

**Appendix 21:
Detailed Summary of
Duty to Co-
operate Meeting held on 17
November 2025 between
Hertsmere Borough Council,
London Borough of Barnet,
London Borough of Enfield
and London Borough of
Harrow**



Hertsmere
Local Plan
Delivering a better future

Hertsmere Duty to Co-operate meeting with London Boroughs of Barnet, Enfield and Harrow 17 November 2025

Attendees

Hertsmere Borough Council

- Planning Strategy & Implementation Manager
- Planning Policy Team Lead
- Planning Policy Officer

London Borough of Barnet (LBB)

- Principal Planning Officer
- Principal Planning Officer
- Principal Planning Officer

London Borough of Enfield (LBE)

- Strategic Planning Manager
- Principal Planning Officer

London Borough of Harrow (LBH)

- Head of Planning Policy
- Planning Policy Team

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.

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 list 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.

Detailed Summary

- **Hertsmere Borough Council** following consents started transcription; which formed the basis for the following detailed summary

Introductions

The participants provided an introduction to themselves, their roles and their organisations.

Hertsmere Duty to Co-operate Context

As per the second agenda item, the purpose of the meeting, the key for us is to have:

- 1 A sound plan at submission
- 2 A legally compliant plan at submission that we can defend has met the legal requirements through the examination process.

Demonstrating that the duty to cooperate is critical for getting past what will probably be day two of the examination hearings successfully, the Council has no intention of its future examination being wound up after the first week.

The Council want to get this right, we want to get the process right and we want to be able to demonstrate that we have engaged constructively with neighbours and partners, not only in Hertsmere but across into London as well.

The engagement process has yielded meaningful discussion on strategic cross boundary issues that we have been able to agree on those points that we can agree on and where we are unable to agree on points. We can at least identify those points that we're unable to agree on ultimately, specifically in terms of agreeing and signing statements of common.

A key matter will be to identify and agree strategic cross boundary issues. Some of these have been identified (in the agenda). The participants were invited to provide an update of where they are within their respective processes, prior to Hertsmere Borough Council providing an update.

Updates to respective Local Plans:

London Borough of Barnet:

Responded to the consultation on our modifications and Barnet's local plan was adopted in March 2025. They are committed to an early stage local plan review. Barnet does not have the full 15 year period housing supply from the date of adoption. So that was one of the requirements.

Barnet is also preparing SPD's to support the new local plan. They have published an obligations SPD alongside the local plan and then preparing an update of sustainable design and construction SPD. They may subsequently explore opportunities for additional SPD's

further down the line to support the new local plan. A new statement of Community involvement was also recently published.

London Borough of Enfield:

Currently, their local plan is under examination. The Inspector has split the hearing sessions into three stages; stage one relates to matters of legal compliance and spatial strategy. Subsequent stages have considered the 100 odd site allocations in the local plan and the examination process has just finished going through the DM policies. The examination remains at the hearing session stage.

Presently, there is no indication from the inspector as to what they are going to find. They have not informed the Council if the Plan has passed any of the stages or given any comfort or assurance on any individual part of the local plan. However, the Inspector has set out a road map in terms of modifications. This appears positive.

On that basis Enfield Council is hopeful that the process can progress to the preparation of main modifications for consultation later in 2026. Probably moving to adoption, all being well in autumn of next year.

Enfield has been shortlisted by the government's new Towns Task Force as a potential location for a new town, so separate to that, the Council is promoting a vision for future development of the borough, so Crews Hill and Chase Park. This equates to about 9,500 new homes over the plan period up to 2041. The Council is preparing SPD's in the background for Crews Hill and Chase Park and is intending to go to December 2025 cabinet for approval to consult on those as well. So after the local plan gets adopted, hopefully in autumn, over next year, Enfield Council will be adopting those SPD's along with some other SPDS.

