

**Appendix 22: Transcript from
Duty to Co-operate Meeting held
on 20_01_2026 between
Hertsmere Borough Council,
London Borough of Barnet,
London Borough of Enfield and
London Borough of Harrow**



Attendees

- Planning Policy Officer, Hertsmere
- Planning Policy Team Leader, Hertsmere
- Planning Strategy & Implementation Manager, Hertsmere
- Principal Planning Policy Officer, Barnet
- Principal Planning Policy Officer, Barnet
- Principal Planning Policy Officer, Enfield
- Head of Planning Policy, Harrow
- Planning Policy Team Leader, Harrow

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.

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.

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

20 January 2026, 02:01pm

1h 9m 14s

- ■ started transcription

Hertsmere Borough Council 1

Hello, everyone. I hope you're all doing well. Thank you so much for meeting with us today.

It might just be worth it to go round the room quickly simply for the sake of I think there's a few new people. I think ■ is new, I'll go first. My name is ■. I am the policy officer at Hertsmere. Yeah. In charge of duty to cooperate. ■, I'll hand over to you.

Hertsmere Borough Council 2

Thanks, ■. ■, Planning Strategy and Implementation manager at Hertsmere.

Hertsmere Borough Council 3

Thanks, ■. ■ also from Hertsmere

Hertsmere Borough Council 1

Barnet?

London Borough of Barnet 1

Yes. Hi. I'm ■ and I'm a principal planning officer at Barnet.

London Borough of Barnet 2

Hi, I'm ■ I'm also a principal planning officer in the policy team at Barnet.

Hertsmere Borough Council 1

Thank you and Enfield.

LB Barnet

■, principal planning officer in the policy team Enfield council.

Hertsmere Borough Council 1

Harrow.

LB Harrow 1

Yep. So ■, Head of Planning Policy

LB Harrow 2

And ■ from the policy team.

Hertsmere Borough Council 1

I think we could go over updates to our respective local plans. I know since we last met, there's been a lot of movement in the processes. Barnet, should we go to you first?

LB Barnet

Yeah.

London Borough of Barnet 1

In terms of our update, we, our local plan was adopted in March last year. So at some point this year, we're going to start. Our early stage review, but we haven't commenced that yet.

Hertsmere Borough Council 1

Do you have a timeline for when you think you might be commencing?

London Borough of Barnet 1

We haven't discussed actually in our policy team when we're actually going to commence. I suspect it'll be sometime in spring, early summer.

Hertsmere Borough Council 1

Enfield, how did your hearings go?

LB Barnet

Well, we've, we've concluded 3 stages of so far of hearings for our submission version, of the local plan. It's been about an 18 month processing submission. We've still got a couple of inspectors queries that we're working through and then it'll be with the inspector to provide a letter to us on on the sort of progress, and we'll go from there. But we're yeah, it's been quite intense. The back end of last year and we're still working through this. Hopefully the latter stages of the examination process and then we expect modifications to be necessary and that would take up a good chunk of this year.

Hertsmere Borough Council 1

I know last time we met you'd just finished your second hearing. Did the inspector give you any indication of if you're safe or not?

LB Barnet

No, no, we don't have that sort of comfort at present. They sort of continued it sort of concluded tonally, concluded well and inspector thankful parties and the sort of tone towards the Council was positive, but we know we've got a lot of work still to still to do as a team, so that's sort of where we are and obviously the sort of national policy changes we're sort of keeping an eye on. I'm sure lots of people are,

Hertsmere Borough Council 1

Oh well, fingers crossed, and congratulations for getting through it, especially in the run up to Christmas. Harrow, how things with you?

LB Harrow 1

So yeah, so main modifications consultation ran from November, December and then the team spent lots of time over Christmas and New Year summarising the representations received and obviously making comments to those and then those were sent off to the inspector first week of January and now we've got a little bit of toeing and froing in relation to those. And of course we're trying to push our inspector on any potential timeframes.

In the lead up to local government elections in May 2026, which, as we all know, could be the biggest process. So yeah, so hopefully we will be looking for a report from the expected in February, March of this year and then adoption before, before any elections.

It's got a reasonable level of we've got enough responses to the main ones consultation. We felt like people cared, but there wasn't any nature issues that we really came up with. Yeah, yeah.

