

**Appendix 21: Transcript from
Duty to Co-operate Meeting held
on 17_11_2025 between
Hertsmere Borough Council,
London Borough of Barnet,
London Borough of Enfield and
London Borough of 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 band 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.

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

17 November 2025, 02:02pm

59m 8s

● **Hertsmere Borough Council 3** started transcription

Hertsmere Borough Council 1 0:36

X you're the most senior from Hertsmere, if I could start with you and then we can move on to X and myself, then colleagues from Northwest London.

Hertsmere Borough Council 2 1:07

Lovely. Hi everyone. I'm the planning strategy and implementation manager at Hertsmere, so I've been here for about 18-19 months. I do have responsibility that stretches slightly beyond planning policy.

Hertsmere Borough Council 1 1:38

Thank you,. I'm X I'm the borough council's planning policy lead and we'll be sort of overseeing the day-to-day management of the local plan over the course of its progress towards examination and beyond.

Hertsmere Borough Council 3 2:00

Hello I am X I am a planning policy officer. I'm currently in charge of the duty to cooperate. Should we hand over to Barnet next?

London Borough of Barnet 1 2:34

My name is X I'm a principal planning officer in the policy team. I provided comments on the Reg 18. So I'll hand over to my colleague, X

London Borough of Barnet 2 2:51

Hi, I'm X I'm also principal planning policy officer.

Hertsmere Borough Council 3 3:01

Should we go to Enfield next?

London Borough of Enfield 1 3:04

Yeah. So I'm X. I'm strategic planning manager here at Enfield. I'm looking after the forthcoming local plan, which is currently under examination and associated guidance. We've also got some SPDS in the train as well. Handing over to my colleague, X

London Borough of Enfield 2 3:21

Yeah. My name is X. I'm a principal planning officer in the policy team at Enfield Council.

Hertsmere Borough Council 3 3:29

And Harrow.

London Borough of Harrow 1 3:32

Yep. I'm X. I'm head of planning policy at Harrow, and I'll pass over to X.

London Borough of Harrow 2 3:38

It's X from the policy team at Harrow.

Hertsmere Borough Council 1 3:45

Well, thank you, colleagues. I consider myself introduced to you all now.

I guess moving on, we want to get through the agenda that, I suspect that this will be the possibly the first in a loose handful of meetings that we may have.

Hertsmere Borough Council 1 4:12

We will see it may be that we have, it may be through this process that we identify, we have more or less connectivity with some of you than with others and that that, that may define the, the sort of scale of engagement that we undertake. Per that second item purpose of the meeting, the key for us is to 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.

I'm acutely aware that many of you have recently gone through examination and are familiar with that. I myself have recently been through an examination and I'm familiar with those legal requirements, so I think it's safe to say that we have an understanding that.

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.

So we want to get this right, we want to get this 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, what am I talking about? Well, it's those statements of common ground. I don't need to explain those too much further. What perhaps I do need to clarify is that we do need to have a clear record of all of this engagement.

That may not have been the case of the experience that you've had with Hertfordshire colleagues in the past, I want to give you some reassurance that we will get that right this time, not only for our purpose but for your future plan making purposes as well.

So that that's the number one purpose I think as I've already explained, identifying and discussion on strategic cross boundary issues, I suspect. If you scroll down those issues are all predictable and understood, but we'll come to those in due course. What I'm going to do to save you from my dreadful monotone is pass the mic over to you and in turn you can give us an update of where you are with your process and we'll finalise by giving you an insight into where we are, if that's OK. So if yes, if Barnet could go first, please.

London Borough of Barnet 1 8:01

So we responded to the consultation on our modifications and our local plan was adopted this year, March 2025. We are committed to an early stage local plan review, which are LDS has scheduled for February 2026. That's because we don't have the full 15 year period housing supply from the date of adoption. So that was one of the requirements. So that's our early stage local plan review is scheduled to according to our LDS to begin early next year, Feb 2026. Any other update in regards to Barnet with regard?