In addition Enfield Council have commenced work on a planning obligations SPD and others dealing with things like shop front designs. So they might follow them in quick succession.

London Borough of Harrow:

Harrow Council has submitted its plan for examination earlier this year. To date they have had one set of hearings that lasted about 2 1/2 weeks. Recent hearing sessions have covered five year land supply issues.

Following this Harrow Council has started its main mods consultation, which will conclude just before Christmas. Subject to the Plan being found sound it is anticipated that it could be adopted in February next year, ahead of the May election in London.

Harrow Council is also preparing some SPDS. This includes a new Planning obligations, SPD.

Harrow Council is also preparing new policy on HMO's, and are considering an Article 4 direction for small HMO's so that would be across the borough.

Harrow Council is also preparing an update to the West London Waste plan which was adopted in 2015. This involves six other boroughs to the joint waste plan that's going to be going up to Regulation 18 consultation before Christmas.

Hertsmere Borough Council

Hertsmere Council wishes all London Borough colleagues good luck and fortune with their plan-making.

Hertsmere has an ambitious timetable to get itself from where it is at the moment through to submission and examination within the government's current timetable for transition to the new planning system.

The Council is currently evidence based building. There are two major commissions with external consultants. The first involves AECOM who are currently building somewhere in the region of 20 to 25 pieces of technical evidence. That comprises generic technical evidence, everything from Strategic Greenbelt review right the way through to a new IDP and CIL charging schedule review.

In parallel to AECOM, the consultancy AR Urbanism are preparing Visions for our four major settlements. This of a master planning exercise and a capacity assessment exercise. Those studies will all feed into our plan making process. The plan is likely to have a spatial strategy that seeks to accommodate all of the Borough's housing requirement within the plan period, engrossing it within the four main settlements.

It will consider a diverse range of supply focused upon redevelopment of previously developed sites within existing urban areas. Comprehensive transformation of underutilised major sites within the existing urban areas, tweaking around the edge of the existing urban areas and strategic urban extensions where there is capacity.

The Council will share with partners now that we intend to move from Reg 18 to Reg 19 fairly seamlessly. It is anticipated that the Regulation 18 Consultation Document will present an evolved version of the local plan.

Follow up Questions:

Enfield 21:13

At the risk of kind of pre-empting what's going to appear and then the next iteration of your local plan, have you got any idea kind of how much housing can be accommodated within the urban area of the existing settlements? Is there any idea how much land may need to be taken outside those settlements or any kind of indication of which settlements?

Hertsmere

Not in terms of site areas (in hectares), the key remains to secure sources of supply that are comprised of a diverse range of sites – to maintain a rolling source of supply over the plan period. London colleagues will understand that unlocking previously developed sites and previously developed urban sites is not easy. So in order to secure a 5 year housing land supply that we can roll forward that there will need to be a fair amount of sites coming forward that do the heavy lifting that are easily developed so that there will be a role for sites that are not currently in the existing urban area.

There will be a need to identify strategic urban extensions – that can maintain a reliable source of supply. The most sustainable locations for such strategic urban extensions are going to be at Borehamwood and Potters Bar with proportionately and lesser scale of development going to those smaller places such as Radlett and Bushey.

Harrow 23:50

Sounds like Hertsmere has a pretty ambitious timescale, which is good. Is there any sort of support coming forward? Engagement with, PAS and whether there have been any discussions with MHCLG about moving your plan forwards?

Hertsmere 24:24

Hertsmere has engaged PAS towards the start of this year and I think we're trying to work out where they might fit in. This involved two packages of work one of which utilised David Coleman Associates to assist us and they originally put together a sort of brief of work, but it was largely focused on duties to cooperate. This further evolved to address in-house resources.

The Council has also been in regular contact with MHCLG. They were very interested in our plan and indeed I think a couple of our colleagues in Hertfordshire with their plans as well.

Enfield 27:06

Yes, we one thing I neglected to mention, Enfield Council has also prepared a traveller local plan in parallel.