Hertsmere Borough Council 1

Thank you. We do have a presentation for you today. We have received some initial feedback of the studies which we commissioned. It was about 24/25 pieces of work that we've been commissioning from AECOM to build our evidence base, and we're also commissioning master plans through an urban design company called ARU.

We have had a couple studies come back. So those are

- the settlement hierarchy,
- local housing needs assessment,
- gypsy and travellers'
- Green Belt
- Retail study

I will take you through very initial findings just to kind of update you all on our position. So obviously take this with the caveat that this will change. These are only the initial findings. These are very, very concise summaries.

So the settlement hierarchy is shown that Borehamwood remains the primary settlement. I don't think that comes as a surprise to anyone. It's got the most residents, the most facilities and the highest accessibility. It's the biggest and that kind of remains reflected in our master planning where Borehamwood will be the primary settlement that we where we see the most growth, it then goes down to Bushey and Potters Bar which form the next tier. So those are the second biggest settlements, Bushey is very well connected to areas such in Harrow such a Stanmore a is on the boundary with Watford. We also have Potters Bar which isn't as big as Borehamwood but still has a high level of access to facilities, it's highly accessible to the rest of Hertfordshire and down south into London.

We then have Radlett which is a small town, it's on the Thameslink to St Albans and good accessibility via car. Below that we have Shenley, Elstree, Aldenham and South Mimms. None of these have a train station. Further down is Letchmore Heath and Patchetts Green, which are mostly villages. There's no key services there.

We're looking at the four settlements which are Borehamwood Potters Bar, Bushey and Radlett as areas where growth is going to be concentrated. So hopefully there's no surprises to have anyone as to what the settlement hierarchy has come back to say.

Hertsmere Borough Council 3

■, can I just come in and sort of just expand a little bit around what you've described around the spatial strategy . Those 4 settlements are where the majority of growth will be directed. It's where most of the planned for growth will go during the bulk of the planned period. All those other settlements, some of which are already currently experiencing growth in our local plan vacuum primarily through Section 78 appeals, they will have no/very limited growth and are considered unsustainable locations for the plan to be directing growth. What isn't set out in the settlement hierarchy is the potential for a new settlement in the north of the borough towards St Albans, next to

a settlement called London Colney. There is significant development interest in the site and it has a promoter. In regards to the spatial strategy, delivery growth, its unlikely it will come forward this side of year 11 of the plan, likely to be in years 3 to 15 of the plan. There is likely to be an acute impact on the infrastructure travel networks, specifically A1M and M25.

Just to make you aware, it will be appearing in the Reg 18 as a 2 different types of development.

Hertsmere Borough Council 1

■ [LB Harrow 2]?

LB Harrow 2

Yeah. It's just a quick question on the new settlement, what sort of size would that be? Have you got that far with it yet in terms of overall quantum?

Hertsmere Borough Council 3

There is developer interest in the site, the type of quantum they're looking to deliver is probably less than what we could consider with our emerging spatial strategy. In the previous duty to co-operate meeting, the spatial strategy we are looking to optimise opportunities being released from the Greenbelt. I think this applies as much to the new settlement opportunities as it does to strategic urban extensions around the four settlements. A few are released land from the Greenbelt, it has to be worth it, the new settlement truly strategic housing supply and delivery sustains the step change in both housing supply and delivery well into the next planned period.

The council would envisage is something closer to, if not equal to a new town rather than a large village in the Greenbelt. If you're looking at a strategic housing project that's coming forward in 15 years time, it had to be something innovative and embraces intensification within its quality rather than something that caters for past historic demand.

Hertsmere Borough Council 1

The second study which is starting to report back is our retail study. We're finding that Borehamwood has the most leisure facilities and Radlett has the least, there's a very low vacancy rate at 0.9%. Borehamwood is the biggest retail town as it is the biggest settlement. There is a tight film industry supply. Leisure/experience wise

there is a limited local choice. Residents are travelling to Watford and London rather than staying in Borehamwood.

There is not a huge supply of Grade A supply of offices in Borehamwood despite the fact that its a main town. When it comes to residential, there's very high demand for residential spaces as well as major supply constraints, which indicates more housing supply and need for more homes in Borehamwood. This is why its accommodating the most growth in the spatial strategy.