London Borough of Barnet 2 9:03

Just I guess just that we're preparing SPD's to support the new local plan as well. We've published an obligations SPD alongside the local plan and then I'm preparing an update of sustainable design and construction SPD. And then we may explore opportunities for additional SPD's further down the line to support the new local plan. I think that's it really and a new statement of Community involvement as well was published as well recently.

Hertsmere Brough Council 1 9:37

Thank you, Barnet. Enfield?

London Borough of Enfield 1 9:46

So we're currently in examination. Our inspector has split the hearing sessions into three stages, so stage one was matters of kind of legal compliance and spatial strategy, so that was at the start of the year. Then in the springtime we went through all the 100 odd site allocations in the local plan and we've just finished going through the DM policies. So we're through hearings now.

We haven't had any indication from the inspector what he's going to find. He hasn't told us if we've passed any of the stages or given us any comfort or assurance on any individual part of the local plan. But he did set out a kind of road map in terms of modifications. So subject to the Inspectors letter expected in late January.

We hope to be preparing main modifications for consultation later in 2026. Probably moving to adoption, all being well in autumn of next year, so in parallel to that, you may have seen in the media lots of speculation around new towns, so yeah.

Enfield has been shortlisted by the government's new Towns Task Force as a potential location for a new town, so separate to that, we're promoting our own, I guess, vision for

future development of the borough, so Crews Hill and Chase Park. Our current greenbelt sites we're promoting for release for comprehensive.

Housing led redevelopment. So, that one nine and a half thousand homes over the plan period up to 2041. So to aid this, we've also been developing SPD's in the background for Crews Hill and Chase Park and we're hoping to go to December cabinet for approval to consult on those as well. So after the local plan gets adopted, hopefully in autumn, over next year, we will be adopting those SPD's along with some other SPDS. We've started initial work on a planning obligations SPD and we've got some oven ready ones as well dealing with things like shop front designs. So they might follow them in quick succession.

Hertsmere Borough Council 1 11:51

Fantastic. Thank you, X.

X in Harrow tell us what's happening there.

London Borough of Harrow 1 11:59

Oh, what's happening in Harrow? We submitted our plan for examination earlier this year. We only really had one set of hearings about 2 1/2 weeks. We did have a mop up hearing session in October. That was mainly just starting with five year land supply issues and then you would have all seen last Monday, we started our main mods consultation to wrap that up just before Christmas. Then the idea is to get the plan if found sound, adopted in February next year, ahead of the May election in London, so thats really what's been driving the entire time frame that new NPPF is coming out. We're also going to be doing some SPDS. Planning obligations, SPD current one is 2013. It's showing its age like our current local plan and so we'll be updating that if the plan is found sound, we'll also have a decent policy on HMO's. So we're looking to potentially do an article four direction for small HMO's so that would be across the borough if we can get away with it. And then because we're the only West London alliance borough here that's dealing with waste. So JX is busy working on the update to the West London Waste plan which was adopted in 2015. So that's ourselves and six other boroughs to the joint waste plan that's going to be going up to rate 18 consultation with any luck before Christmas. But I think that's about it.

Hertsmere Borough Council 1 13:48

Exciting times. I certainly wish you luck with your main mods. What I would say is it certainly can be done within that that that time scale. So the very best of luck.

I think it's if we're following the alphabetical order, we'll go next, but I think there's one thing that's not on that agenda under this item which I'll bring up briefly afterwards. No pressure to London colleagues, on this unannounced matter but I think it would be interesting to get an initial insight.

Here, in Hertsmere we do have an ambitious timetable to get ourselves from where we are at the moment through to submission and examination within the government's current timetable for transition to the new planning system.

So we are currently evidence based building. We have two major commissions with external consultants. So we have AECOM currently building somewhere in the region of 20 to 25 pieces of technical evidence. That's all of your sort of generic technical evidence, most of which I think colleagues will be familiar with. Everything from Strategic Greenbelt review right the way through to. Even writing our IDP and CIL charging schedule review.

