

Barnet CIL Rate Review Statement of Modifications August 2021

Explanatory note:

In recommending the proposed rates, the viability consultants followed the Planning Practice Guidance that states: “Charging authorities may also set differential rates by reference to different intended uses of development. The definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended) although that Order does provide a useful reference point.” As set out in section 7.3 of the 2021 update to the viability study, the viability consultant’s recommendation was that industrial and warehousing (B1 and B2) and former B1 uses (Offices, research and development and light industrial uses which now fall within class E) should be charged at £20 a square m, but the way this was expressed in the Draft Charging Schedule may have been unclear as it signposted to former B uses and uses B2 and B8 remain and are intended to be charged as employment uses. Therefore, the charging schedule has been changed to reference B2 and B8 uses as well as former B uses against employment, and to reference the extract from the government’s Planning Practice Guidance referred to above. A reference to ‘other sui generis residential uses’ has been added to ensure residential use for commercial leisure uses is captured. The Draft Charging Schedule has been modified as set out below.

Modifications:

The new table and note that has been incorporated is copied below, with the new text underlined:

Table 1: CIL Rates

Development	Proposed Amount
Residential including C2, C3 and C4 use classes and sui generis HMOs <u>and other sui generis residential uses</u>	£300
Hotels (C1)	£202
Retail (<u>including former A1-A5 uses</u>)	£202
Leisure (<u>including former D2 uses and sui generis leisure uses</u>)	£20
Employment (<u>including former B use classes and / or B2 and B8 uses</u>)	£20
All other uses	£0

NB in accordance with government guidance, the rates have been set on the basis of the intended use of development. The definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended) although reference has been made in the table above to use classes in that Order in order to provide a useful reference point. Therefore, in the table above, the reference made to the use classes are not limited to those use classes.