In terms of town centres, Borehamwood is the strongest as it is the largest, there is a high footfall and strong leisure facilities such as gyms and restaurants. Potters Bar, Bushey and Radlett there is a very mixed performance. Radlett has the highest vacancies due to it being so small, but there vacancies are not likely to last a long time as there's high demand for shops in the town centre. The retail study is slightly skewed as the settlements are different sizes.

There is high turn over in potters bar, however there is not high vacancies rates. It appears that there is a lot of short term leasing going on, meaning that though vacancies are low, the quality of shop frontages are poor and there's a lot of turnover. Resulting in a lot particularly services like kebab houses and barbers. This is different in comparison to Radlett and Bushey where there is a tight knit community and higher quality shops.

However, the majority of residents are travelling to Watford and London for experiences and because there is more on offer.

One thing which the resident study does not pick up on is how Borehamwood acts to the north London area. There are large scale shops and warehouses here which aren't seen in London simply because there is not enough space. These have a large catchment area. These stores consist of large food shops, DIY and hardware stores and industrial parks. These make up a large proportion to the urban fabric and a lot of people come out their way to get to these places, these tend to be large chain stores and not boutiques. There is no need for a new food store in Borehamwood, however there might be need for one in Radlett, this is because there is only a small foodstore in the centre.

In particular, and this has been echoed by residents, there is need to improve experiential leisure facilities such as cinemas to make Borehamwood wood more of a destination. Overall the study is very on brand with what is happening in the

borough.

Hertsmere Borough Council 3

I think, unsurprisingly, colleagues, the retail study in addition to the economy and culture chapters of the emerging local plan, where we'll be supportive of the spatial strategy. I think as [redacted] so eloquently put is particularly around urban regeneration focus that's being directed principally towards Borehamwood, but equally towards Potters Bar. There is an aspect which will feed in to how this influences the settlement policies and settlement branding for Borehamwood, Potters Bar, Bushey and Radlett going forward. In particular how this can influence regenerative growth in existing urban areas and strategic urban extensions to secure the types of retail, cultural and employment offer that allows the residents and communities of Borehamwood and its outlying smaller settlements with offer. Which means they on have to hike out of town to Watford and St Albans, particularly in respect to nighttime economies.

We aren't looking to raise Borehamwood and Potter Bar beyond their general position within the settlement hierarchy or having it directly compete with neighbouring London settlements to the south

Hertsmere Borough Council 1

The next study that we're looking at is the viability study. So again, take this one with a pinch of salt. Viability is a tricky one, and it changes regularly as we all know. At the moment the study shows where the Hertsmere emerging Local Plan is viable and deliverable, including affordable housing, BNG and climate standards. This includes uses such as EUV plus and residual land value test across 40 plus typologies and key strategic sites. Hertsmere is a high value area with strong prices, this is reflected in housing prices in Radlett and Bushey.

The majority of our land is small and medium sites and there is potential for Greenfield extensions to existing urban areas which are probably looking the most viable route. The strong market values in Hertsmere, this will help offset policy costs when it comes to construction. For example, BNG future homes and the building safety levy. The NPPF has just come out for consultation so this may all change depending on when that is adopted.

Hertsmere Borough Council 3

Before you go into the local housing needs assessment, I guess the possible

question to ask colleagues whether any of your organisations, are there any areas which potential developers could be active in Hertsmere.

Hertsmere Borough Council 1

Enfield has a few sites.

Hertsmere Borough Council 3

At least one organisation around this table does have land interests in Hertsmere.

Just in relation to the viability work we are currently out for consultation on the whole plan viability study. Do any authorities around the table want to take part in that if they have developer interests? If they do please contact myself or ■.

An additional thing that I would like to add to the viability study and its implications for our emerging local plan is that obviously local plans are about delivering growth and planning for growth. The approach that officers are advising the Council takes is that we don't create or pursue unrealistic approaches that could prevent growth from being delivered in a timely manner.

Hertsmere Borough Council 1

Hertsmere needs about 1000 new dwellings a year. This equates to approx. 15,000 dwellings over the local plan period. So far the report is indicating that we would need 707 affordable houses per year which which is about 70% of all needs, quite a significant amount. There approx. 480 households in Borehamwood which are benefit capped. Many are struggling with affordability. Constraints which the local plan might hav to consider is deliverability of these units.