Hertsmere 27:43

The Council is cognizant that Hertsmere is adjacent to one of the major global cities. Within that context, the Council is carefully considering the new emerging London Plan. It would be helpful to the Duty process to understand how London Borough partners consider this issue.

Harrow 29:30

I think probably the one observation to make is that the Mayor has made a firm commitment to meet London's need within London. So that is quite a departure from the 14,000 or 15,000 odd a year that current plans to going up to you know 80/90 thousand a year. So that's kind of quite a quantum change for the mayor to be planning for. And we're working with the

mayor in terms of any relevant evidence base. Similar to a SHLAA process, we are also participating in the mayor's green belt study, how that will be used to inform the London plan.

It is understood that the Mayor is starting to make commentary in terms of a step change in housing delivery in London. But what that translates into London generally or for Harrow, we're not sure at the moment.

Barnet 30:45

Barnet Council is working on the SHLAA seeing where that data set comes in together. But really it's going to see how Barnet is going to deal with its housing targets. If the housing targets stay the same we have a five year housing supply as shown in a recently adopted London plan that was adopted this year in March 2025.

Harrow 31:38

A question back to Hertsmere on the Greenbelt, where they've mentioned how much have you had any requests for active involvement in that or comments or anything, anything like that?

Hertsmere 31:57

The short answer is no, none at all.

Hertsmere 32:03

Too conclude this brief segment by just saying that, Hertsmere has every intention under the duty to cooperate to reach out to colleagues at the GLA and find out what the Mayor's position might be in relation to Hertsmere and wider Hertfordshire issues.

I think that that's not purely in infrastructure network terms. I think also as we're going to probably discuss in other respects as well, not least residential accommodation and possibly the unresolved issue in terms of strategic employment. The meeting will come to that under item 5.

Item 4: Previous Duty to Co-operate Actions between Hertsmere and London Boroughs.

If colleagues around the table particularly those that have had past Duty to Co-operate Actions with Hertsmere previously, we could ask you to share what happened in in the build up from previous stages of our process and indeed your own processes up to today.

That would be so gratefully and kind welcomed and received. Are there some outputs that proceeded today that sort of stand out to you both in terms of Hertsmere's plan making process and your own in terms of how Hertsmere has been engaged.

My thanks in advance to other colleagues who can help out on this. I implied early on, we are trying to do this properly. I think in order for us to do that we need to be able to be in a

position where we can sort of provide an inspector with an overview of what happened ahead of the 17th of November 2025.

Item 5: Strategic Cross Boundary issues to underpin future Statements of Common Ground.

Identified issues by Hertsmere Borough Council:

- Transport
- Greenbelt
- Housing
- Employment
- Burial Space
- Gypsy and Traveller Provision
- School and Education

Hertsmere:

Please could colleagues quickly review this and let the council know if this a comprehensive list or if anything is missing.

Harrow 42:00

I think it looks pretty comprehensive.

Hertsmere 42:13

It is noted that Enfield are preparing a gypsy and traveller accommodation plan. Within that context is that purely to accommodate your own needs?

Enfield 42:25

It is. Enfield Council has carried out a comprehensive site search in the borough. And as you may expect, there was no kind of private sector land owners displaying interest in meeting the needs of Gypsy and Travelling communities. Consequently, the Council is presented with a limited option of sites, the three that we're proposing to take forward are all Council owned sites and two of those are in the Greenbelt. So it's, you know, really kind of relatively slim pickings in terms of land supply to meet needs. Consequently the Council is proposing two sites to meet our existing needs because we don't have any authorised sites at the moment. And then we do have an additional needs up to 2041, the plan period. And so we're proposing to meet those needs that either Cruise Hill or Chase Park as part of comprehensive.

Redevelopment of those former Greenbelt areas. We have existing evidence needs, and we're proposing to meet all our needs within our boundaries.