And in parallel to AECOM doing those generic technical studies. We also have a consultancy called AR Urbanism who are preparing Visions for our four major settlements and that more of a master planning exercise, a capacity assessment exercise. It'll begin to make sense as I sort of describe where we're going with the plan itself. Essentially those studies will all feed into our plan making process.

The plan is likely to have a spatial strategy that looks at the looks at swallowing all of our local housing need within the plan period, engrossing it within the four main settlements.

So that that will be through 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.

So that that is, I think a bit of a departure from what you may have seen from Hertsmere in the past, but I am reassured that from our Members and senior leadership that the ambition is there and we're going to do what takes to get a sound and legally compliant local plan so that that that is that that's the overall strategy those four settlement based visions that I spoke about. Those will effectively flesh out the sort of settlement and place principle and site allocation policies that will that will sit around the four settlements and feed off the special strategy, so to speak.

It's certainly not a dissimilar approach to that being applied elsewhere around the table. That's where we are in terms of what we're doing right now. We are moving to Reg 18 at speed. We're envisaging going out to Reg 18 consultation probably during spring of next year that that, that's a little later than our current LDS projects, but that that that that that's a realistic proposition.

We will share with partners now that we intend to move from Reg 18 to Reg 19 fairly seamlessly. So, it will be a fairly evolved version of the local plan that we go out to consultation on. I think that that that that will influence the nature of this relationship and the sort of relationships that we want to build through the course of these discussions and.

I don't like using the word urgency, but the expediency of the sort of the, relationship building that we'll have to undertake to sort of allow ourselves to move from Reg 18 spring of next year to Reg 19 at some point later in 2026.

Before, I raise that that unanticipated answer, unanticipated item that I mentioned beforehand, do colleagues have any questions for either myself, X or X on the emerging

Hertsmere Local Plan.

London Borough of Enfield 1 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 assuming that not all housing it can be accommodated within the urban area of the existing settlements, have you got any idea kind of how much land may need to be taken kind of outside those settlements or any kind of indication of which settlements?

Hertsmere Borough Council 1 21:37

Not in terms of hectareage, I think in again this should come as no surprise to colleagues around the table a diverse supply of sites and sources of housing land.

London colleagues will understand and get unlocking previously developed sites and previously developed urban sites is not easy. So I think in order to secure a 5 or initiate 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 that do the heavy lifting that are easily developed so that there will there will be a role for sites that are not currently in the existing urban area.

And I suspect that there will be a need for strategic versions of those sites. Strategic urban extensions. Yeah, it's, it's fairly clear to me when I arrived in Hertsmere that the places that were those extensions will be probably 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.

London Borough of Enfield 1 23:12

Sure.

Thank you. That's helpful.

Hertsmere Borough Council 1 23:24

But there is there is going to be a need to release greenbelt. I mean if that's the question you're asking.

Has anybody else got any questions. Harrow?

London Borough of Harrow 1 23:50

Sounds like you have a pretty ambitious timescale, which is good, and it's good that you've got all that. You know, it sounds like you've, got everything in place today. It all sounds very positive. I suppose. I just wondered, is there any sort of support coming forward? You know, engagement with, PAS and whether you've had any discussions with MHCLG about moving your plan forwards.

Hertsmere Borough Council 2 24:24

I can do this one, yes to both of those. We engaged PAS towards the start of this year and I

think we're trying to work out where they might fit in. So I mean ultimately I think they sort of do 2 packages of work, don't they for local plans if I remember, and one of them we were we were given DAC - 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, I think and yes, and here we are not using David Coleman Associates. I think it was largely because actually what they put together was wasn't all that cheap. In the end we were struggling with in house resourcing, so there was there was that consideration. But actually the resource in Hertsmere has well, I wouldn't say been solved but it's in a better situation. So I think it allowed us to keep things in house, I think we'd probably still keep open mind, and I know they're the sort of the past. Help is evolving constantly as well and they're also trying to get engaged with local authorities as much as possible. So I think I wouldn't necessarily rule it out any help from them.

