

# Statement of Common Ground between the London Boroughs of Camden and Barnet

September 2025

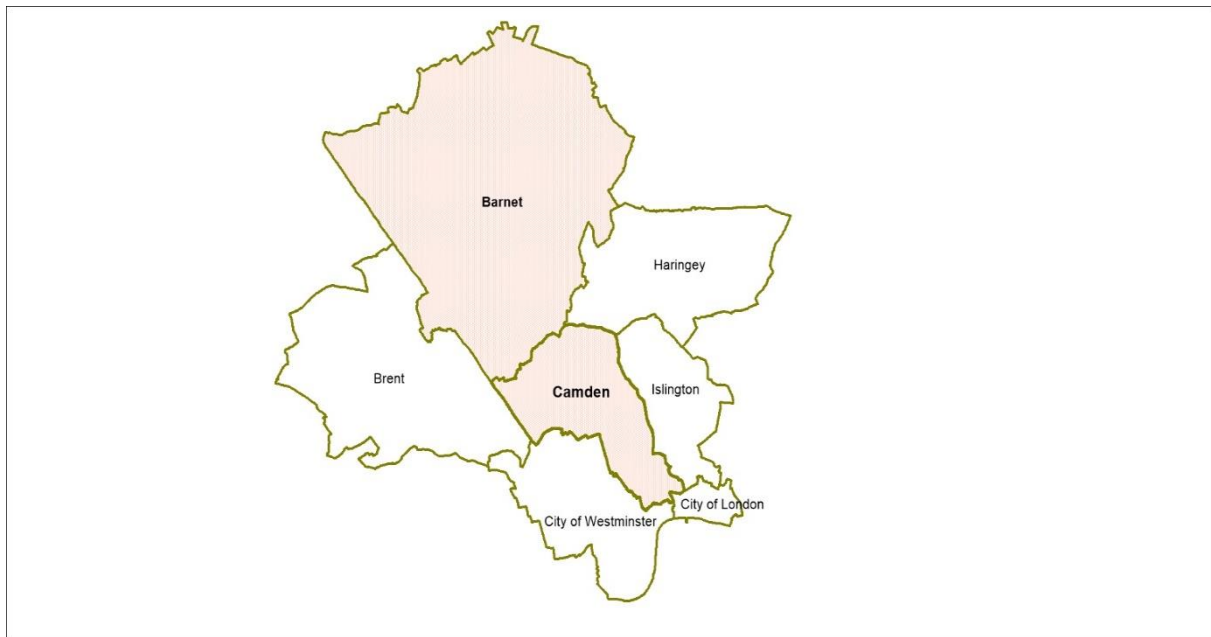


## **Introduction**

1. This document is the Statement of Common Ground (SoCG) between the London Boroughs of Camden and Barnet.
2. It has been prepared to demonstrate that Camden's Local Plan Proposed Submission Draft is 'based on effective joint working on cross boundary strategic matters' in accordance with Paragraph 36 of the National Planning Framework (NPPF) throughout the plan preparation period and will inform further engagement to ensure effective implementation of Local Plan policies.
3. It focuses on areas of agreement, any areas of disagreement and ongoing discussions between London Boroughs of Camden and Barnet on strategic cross boundary matters.
4. In the spirit of collaboration, the document has been prepared as a 'live' document, which can be updated as matters progress and agreement is reached on outstanding issues. It therefore includes details on mechanisms for monitoring, reviewing and updating. This should be read in conjunction with the Statement of Common Ground between Camden and Barnet prepared for the Barnet Local Plan, which was signed December 2021/ January 2022.
5. The London Borough of Camden is reviewing its Local Plan 2017 and Site Allocations 2013. Camden published a Draft Site Allocations Local Plan for consultation in February - April 2020, with further consultation on the Plan undertaken in December 2021 - January 2022. It was then decided to incorporate the Site Allocations into the draft Local Plan, rather than take it forward as a separate document. Following a call for views consultation in November 2022 - January 2023, consultation on a draft new Local Plan took place in January - March 2024.
6. The Camden Local Plan Proposed Submission Draft (Regulation 19) was subsequently published for consultation from May to June 2025. LBC Camden are intending to submit the Camden Local Plan Proposed Submission Draft to the Planning Inspectorate for examination in October 2025.
7. The Barnet Local Plan 2021 - 2036 was adopted on the 4<sup>th</sup> March 2025. To ensure a full 15 year period from the date of adoption, the Council will facilitate an early review of the Plan that has been detailed in an updated new Local Development Scheme approved in March 2025 alongside the adoption of the Plan.

