

Statement of Common Ground between  
London Borough of Barnet and NHS Property Services  
March 2022

## **1.0 Introduction**

- 1.1 This Statement of Common Ground (SCG) addresses the strategic planning matters specific to LB Barnet and NHS Property Services (PS).
- 1.2 This SCG ensures that the requirements set out in the National Planning Policy Framework (NPPF) have been met. The NPPF states, “Local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.”
- 1.3 The purpose of the SCG is to document the strategic matters being considered and the progress in cooperating to address them. It focusses on areas of agreement or disagreement between both LBB and NHSPS. The document is intended to be ‘live’, updated as circumstances change, and agreement occurs on any outstanding issues. It therefore includes details on mechanisms for review and updating. The SCG also forms part of the evidence to demonstrate compliance with the ‘duty to cooperate’.
- 1.4 In London, most strategic issues beyond borough boundaries (e.g. housing targets, major growth areas, etc.) are largely addressed by the London Plan.
- 1.5 Strategic matters overseen by other bodies such as the Environment Agency will be addressed in other SCGs. This will serve to make the documents more concise for relevant parties.
- 1.6 LBB planners have a good working relationship with NHS organisations, particularly through engagement with HUDU, NHS North Central London Clinical Commissioning Group (NCL CCG) – Barnet Directorate and the Barnet Local Estates Forum. LB Barnet is working together with North London NHS organisations to form a health and social care partnership.
- 1.7 This iteration of the SCG applies to Barnet’s submission (Reg 22) Local Plan. It will inform further engagement to ensure effective development and implementation of Local Plan policies

## **2.0 Strategic Matters**

- 2.1 NHS Property Services (NHSPS) is a property owner and manager, providing specialist healthcare environments for the delivery of local healthcare services by other parties. NHSPS manages, maintains and improves NHS properties and facilities.
- 2.2 NHSPS welcome policies in the Local Plan for Community Infrastructure (Policy CHW01) and Promoting Health and Wellbeing (Policy CHW02).

## **3.0 Policy CHW01 Community Infrastructure**

- 3.1 NHSPS and LB Barnet support the provision of health services in the Borough and the need for appropriate health provision. However, the NHS may seek to improve the provision of healthcare services by increasing efficiencies, including through the disposal of property. It is noted that an NHS property can only be released for disposal or alternative use by the NHS once declared surplus to requirements in accordance with service transformation and estate strategies. Policy CHW01 should provide the flexibility required to allow for the loss or partial loss of a facility or site should it be declared surplus to NHS needs.
- 3.2 Both parties agree to work together to ensure that Policy CHW01 enables Barnet's healthcare needs to be met through the effective management of the NHS estate.

#### **4.0 Policy CHW02 Promoting health and wellbeing**

- 4.1 NHSPS and LB Barnet agree that the planning system has an important role in creating healthy communities. A vital part of this is that the NHS continues to receive a commensurate share of developer contributions to mitigate the healthcare impacts arising from growth and towards delivering transformation plans.
- 4.2 Both parties agree with part b. of Policy CHW02 which seeks to allocate developer contribution towards the provision of health and social care facilities. When receiving funds, health facilities should be put on a level footing with education and public transport improvements in order to ensure that healthcare infrastructure and funding requirements arising from planned and unplanned growth across the Borough are appropriately represented given its strategic importance.

#### **5.0 Site Allocation 4: Osidge Library and Health Centre**

- 5.1 LB Barnet has reconsidered the use of percentages in the 'Proposed Uses' section of Site Proposals in Annex 1 to provide more flexibility in delivery of the new development.
- 5.2 Indicative residential capacities are based upon calculations using a density matrix that has been drawn from the 2016 London Plan. While NHSPS consider that the indicative figure should not be included, LB Barnet consider that these figures are indicative and should be retained, with more informed design-led figures being established at the masterplanning or application stage. NHS PS does not agree with this approach and maintains that the nominal provision of floorspace prescribed for retention in healthcare use is removed. Without this alteration, Site Allocation 4 would directly conflict with the flexibility required in Policy CHW01
- 5.3 The NHSPS own the freehold for the Brunswick Park Health Centre and the ownership status of the site will be amended to reflect this.

#### **6.0 Oakleigh Health Centre**

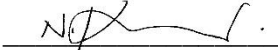
- 6.1 NHSPS requests that Oakleigh Health Centre is included as a site available in the longer term (5 years +).
- 6.2 LB Barnet considers that at this stage in the preparation of the new Local Plan it is not possible to undertake further site selection. The Local Plan can demonstrate a sufficient supply of deliverable and developable sites and does not require further sites. Sites can continue to come forward under the usual planning application process.

## 7.0 Governance arrangements

- 7.1 This SCG will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan review.

## 8.0 Signatories

- 8.1 Both signatories agree that this statement is an accurate representation of areas of agreement and disagreement between the two parties.

Signed: 

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Position: Assistant Director Planning & BC  
London Borough of Barnet

Date: 10.03.2022

Signed: Miriam Rogers

Name: Miriam Rogers

Position: Senior Planner  
NHS Property Services

Date: 10/03/2022