov.uk/>)

As Barnet falls within the London Plan area, housing targets are subject to review and update through the London Plan preparation process. Until any revised targets are formally adopted, the Council's assessment is based on the currently operative London Plan requirement.

Based on our assessment of housing delivery and future capacity, we do not project that housing delivery will exceed the applicable target over the plan period. Consequently, Barnet has no identified capacity to accommodate additional housing, including any unmet need arising from Hertsmere, beyond the borough's own planned requirement.