In Potters Bar there is a higher share of older people at 22% and a higher percentage of three bed homes.

Borehamwood is the highest proportion of families with children, lowest home ownership. Highest social rent and social rent waiting list.

Bushey has a balanced housing stock. There is a borough wide mix of population age, leaning more towards older households. House prices are in line with the borough average, they're not as high as Potters Bar.

Radlett has the highest home ownership of 77%, with the lowest social rent percentage 8%. Housing prices are high, 1,000,000 per house. There are also a large amount of detached homes.

Rural areas, such as Shenley, South Mimms and Ridge have a similar age profile to the borough. High numbers of 3 bed houses, relatively high prices and reasonable social rent provision.

Overall there is a big need for social housing and affordable housing. High housing prices, especially in Radlett.

The Gypsy and traveller Study, this ties into the overall housing needs, so there is a total need for 132 pitches, 123 pitches for households which meet the PPTS 2024 planning definition, 9 pitches for undetermined households. The majority of these will be needed within the first five years of the local plan. Within the first seven we will need to provide 75 plots.

The breakdown of the 123 pitch need (in accordance with the PPTS planning definition) is:

- 6 unauthorised developments,
- 28 concealed doubled up households.
- 30 teenagers needing a pitch within five years.
- 11 roadside/displaced in migration
- 48 new household formations.

Greenbelt study is next, just to preface this is an initial desktop study done by AECOM. This slide is Purpose A, to check the unrestricted sprawl of large built-up areas. There is strong contribution. The majority of this contribution is around Borehamwood and the boundary with Barnet.

Has anyone got any questions about that?

London Borough of Barnet 2

Have you been able to review what the GLA have done in the corner where Hertsmere meets Barnet?

Hertsmere Borough Council 1

We have reached out to the GLA but due to constraints in their team they have been unable to engage meaningfully with us.

LB Barnet

You're showing there though is sort of areas outside of your boundary as well that

you have made an assessment of in terms of the contribution. You will want to link up with the GLA with that.

Hertsmere Borough Council 3

In relation to that sort of cross boundary assessment, the position which AECOM has taken is that of a logical and justified approach. Particularly given the line with the administrative boundary takes there. I think it is clear and repeats its self against some of the other purposes were not with London Borough neighbours but certainly in the north with other Hertfordshire neighbours. The alignment with the administrative boundary is there for the assessment only as the Greenbelt its self is not cognisant of the administrative boundary.

I take the point that this should align with the GLA however the scale of the work the GLA has done is strategic and its encompassing all of London, unless they're doing it in some other way. But I do believe there is justification for taking this approach.

Hertsmere Borough Council 1

This slide shows Purpose B, so this is to prevent neighbouring towns merging into one another. You can see the majority of the Greenbelt which performs strongly is on the boundary with London and Watford, as well as between Borehamwood and Radlett. This is what AECOM has initially found.

London Borough of Barnet 2

Would you be able to circulate those slides at this stage?

Hertsmere Borough Council 3

Not just yet. You are one of a very limited number of people who have seen these. And I think in the interests in partnership working whilst we do want to share them with you we won't be able to. If you do have any strong views that you want to send to us please do. Bear in mind that we have sought to engage with your organisations and this study somewhat diverges from the responses you have provided.

However those opinions will be very welcome and we will feed them through to our external experts on this matter.

Hertsmere Borough Council 1

This is just a further confirmation of the highest contribution of purpose A&B.

Moving on, we have the footnote 7 constraint, so this would be potentially provide a

strong reason for refusing or restricting development of the assessment area. So the constraint of the areas in green and the provisionally constrained are the salmon pink areas on the map shown.

Hertsmere Borough Council 3

To predict the obvious comments, footnote 7, this may disappear with the new NPPF. I'm not a greenbelt expert by any means but I'm unsure where this leaves us in terms of green and grey belt.

Hertsmere Borough Council 1

So this is provisionally identify lands as grey belt in advance for a more detailed specific proposals. I think this is one of the main reasons we cannot share this with you. The slide shows the majority of it is provisionally constrained which means there is significant amount of potential greybelt. This is sensitive and we would be grateful is this was kept between the parties here.