We have been in touch with MHCLG quite a bit - I'm going to say Easter time - and obviously when and prior to that when we were obviously everyone had to publish their LDS's by the 6th of March or whenever. They were very interested in our plan and indeed I think a couple of our colleagues in Hertfordshire with their plans as well. So yes, we have been in touch. I literally sent an e-mail back to them actually today because they want to have another catch up next week.

Yes, we will be in touch. I don't know if anyone else got the e-mail recently. It may not be the case because I know some of you have adopted plans, but actually we were asked to give an update on our LDS as well, which I think probably for all of us policy planners is interesting because I'm pretty sure whenever I've published an LDS in the last 12 years, MHCLG have taken no interest in it whatsoever. To be perfectly honest. But actually yeah, after publishing this one, the emails say, are you actually in line with it? You've got to submit a form. But I think it's the start of December and actually, did anyone else get that?... No.

London Borough of Enfield 1 27:06

Yes, we one thing I neglected to mention, we're also doing a traveller local plan in parallels. So yeah, we've submitted a form, we've got that.

Hertsmere Borough Council 2 27:16

I see. So it wasn't in regards to the overall local plan, I think they're obviously taking them quite an interest in in those plans that are very out of date and they aren't meeting any form of housing.

Hertsmere Borough Council 1 27:43

This mysterious additional item.

I guess it goes a little bit like this. I mean we're here under the sort of the guise of the duty to cooperate and I think let be clear from our office officer perspective here in Hertsmere we are 100% cognizant that Hertsmere is adjacent to one of the world's major global cities.

We're not in a sort of a deluded position as a know some of the hinterland authorities around the capital that London doesn't exist.

And obviously the I think the issue for you guys that that is on the horizon and it is the same issue that's on the horizon for places like Hertsmere, is that the London plan is in the process of being reviewed and I guess what I wanted to ask is what are your respective positions on the New London Plan?

I think Enfield colleagues already sort of intimated new settlement potential.

London Borough of 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, you know, 14/15 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. Sort of a SCHLA process, we are also participating in the mayor's green belt study, how that will be used to inform the London plan. We don't know, to be honest. So yeah, we're essentially disengaging the process at the moment.

But yeah, I think the mayor is starting making commentary in terms of, yeah, a step change in housing delivery in London. But what that translates into London generally or for Harrow, we're not sure, so early days.

Karol Jakubczyk HBC 30:39

Barnet?

London Borough of Barnet 3 30:45

As Harrow alluded to there, we are working on the SCHLA seeing where that data set comes in together. But really it's going to see how we're going to deal with housing is where our housing targets fall, whenever they set them, which they haven't talked to us about setting them yet. If the housing targets say the same we have a five year housing supply as shown in a recently adopted London plan that was adopted this year in March. Not the healthiest, but we're saying that we can meet it, but if they change we're going to have to evaluate our entire position on housing supply.

Hertsmere Borough Council 1 31:32

Thank you both.

Oh, Harrow.

London Borough of Harrow 2 31:38

Yes, it's a question back to you really just on the Greenbelt, where they've mentioned how much sort of have you had any requests for active involvement in that or comments or anything, anything like that?

Hertsmere Brough Council 1 31:57

The short answer is no, none at all.

London Borough of Harrow 2 32:00

OK, that's what I expected.

Hertsmere Borough Council 1 32:03

I think I was going to conclude this brief segment by just saying that, we do have every intention under the duty to cooperate to reach out to Hassan and colleagues at the GLA and find out what the mayor's position might be in relation to Hertsmere and wider Hertfordshire issues. There is there is quite a functional relationship between this part of Hertfordshire and the capital.

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 for me in in terms of strategic employment. Like I said, we'll come to that under item 5.

We are going to reach out to the GLA. I will say I've done that before from a hinterland authority perspective. Right on the other side of London in in Surrey. I appreciate that was many years ago and the GLA weren't particularly interested.