## **Strategic Geography**

8. The SoCG covers the Local Planning Authority areas of the London Boroughs of Camden and Barnet. The boundaries of these areas are shown on Figure 1.



*Figure 1: Boundaries of the London Boroughs of Camden and Barnet Council.*

### **London Borough of Camden**

9. Camden is a diverse inner London Borough with a population of approximately 215,000. Camden has a relatively young population, typical of a metropolitan city with a university presence, with a large proportion of students and younger adults and relatively few children and older people, compared to the national average. The southern portion forms part of the Central Activities Zone (CAZ) and includes Bloomsbury and Holborn, which neighbour the West End and City of London. Further north the character changes with many residential areas and neighbourhoods, including Camden Town, Hampstead and Highgate, Swiss Cottage, West Hampstead and Kentish Town, each with their own distinctive identity and characteristics. The character of the borough is also shaped by its topography and by significant parks and open spaces including Hampstead Heath and Primrose Hill

### **London Borough of Barnet**

10. Barnet is an outer London borough, home to around 402,700 people. It is one of the greenest boroughs with 28% designated as Green Belt. It is well connected to the north and M25 and has strong transport links to Central London. Cricklewood Town Centre is shared between Barnet and Camden with some of the growth in the area expected to come through the identified growth areas including Cricklewood and Brent Cross Town within Barnets area.

### **Key strategic matters**

11. Many of the strategic matters and key issues to be addressed through compliance with the duty to co-operate are, in London, a matter for the London Plan or addressed through the preparation of the London Plan. The London Plan

is part of the development plan for all planning authorities in London and Local Plans prepared by London boroughs are required to be in general conformity with it.

12. Officers from both authorities have an ongoing and close relationship with Greater London Authority (GLA) officers, attend regular meetings to discuss strategic matters affecting our areas and London as a whole, and have participated in the development and review of the London Plan.
13. Camden and Barnet have had ongoing dialogue on cross-boundary planning issues for many years, discussing a broad range of planning issues including strategic matters. Meetings were held on 31 January 2019, 28 April 2021, 20 September 2023, 4 July 2024 and 3 September 2025. These discussions have informed the development of adopted and emerging plans and other related documents (see Appendix 1).
14. The issues set out below are considered to be the key strategic matters with regard to ongoing plan-making relevant to the London Boroughs of Camden and Barnet although it is noted that there are other issues that may have cross-boundary impacts. Camden and Barnet are committed to further dialogue, not just limited to periods of plan preparation.

## **Housing**

15. The London Plan sets a housing target for Camden of 10,380 additional homes from 2018/19 to 2028/29, which equates to a need to deliver a minimum of 1,038 homes per year. This includes 3,280 homes from small sites.
16. The Camden Local Plan Proposed Submission Draft aims to deliver a minimum of 11,550 additional homes (770 homes per year) over the plan period to 2041. This target has been derived in accordance with the guidance in the London Plan and includes the final three years of Camden's target's for 2019/20 to 2028/29 from the London Plan, and the anticipated backlog against this target at the start of the Local Plan period. It is a capacity-based figure, based on expected delivery over the Plan period (from sites with planning permission and allocated sites), factoring in an allowance for unallocated small sites delivering under 10 additional homes (based on evidence of past delivery). It also reflects the uncertainty and delay in development at Euston. In calculating the housing requirement for the Plan period, Camden has taken into account the housing capacity figures for large sites as set out in the Greater London Authority's Strategic Housing Land Availability Assessment (SHLAA) 2017, together with the small sites target set by the London Plan.
17. It should however be noted that the review of the London Plan will result in a new capacity-based housing target for Camden, which once adopted will supersede the target that is in the new Local Plan. The GLA are aiming to adopt the new London Plan in 2027, so this would mean that Camden's new Local Plan housing target is only in place for a short period of time.

18. Barnet Local Plan identifies a target of a minimum of 35,460 homes over the plan period up to 2036. This equates to 2,364 new homes per annum and the plan identifies sites for up to 43,000 new homes.
19. Both authorities recognise that the London Plan (2021) is due to be replaced, and that this will set a new overall housing target for London and provide updated housing targets for individual London boroughs. The Greater London Authority have launched the LAND4LDN programme to provide real time data for London boroughs to use in the updated SHLAA process going forward. Both boroughs will continue to work collaboratively with the GLA on this project.
20. The National Planning Policy Framework requires local planning authorities to demonstrate a five year supply of deliverable housing sites plus a five percent buffer. Camden cannot currently demonstrate a five year housing land supply, but continue to work on meeting this target. Camden have therefore written to Barnet and all other London boroughs under the Duty to cooperate in relation to this matter. LB Barnet have confirmed that they are unable to assist Camden in demonstrating a five year housing land supply.