The draft findings show the map overlaid together, the green shows Greenbelt, Grey belt in grey and then provisional grey belt is in pink. As shown the majority of the areas outside of the borough which borders, Barnet, Harrow and Enfield, except for what's happening outside of Potters Bar remains greenbelt. Within the borough, unless its between Borehamwood and Radlett, Borehamwood and Elstree remains greenbelt. There is potential for development, within reason. These are the initial findings at the moment.

I'm very aware that we only have 10 minutes left, please let us know if there's anything you want to say about the provisional findings of this study or the others.

Hertsmere Borough Council 3

I anticipate that some of the salmon pink areas following the site visits will change. Again, perhaps stating the obvious whilst there is potential for development within those provisional within those provisional Greenbelt areas. That would, with the exception of the new development, be contrary to an emerging appropriate special strategy for the borough.

I will reiterate ■'s [Hertsmere BC 1] suggestion that if you have any comments on the back of this presentation please submit them to us and we can ensure they are fed into the process.

Hertsmere Borough Council 1

■ [LB Harrow 2] has got his hand up.

LB Harrow 2

Just a quick question. These are the provisional findings. How much further is there to go on this? You mentioned site visits, so they haven't done site visits yet?

Hertsmere Borough Council 3

The site visits are underway. Just give you a few metrics around the study of the leave that there are somewhere in the region of 200- 230 site assessments. It will take a while to write up individually. This is similar to a Stage 1 assessment, as it's a purely desktop based study using GIS.

The second stage is further refinements through site visits. To go back to ■'s [LB Barnet] point, which is when will be get to see it. Once the Greenbelt study, once the write up has been completed, which should hopefully be at the end of this month, it will be a fairly fast turnaround to publication. The political angle on this is that in order to have a sound local plan we will need to make difficult decisions.

LB Barnet

Thank you.

Hertsmere Borough Council 3

Fantastic. Thank you.

we have raised this as a possible strategic cross boundary issue (in the broadest sense) and we fully expect that your answers may be brief. This is an issue for us and we recognise its linked to affordability. In Hertsmere we are seeing a rise in HMOs, they are surfacing as a hot topic amongst residents and communities and the Council is responding within Potters Bar. The Council is exploring opportunities for an Article 4 direction to manage future deliveries.

The issue suggests that HMO's have risen through the ranks due to housing supply and affordability. It does feel like a trend which has spread northwards from London, and my experience suggests that it's a much more acute issue in the capital.

This is an opportunity to say what is needed to say about HMOs how they are being considered as an issue. I fully appreciate there might not be much to say on the matter.

LB Harrow 1

From a Harrow perspective, certainly we have seen increasing number of HMO's you see four size of HMO's in the borough up until now, we haven't really had much of a local plan policy that would allow us to resist those.

Where we bring to bring them into the planning process through article four direction. But yes, certainly our administration is pushing ahead with a desire for a borough wide practical four direction covering Harrow.

And also potentially subject to our discussion to make an immediate one and that would be a sort of consistent approach to what Hillingdon has done next door to us. I'll leave it at that.

Hertsmere Borough Council 3

Thank you.

LB Barnet

Enfield has had a borough wide article four direction restricting the sort of change of use from C3 dwelling houses to C4 HMO's in place since 2013 October. All those changes require planning permission. Having development management experience, just because people need planning permission doesn't necessarily mean they get planning permission and doesn't mean they will get it. We don't have a large amount of enforcement officers. Its still a management challenge in Enfield even though we have restrictions in place. We still get a high volume of C3 to C4 applications anyway.

Just because you know, so we get and also you get high volume of appliccations anyway. So it's a lot of work for development management officers to make those assessments and it's a lot of work for enforcement teams. We do have an article 4 in place and we see a lot of HMO's in Enfield as people need housing and cant afford it. They do provide an option.

Hertsmere Borough Council 3

Thank you [REDACTED]. That's useful intelligence, but particularly around the actual management and implementation of any measure, [REDACTED].

LB Barnet 2

Barnet have also had a a borough of wide Article 4 for coming up to 10 years now that it's been in effect, it was made with non immediate effect and because of we've got a recently adopted plan, that's helped to manage an influx of them coming forward through the planning application route because it's really based ability to demonstrate a need. It needs to be near public transport and it needs to meet with our standards. That's broadly how we're managing the number and the quality. But yeah, we recognise that in right circumstances they are helping to address the housing need.