Hertsmere 43:37

Hertsmere has an initial figure on Gypsy and Traveller accommodation need.

Harrow 44:45

Moving forward - are the proposed strategic cross boundary issues (identified in the agenda) basically the headings that could form the key headings in statements of common ground?

Hertsmere 45:04

Yes they are.

Harrow 45:06

And then is there anything in there where you're sort of seeking assistance from us?

Hertsmere 45:15

No, not at the moment.

For clarity, Hertsmere Council is seeking to meet its future housing needs in full. Nevertheless, in order to demonstrate that all possible sources of supply have been considered, it is anticipated that Hertsmere Council will contact its neighbouring local planning authority partners to ask whether they have the capacity to accommodate any potential unmet need. Again for clarity, it is anticipated that neighbouring partners will not be in a position to oblige.

It is acknowledged that a local plan that has unmet need is not going to be found sound.

Barnet 46:51

Is Hertsmere Council in a position to speak further on the matter of Greenbelt release?

Hertsmere 47:12

Not, not just yet, not beyond the overview of the spatial strategy and sources of supply spoken to earlier.

Returning to the possible headings, it is anticipated that these will form a broad menu of topic headings that that could appear in an SOCG. For clarity, they probably won't apply to all partners. It's a menu, so we'll agree and select the ones that are most appropriate. Is this acceptable? Have we missed anything?

The Council is mindful that housing is not the only form of growth particularly within Greater London, notably there's not a huge amount of scope for strategic industrial employment locations, things like logistics Hubs and data centres. Equally, in the Hertsmere context there is a specific need for provision that supports the TV and film industry. There is a recognition that in meeting Hertsmere's strategic industrial employment needs in full, the Borough is contributing to a wider strategic picture that includes London to the South.

Enfield 50:15

Raised a question in relation to the consented data centres at South Mimms. This is an emerging issue in Enfield and it may be that your experience is slightly more advanced than ours in that field and that might be a subject that could be sort of interesting to discuss.

Hertsmere 51:03

Agreed, looking forward into the future, the bright future of artificial intelligence whether that's within support of transport networks or other services. It is anticipated that data centres will be critical to the sort of transformative change that the capital needs to grow. The places and cities and towns in London's hinterland will need to play their role as those infrastructure networks evolve through the application of AI. It is possible that data centres could become a component of industrial employment activity for the future.

Do colleagues have any further questions? I mean I think I think James, very care helpfully raised this issue of how those how that, that that menu of strategic cross-border issues could arise.

Next Steps

How do colleagues foresee this engagement and relationship-building progressing beyond today? Is the format where we're all in one room together, talking it through helpful, or can we deal with it either through a mixture of individual meetings or e-mail exchanges? Alternatively would colleagues be satisfied if Hertsmere Council were to arrange another one of these meetings for say January 2026?

Harrow 53:50

Agreed this would be helpful, particularly as Hertsmere moves towards Reg 18. The format provides a useful forum to provide process updates and discuss cross boundary matters.

Hertsmere 54:45

Agreed – we progress on that basis.

Colleagues, I think that that sounds like a good way forward and happy to proceed. As part of that process Hertsmere Council commits to sharing with partners the outputs from the local plan's technical evidence base. It is recognised that forms a key part of the Duty.

We're almost at 3:00. Are there any questions around the room?

Enfield 57:00

One very narrow question. As previously mentioned, Enfield Council is dealing with proposals for new data centres and is keen to learn from colleagues who may have more experience. So would appreciate the contact details of the case Officer who dealt with the big Data centre application (in Hertsmere). (This was agreed as an action).

Hertsmere 57:54

Today's meeting is drawn to a close but Hertsmere Council is clear that the discharge of the Duty remains an on-going and iterative process. It was highlighted that the Hertsmere Planning Policy Team is committed to engaging with its partners on cross boundary issues.

- **Hertsmere** stopped transcription