We will see, I guess is the answer and no doubt should we meet again like this, whether we continue to engage under the duty to cooperate, we will keep you informed about that. And I dare say that that will be of interest and value to your own plan making processes going forward and sort of provide you with an insight and what the gentleman and ladies down on the Isle of Dogs are thinking in terms of the New London plan.

I'm going to move now quickly to item 4 before we get into the real meat of the real cross boundary issues. Item four I think is a really heartfelt plea and I make this on X's behalf because X has been working very hard to try and understand what duty to cooperate activity has gone before. I should have explained that at the outset and I don't say this as an excuse that is more of an explanation that Hertsmere as a planning policy team is brand spanking new. I'm not going to use the excuse that I've only been here 5 weeks, but I have only been here 5 weeks. I think X is the oldest timer among us. Is that right, X? About 18-20 months.

Hertsmere Borough Council 2 35:23

I believe it is. And I can probably be less diplomatic as well, which is to be fair to X and the existing team, when it came to duties to cooperate, the cupboards are slightly bare in terms of us understanding what had taken place beforehand, and many of you probably met with Hertsmere beforehand, or at least seen a name knocking about, and they did a fantastic job but putting things in the right folder wasn't necessarily their strongest point. So we've been faced with a bit of a task just in terms of trying to establish what happened beforehand and yes, so X and X did a fantastic job.

Hertsmere Borough Council 2 36:09

Genuinely be kind to us, colleagues, we, as X puts it, the cupboard is bare. We are struggling to identify a chronology of what happened before today.

So I think if I can make on item 4 the request that we can speak about it here and now for the record of this meeting. But if colleagues around the table particularly those that that experience the duty to cooperate with Hertsmere previously if we could ask you to share and it literally half a side of A4 about 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. We are dealing with a blank sheet of paper here.

Hertsmere Borough Council 3 38:04

I think to possibly clarify a bit further, we have official responses that we have given. I've been digging through all of your websites, it's more just for example minutes of meetings that may have taken place kind of in the build up to your own local plans our local plan that got shelved a couple of years ago, if there's anything to do with minuting and that sort of thing, that could be sent over or shared or even just condensed just so we can build our chronology based on kind of what we've done. All of your websites are super clear and we, as I said, we're already in the fortunate position where we already have statements of common ground which are relatively recent, just anything where we've been involved informally even emails so that we don't have gaps and to save my sanity. I would I would very much appreciate it if those could be sent over.

London Borough of Enfield 3 39:10

Right. Yeah. Sorry. Just chipping in that. I was just going to say part of Stage 1 hearing sessions we did get hauled over the coals somewhat by the inspector around the issue of duty to cooperate. And so I think a couple of colleagues of mine may have reached out just to see what you guys have, so we should have all that consolidated together. I'll touch base with them and see what we can ping across to you.

Hertsmere Borough Council 3 39:38

That would be very much appreciated. Thank you.

Hertsmere Borough Council 1 39:41

Yes, thank you. I'm grateful. And 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 inspect an inspectors with an overview of what happened ahead of the 17th of November 2025?

So thank you in advance. I think we can very quickly move on to the sort of the what is probably going to be the meat of not just today but any sort of future discussion. I think X in preparing the agenda has very helpfully identified what we believe are the strategic cross boundary issues that that could impact upon us all? I think we have collectively, between

we've mentioned all of these I have picked out one more. I think singling Harrow and the West London waste plan out you've possibly signalled another issue that we at least discuss and discount or take further but do colleagues around the table have anything to add initially to this or comments. I mean what I propose to do is add stuff to this - if there is stuff to be added and we proceed on that basis.

Over to you.

London Borough of Harrow 1 42:00

I think it looks pretty comprehensive. To me at least

Hertsmere Borough Council 42:13

Enfield, you, you mentioned that you're preparing a gypsy and traveller accommodation plan. Within that context is that purely to accommodate your own needs?