### **Gypsy and Traveller accommodation**

21. The Barnet Local Plan identifies no objectively assessed need for pitches and plots for Gypsies and Travellers and Travelling showpeople. This is based on the findings of the West London Gypsy and Traveller and Travelling showpeople Accommodation Assessment 2018.
22. Camden's adopted Local Plan 2017 identifies a need for 16 additional traveller pitches to 2031, based on a 2014 assessment of need.
23. To inform the review of the London Plan, the GLA are carrying out a London-wide Gypsy and Traveller Accommodation Needs Assessment. The provisional findings of the emerging Gypsy and Traveller Accommodation Needs Assessment identify a need for 11 additional pitches in Camden by 2031/32. The overall need for the period covered by the new Local Plan (to 2041) will however be higher and is estimated to be 19 pitches (including the four existing pitches in Camden). The Londonwide review has identified a need for pitches in Barnet, which will be considered as part of the forthcoming Local Plan review.
24. As part of the preparation for the new Camden Local Plan, calls for sites suitable for Gypsy and Traveller accommodation were undertaken in 2020, 2021/22 and winter 2022/23.
25. In 2023 the Camden commissioned consultants to undertake a Gypsy and Traveller Site Identification Study to identify council-owned sites that could potentially be allocated in the new Local Plan to meet the accommodation needs of Gypsies and Travellers.
26. The study identified 18 parcels of land that were considered to be potentially suitable, available and achievable, subject to further assessment by the Council.

Further assessment work undertaken by officers ruled out 16 of these parcels of land on the basis that they are either unsuitable or unavailable. The two remaining parcels of land have been allocated in the Camden Local Plan Proposed Submission Draft to help meet the accommodation needs of Gypsies and Travellers in Camden. It is anticipated that these sites could deliver a maximum of six pitches. This will go some way to meeting the identified need for Gypsy and Traveller accommodation in Camden, however it will not meet the identified need in full.

27. Camden have therefore written to Barnet and all other London boroughs under the Duty to Co-operate in relation to this matter. LB Barnet have confirmed that they are unable to assist Camden in meeting the need for Gypsy and Traveller accommodation.

### **Site Allocations**

28. The Camden Local Plan Proposed Submission Draft includes three proposed site allocations which are relatively close to the boundary with Barnet. These are:
- Site allocation W7 - Gondar Gardens Reservoir
  - Site allocation W13 - 551-557 Finchley Road
  - Site allocation W14 - 317 Finchley Road
29. The LB Camden have confirmed that all three sites have planning permission and that W13 and W14 are under construction. Given this, it is agreed that these sites are unlikely to have a significant impact on Barnet. Should a future scheme be brought forward on W7 Gondar Gardens Reservoir, then the LB Camden will endeavour to consult the LB Barnet at the planning application stage.

### **Tall buildings**

30. The Barnet Local Plan and the Camden Submission Draft Plan both have a policy on Tall Buildings. There are no sites identified as potentially suitable for tall buildings in the Camden Submission Draft Plan close to the border with Barnet.

### **Waste**

31. Camden and Barnet are part of a group of seven boroughs that jointly prepared the North London Waste Plan (NLWP), which was adopted in 2022. The NLWP sets out the planning framework for waste management in the Boroughs up to 2037. It identifies sites for waste management use and sets out policies for determining waste planning applications.

### **Euston Area**

32. The Camden Local Plan Proposed Submission Draft contains a policy on the Euston Area, setting the overall objectives for the area. The Council is also preparing an update to the Euston Area Plan (2013). Consultation on a Regulation 18 version of the Plan took place in December 2023 and September 2024, and the Regulation 19 version of the Plan is currently being prepared.

Consultation on the Proposed Submission Draft EAP is expected to be undertaken in winter 2025. A separate Statement of Common Ground relating to the Euston Area Plan will be prepared at the relevant time.

## **Transport**

33. In their response to the consultation on the Camden Local Plan Proposed Submission Draft, LB Barnet sought confirmation whether the cumulative impacts of Camden's proposed site allocations and Barnet's site allocations (particularly those close to the shared administrative boundary) have been collectively considered to establish whether the additional traffic flows modelled would cause undue concern, at this stage, to Barnet's highway and existing transport Infrastructure, and whether appropriate mitigation measures and funding has been thoroughly considered and/or secured.
34. Camden have sought to assure Barnet that in line with the Council's transport strategy the Camden Local Plan Proposed Submission Draft seeks to reduce vehicle use through the delivery of car free development; reductions in off-street car parking; the provision of alternative, sustainable modes of travel; supporting improvements to and investment in public transport; and by prioritising the sustainable movement of people, goods, services and materials. Given this the site allocations in the Camden Local Plan Proposed Submission Draft should not give rise to significant levels of additional traffic that would impact on existing transport infrastructure in Camden or Barnet.
35. Camden have confirmed that these matters will be considered at planning application stage, through the submission of a Transport Assessment, as required by the Local Plan, and that where sites come forward in close proximity to the borough boundary, then Barnet will be consulted.
36. Camden and Barnet have agreed to continue to co-operate on transport matters, including the A5 corridor.