Hertsmere Borough Council 3

Just as a just as a very brief footnote, are London neighbours experience the phenomenon of proposed large scale Co-Living proposals? I ask that question in the context of north bound rail lines going into Borehamwood and Potters Bar where a few potential future urban regeneration schemes could provide opportunities.

LB Harrow 1

It's certainly one which we've had. I think most London boroughs are certainly having lots of co-living schemes coming forward. We've got what we've hoped to think will be an effective policy in a new local plan. The inspector didn't really change very much about it.

A lot of site allocations are being put forward by proponents for Co living and we're just pushing back on that and pushing back on any applications that we can because they are quite often touted as alternatives to HMO's and Members actually quite like that concept.

Here's a nice fancy shiny, well regulated, massive industrial scale HMO. But actually when you look at the costs, they're actually not much less than studio apartment or one bed flat and we've got a need for about 80% family size housing in the borough, 3 Bed and above. Loosing sites to 26 square meter spaces doesn't work for us. We will let you know how we go about implementing the policy. If found sound I will let you know.

Hertsmere Borough Council 3

Thank you, ■. Well, hopefully you will be.

Hertsmere Borough Council 1

I just wanted to ask the question, how are authorities measuring the protection of

existing housing stock for families against the need for HMO's if they are providing a form of affordable housing? Is there any sort of monitoring in place for that at the moment? Or are there any policies/ upcoming local plans where planning offices are assessing need for HMOs and affordable housing against existing housing stock, conversion and loss?

LB Barnet

There are. You can have a metric in your policy about what is an acceptable level of conversion in any street or a metric around clustering of conversions that would be accepted. Something we've been looking at, but we we've had a policy in Enfield on that since 2014. The sort of balance, we still need family housing as well. So we are seeking to protect family housing, but find the right balance. It's sort of a case by case by case consideration for officers.

Hertsmere Borough Council 1

And is that being reported in authority monitoring reports?

LB Barnet

I'll have to look at the next year's one. We're going to have to have a look. I think we've got one coming up, yeah

Hertsmere Borough Council 1

OK, I'm aware of the time and I have another meeting to go to, so if there any other, any other business that we need to discuss?

OK, so next steps. I appreciate we haven't got back to you with the transcript from the previous meeting. We've been tied up with so many other things, but they are being reviewed. The same will happen with this meeting.

Going forward, we will just be in contact via e-mail, keeping you up to date on what's kind of coming out of our studies or if we think that we need further meetings, I will be in contact.

Alternatively, if you need to be in contact with us for any other reason or for your own due to co-operate needs, please let us know and we will do our best to accommodate.

Hertsmere Borough Council 3

The Council is now working on its Regulation 18 consultation document and that is progressing broadly in line with the adopted LDS. Our Reg 18 is likely to be in spring of this year and we will be contacting you in advance.

So I think in terms of in terms of this process, well, this may be possibly be the last meeting that we have for a couple of months. You won't all of a sudden out of the blue, we'll see our Reg 18 being published. I think as part of this process we will we will provide you with that sort of necessary heads up in advance.

And I think once, we get to that point, we can begin I think talking again about nailing down those strategic cross boundary issues that that affect us and where they sit within the within the emerging local plan.

LB Barnet 2

Sorry, I just. I just wanted to make sure I heard correctly. Did you say the Reg 18 will be issues in spring of this year?

Hertsmere Borough Council 3

I did say that, yes

LB Barnet 2

OK.

Hertsmere Borough Council 1

OK, if there's no other questions or anything else to discuss, I will draw the meeting to a close. Thank you so much everyone for your time today. We very much appreciate it. Just to reiterate feel free to contact us if you have any other duty to cooperate needs. Yeah, we will do our best to accommodate those. Yeah. And hope you have a lovely rest of the week. Thank you so much.

Hertsmere Borough Council 3

Thank you very much. It is very much appreciated.

LB Harrow 2

Thanks a lot. Thanks everyone.

Hertsmere Borough Council 2

Ok bye.

LB Harrow 1

OK, thanks all. Thanks, bye, bye.