London Borough of Enfield 1 42:25

It is. So as part of that, we've done a kind of comprehensive site search in the borough. And as you may expect, there was no kind of private sector land owners biting our hands off to accommodate the needs of Gypsy and Travelling communities. We were 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. And so we're proposing 2 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. So yeah, we do have existing evidence needs, and we're proposing to meet all our needs within our boundaries.

Hertsmere Borough Council 1 43:37

I mean, from Hertsmere's perspective, we do, we do have an initial figure on Gypsy and Traveller accommodation need it. I suspect it will be a whilst it. I think it's pertinent to discuss it here, it's equally pertinent that we discuss it with our neighbours to the North and you know certainly within the Hertfordshire context there are some strategic issues within Hertfordshire that that we need to address where I don't believe, and again, I'd look to George and his slightly longer history with Hertsmere to kick me under the table, but I don't believe we would be looking to London to meet those strategic needs, I'm talking about transit accommodation, principally, which is currently met in Hertsmere.

London Borough of Harrow 2 44:45

As far as with that list in terms of what you're what you're looking for from us, is it basically that those headings would form the key headings in statements of common ground?

Hertsmere Borough Council 1 45:04

Yes.

London Borough of Harrow 2 45:06

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

Hertmere Borough Council 1 45:15

I would say not, not at the moment. Forgive me, I may in my over exuberance and excitement, have forgotten to mention, certainly at the moment in, terms of the big issue of housing that the Council is seeking to meet its needs in in full.

Within Hertsmere, over the course of the plan period where we're not, we're whilst we will go through that exercise of writing to neighbours that adjoin us or have a functional relationship with Hertsmere, whether they are in a position to take unmet need, should it arise. That's not the approach we're seeking to take through our spatial strategy, planning policies and site allocations. We are seeking to meet that need in full. But you will still get that letter. But certainly at this, at this moment we're not going to beat about the bush. A plan that has unmet need is not going to be found sound. I think I can say that's the message I would certainly give to my senior officers and Members that's just going to be the way the world is now. Yvonne?

London Borough of Barnet 1 46:51

Yeah. So that's an update from the Reg 18 where you I think the message was that you couldn't, I guess you are still ironing out how that's going to happen, whether that involves Greenbelt? Its nothing you can expand on at the moment I imagine.

Hertsmere Borough Council 1 47:12

Not, not just yet, not beyond the pencil sketch I gave of the spatial strategy and sources of supply. I don't know if we're in a position to say very much more. I think that's where we are. I think once we move through the sausage machine, we will share with you. There are going to be things that will be of interest that, we share going forward. But I think going back to those headings, I think those will form the sort of the broad menu of topic headings that that could appear in an SOCG. I think just for clarity, they probably won't apply to all of you.

It's a menu, so we'll select the ones that are most appropriate. I think you know for today, the question is are we on the right track? Have we missed anything such as waste for example?

I guess going back very briefly to the point I was I was talking about the GLA and I think Harrow have quite correctly said, that the mayor has said that London will swallow all of its own smoke and. I think that that that's certainly for a place such as Hertsmere.

That's helpful if that is the case, however, residential accommodation isn't the only game in town and I am sort of mindful that, particularly within Greater London, there's not a huge amount of scope for strategic industrial employment locations, things like logistics Hubs and data centres in particular, and those or indeed film studios, and those are the those are the

things that Hertsmere does particularly well.

So I will just, I'll just raise that as a bookmark for you. I'm not suggesting all of a sudden we say: 'Well, Hertsmere can take all of our strategic industrial employment needs.' That's not what I'm saying. All I am saying is I think that there is a there is a recognition that in meeting our strategic industrial employment needs in full, we are contributing to a wider strategic picture that includes London to the South, if that makes sense.

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

London Borough of Enfield 2 50:15

Just a question, you mentioned subjective data centres and I was aware of Hertsmere consenting a large data centre at South Mimms. And it's a subject that it's sort of we're seeing sort of more proposals along those lines 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. It's certainly something that's sort of a developing story, I would say, and sort of area of work for us.

