



## Statement of Common Ground

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**For the Attention of Jameson Bridgwater PGDipTP MRTPI, Examiner LB Barnet CIL  
By E Mail to Ian Kemp, Programme Officer**

1. Joseph Partners and Regal London ('The Development Partners') submitted representations on the London Borough of Barnet's revised Draft Charging Schedule (Representation 15)
2. The Development Partners and the Council agree that the Council's CIL viability evidence shows that viability for the Finchley Town Centre sites is challenging both at current and proposed CIL rates.
3. The Council, in its Submission Statement (Document CIL 3) states that officers are of the view that there are a number of ways that impacts could be mitigated other than zero rating the site.
4. These include Exceptional Circumstances Relief and the introduction of Infrastructure Payments (Document CIL 3, Pages 2, 3 and Appendix B).
5. The Council and Development Partners have agreed to consider these options as more detailed proposals are developed, and also the potential of the Council targeting some or all CIL collected in the North Finchley SPD area (both from this and other developments) towards infrastructure which supports development of the area. This could include.
  - Replacement / enhancement of existing Town Centre facilities and uses;
  - The provision of new Town Centre facilities and uses including community, cultural and employment uses;
  - Transport and public realm investment; and
  - Public open space and amenity space.
6. On this basis the Development Partners do not object to the proposed CIL rates.

**24 November 2021`**