

Statement of Common Ground between  
London Borough of Barnet and NHS Property Services (Edgware  
Hospital)  
April 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 with regard to Edgware Hospital.
- 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 addressed and the progress in cooperating to address them. It focusses on areas of agreement or disagreement between both LBB and NHS Property Services (NHS PS) with regard to the Edgware Hospital site. Updates to this document will be agreed as matters progress and agreement is reached 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 The document is intended to be ‘live’, updated as circumstances change, and agreement occurs on any outstanding issues.
- 1.7 LBB has a good working relationship with NHS organisations. This has been best demonstrated through regular meetings.
- 1.8 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, including Edgware Hospital.
- 2.2 LB Barnet is working together with North London NHS organisations a to form a health and social care partnership. There were Estates Strategic Group meetings with NHS CCG on 27th March 2019 and 21st August 2019.

- 2.3 Officers from both organisations have an ongoing and close relationship with Greater London Authority (GLA) officers and attend regular meetings to discuss strategic matters.
- 2.4 This SoCG relates only to the Edgware Hospital site that is under the ownership of NHS PS. The following key points of the site are agreed by LBB and NHS PS:
- It is a major site in single ownership.
  - It provides an opportunity to deliver new homes during the plan period on previously developed land.
  - A modern hospital building is to be retained and potentially expanded to accommodate services relocated from the rest of the site – all healthcare services that need to be on the site can continue to be accommodated here;
  - The land available for development is primarily outdated buildings and car parking.
  - The site's owner supports the allocation of the site but objects to specific aspects of the proposed allocation as currently drafted.

### **3.0 Site Allocation: Edgware Community Hospital**

- 3.1 LBB 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.
- 3.2 Indicative residential capacities are based upon calculations using a density matrix that has been drawn from the 2016 London Plan. While NHS PS consider that the indicative figure should not be included, LBB consider that these figures are indicative and should be retained, with more informed design-led figures being established at the masterplanning or application stage.
- 3.3 NHS PS seeks to amend the boundary to reflect the application submitted in relation to the land between the hospital and Broadway and to update the site area accordingly to 4.15 ha. LBB wishes to retain the current boundary to reflect the overall site position and maintain the full extent of the potential developable area, and to correct the site area to 5.9 ha. This is a point of disagreement between the parties.
- 3.4 NHS PS seeks to amend the requirement for a 10 metre buffer along the Silk Stream so as not to unnecessarily constrain flexibility in delivering development in proximity to the Main River. LBB considers that the 10 metre buffer requirement is appropriate and reflects Policy ECC02A Water Management Policy and Environment Agency feedback on the Local Plan. This is a point of disagreement between the parties.
- 3.5 NHS PS seeks to remove the reference to locating tall buildings away from the Silk Stream as it is not justified to include at this stage and development proposals should instead have regard to the forthcoming Building Density (Heights) SPD. LBB considers that the requirement to set tall buildings back from the watercourse is in line with draft Policy CDH04 Tall Buildings. This is a point of disagreement between the parties.
- 3.6 Both parties agree the changes set out below.

#### Agreements:

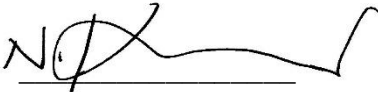
- Update spelling of Burnt Oak in Site description – ‘~~Burnet~~ Oak Station is within approximately ½ km.’
- Update Site description – ‘An NHS hospital on a relatively low-density site, with buildings of 1-~~2~~5 storeys’
- Update Site description as follows – ‘To the north and south are 3-~~4~~6 storey residential blocks’
- Update the Proposed uses – ‘~~75% of the site by floorspace to continue in use as a hospital, with associated car parking; with 25% of site by floorspace to be residential.~~ **Residential development with retention of healthcare provision and access.**’

## 4.0 Governance arrangements

- 4.1 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.

## 5.0 Signatories

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

Signed: 

Name: Neeru Kareer

Position: Assistant Director Planning & Building Control

London Borough of Barnet

Date: 21/04/2022

Signed: 

Montagu Evans (on behalf of  
NHS Property Services)

Date: 19/04/2022