Hertsmere Borough Council 1 51:03

I would certainly agree and I will ask my team to pull me back from the brink if I go too far, but I think certainly looking, looking forward into the future, the bright future of artificial intelligence whether that's within sort of transport networks or other things, I suspect I fully suspect anticipate that data centres will be critical to the sort of transformative change that the capital indeed.

The places and cities and towns in London's hinterland will need to sort of step to make that change as those infrastructure networks evolve through the application of AI. So yes, it's the industrial employment activity of the future, I guess.

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

Moving into that sort of AOB, how we sort of take this forward?

Do, colleagues around the table sort of have a feel for how at this point how they would foresee this engagement and this relationship building progressing beyond today. Does this sort of format of 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 or e-mail exchanges? I guess that that that's a sort of that would be a help helpful question to answer for us so we use, we all use our time most effectively. Again over to you, do you do you have any thoughts on that because well I think the alternative is that we we will happily arrange another one of these meetings for say January and you can listen to me drone on for an hour and or we can do it another way.

Thoughts around the room.

London Borough of Harrow 2 53:50

So yeah, I mean, I suppose as you as you move forward to the Reg 18 , bearing in mind it's quite sort of imminent, be helpful. I mean by the sounds of it this is you know this this forum is more about you know giving us an update in terms of where you are rather than difficult discussions around, you know, meeting a quantum of need so you know, basically it might be worth putting in another. One of these things, you know, a kind of like a suitable stage when you feel that you've made sufficient progress or substantial progress to update us on. That'll be my suggestion anyway.

Hertsmere Borough Council 54:45

Thank you.

Colleagues, if there are there any other viewpoints on that, I think that that sounds like a good way forward and happy to proceed we can. We can certainly, I mean I guess the other point I should have mentioned that those major evidence based commissions, they are going to be reporting at various different milestones across the next ten months or so we can, I think, as part of this duty to cooperate process and this is alongside James's suggestion, this could be a sort of key outputs and action from today's meeting. We can make sure that we communicate and advise you on the publication of any of those evidence, technical evidence based studies as they progress.

I mean, it may also be worth, and this isn't perhaps another action for us to take away may also be worth our considering how, if and how you need to be engaged in any of those those studies I'm thinking of the obvious ones, greenbelt review, landscape assessment, SFRA, etcetera, etcetera.

So yes, we can keep you all in that loop. And indeed that's an action we can take away. I should add for the sort of parallel meetings we're going to be having with our Hertfordshire colleagues very soon.

London Borough of Enfield 1 57:00

Yeah, just one very narrow question for me. As my colleague mentioned, we're dealing with the exciting world of data centres at the moment at Enfields and we're keen to learn from colleagues who may have more experience. So would you mind passing me the details of the case Officer who dealt with the big Data centre application because one of our team would like to reach out to them.

Hertsmere Borough Council 57:22

We can. We would love to be able to sort of put you together with them. So we can certainly try and do that. Thank you. Yeah. I think that would be that would be a yet another good outcome from this meeting cooperation on a strategic issue.

London Borough of Enfield 1 57:30

That's great. Thank you.

Hertsmere Borough Council 1 57:54

I'm going to draw the meeting to a close, but what I would say is that this isn't from our perspective, this isn't a sort of one shot well, we've met you now and that's the duty to cooperate. Box ticked. I think that the team and I are very much about engaging.

And communicating with partners across this, this part of the North of London and into Hertfordshire. So please, please don't be don't be shy.

Please do get in contact with us. It will fall under all of this wider area of duty to cooperate.

So we would really welcome that and we would really love to hear from you. We will do likewise. So I warn you, you may be hearing from us sooner than you think.

Thank you very much. Have a have a good Monday. Thanks all. Thank you. Thank you. Bye.

London Brough of Barnet 2 59:00

Thanks all. Thanks all. Thank you. Thanks.

London Borough of Enfield 2 59:00

Thank you. Have a good day. Thanks a lot. Bye now. Bye.

● **Hertsmere 3** stopped transcription