## **Infrastructure**

37. Camden published a draft Infrastructure Delivery Plan (IDP) alongside the Submission Draft Local Plan (Reg 19 stage) to identify the infrastructure needed to support the future growth anticipated in the Plan. This includes transport infrastructure projects. The IDP is currently being updated and finalised for Submission.
38. Barnet published an Infrastructure Delivery Plan in January 2021 to support the borough's future growth.

## **Governance arrangements**

39. This Statement has been informed by ongoing engagement between Camden and Barnet (as set out in Appendix 1). It has been prepared as a 'living' document, which will be reviewed and updated at key stages in the plan-making

processes of either authority and will form a key part of implementation of Local Plan policies and any future Local Plan reviews (for both authorities).

40. Specific officer-level meetings to discuss cross-boundary issues will continue to be held on a regular basis, together with attendance at sub-regional or London wide group and partnership meetings where cross boundary issues are discussed.
41. Officers in each local authority will feed back to senior officers any relevant issues raised in discussions. Likewise, any senior level discussions on relevant cross-boundary issues will inform discussions on strategic planning matters.

### **Timetable for review and ongoing cooperation**

42. The following table details the proposed timetable for key stages in Local Plan reviews, which will inform timings of future discussions. At these key stages, this Statement will be considered and updated, if necessary.

*Table 1 – Local Plan proposed timescales*

<b>Borough</b>	<b>Current Local Plan adoption date</b>	<b>Local Plan Review – Reg 18 date</b>	<b>Local Plan Review – Reg 19 date</b>	<b>Local Plan Review – Anticipated submission date</b>
<b>London Borough of Camden</b>	Local Plan - July 2017	Draft Site Allocations Plan – Feb 2020  Draft Site Allocations Plan - Dec 2021  Local Plan review calls for views - Nov 2022  Draft Local Plan (incorporating site allocations - January 2024	May - June 2025	October 2025
<b>Barnet*</b>	Barnet Local Plan 2021 - 2036	Scoping and early participation for review of the Plan in February 2026  Plan visioning and strategy development in June 2026	Engagement, proposing changes and submission in September 2027	Examination in public in May 2028 with adoption to follow (anticipated November 2028)



		Evidence gathering and drafting the Plan in January 2027		
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\*All dates in accordance with London Borough of Barnet's Local Development Scheme, with effect from February 5th 2025. The timetable for the production of the review will be in line with emerging Regulations following the introduction of the Levelling Up and Regeneration Act 2023.

## **Signatures**

43. Both parties agree that this Statement is an accurate representation of matters discussed and issues agreed upon. We confirm that the information in this Statement of Common Ground reflects the joint working to address identified strategic matters that has been undertaken between the London Borough of Camden and Islington. The authorities will continue to work collaboratively to address cross-boundary issues and to meet the duty to cooperate.

### **LONDON BOROUGH OF CAMDEN**

**Name:** Rebecca Burden

**Position:** Development Plans Manager

**Signature:** R. Burden

**Date:** 2 October 2025

### **LONDON BOROUGH OF BARNET**

**Name:** Neeru Kareer

**Position:** Assistant Director, Planning and Building Control

**Signature:** N Kareer

**Date:** 2 October 2025

## **Appendix 1 – Liaison meetings between the Camden and Barnet.**

<b>Date</b>	<b>Title/Purpose</b>	<b>Key actions</b>
31 January 2019	London Borough of Camden and Barnet Duty to Co-operate (DtC) meeting	Discussed issues relevant to both boroughs.
28 April 2021	London Borough of Camden and Barnet DtC meeting	Discussed issues relevant to both boroughs.
20 September 2023	London Borough of Camden and Barnet DtC meeting	Discussed issues relevant to both boroughs.
4 July 2024	London Borough of Camden and Barnet DtC meeting	Discussed progress of Local Plans and SoCG
3 September 2025	London Borough of Camden and Barnet DtC meeting	Discussed progress of Local Plans, Barnet's response to the consultation on the Camden Local Plan Proposed Submission Draft and SoCG