



Community Infrastructure Levy

Draft Charging Schedule

Statement of Modifications

September 2021

1. Introduction

This Statement of Modifications sets out the modifications which have been made to the Council's Draft Charging Schedule in response to representations received during the period of public consultation from 18 December 2019 to 11 February 2020.

Table 1 below sets out the modifications that have been made to the Draft Charging Schedule together with a brief justification of the modifications.

The Statement of Modifications is being published in accordance with Regulation 19(1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended) and has been made available to the appointed Examiner, who will conduct the independent Examination into the Draft CIL Charging Schedule.

2. Publication

As required under Regulation 19, a copy of this Statement has been sent to each of the persons that were invited to make representations on the Draft Charging Schedule under Regulation 16 and a copy of the Statement has been published on the Council's website at: www.haringey.gov.uk/cil

3. Requests to be Heard

Any person may request to be heard by the Examiner in relation to any of the modifications set out in this Statement of Modifications.

Requests to be heard by the Examiner in relation to the modifications set out in this Statement of Modifications must be made in writing by 5pm on **Monday 25 October 2021** (four weeks beginning on the day on which the Draft Charging Schedule is submitted to the Examiner) via email to: planning.policy@haringey.gov.uk or by post to: Planning Policy, Haringey Council, 1st Floor, 40 Cumberland Road, Wood Green, London, N22 7SG

Requests must include details of the modifications on which you wish to be heard. Please also detail whether you support or oppose the modification and why.

Your right to be heard at this stage applies only to the Modifications. The Council will submit a copy of each request it receives to the Examiner via the Programme Officer.

For your request to be considered by the Examiner, you must also provide your name and address, which we will share with the appointed Examiner and a Programme Officer, who acts as a point of contact between the Council, Examiner and respondents before, during and after the Examination. In line with the Community Infrastructure Levy Regulations 2010, you may be contacted by the Programme Officer (or where necessary the Council) with relevant updates regarding the Examination or other aspects of our CIL review.

Copies of any requests received on the Statement of Modifications submitted by individuals will be published on the Council's website, alongside their name. No other contact details will be published. Requests submitted by businesses and/or organisations will be published, including contact details.

A request to be heard on the Modifications may be withdrawn at any time prior to the start of the Examination, by giving notice in writing to the Council

Table 1: Modifications to Draft Charging Schedule

Changes in red text with a ~~strike-through~~ indicate deletions and underlined in red indicate additions

| Modification Number | Document Reference | Modification | | | | Reason for modification |
|---------------------|--------------------------------|--|----------------|----------------|-----------------|---|
| M1 | CIL Draft Charging Rates Table | Use | Western | Central | Eastern | <p>Two respondents to the Regulation 16 consultation on the Draft Charging Schedule (DCS) raised concerns over the robustness of the evidence used to support the proposed Warehouse Living rate and its impact on the viability of Warehouse Living development. The Council has since engaged with the key representor to better understand the concerns raised and supplement the existing evidence base.</p> <p>At the time of production of the evidence base all Warehouse Living schemes delivered in the Borough had been based on former warehouses being refurbished and converted to residential uses. To this end the Council's assessment of viability of such uses was based on a refurbishment development scenario. The proposed rate in the Council's DCS therefore reflected refurbished Warehouse Living schemes. Since the evidence for the DCS was prepared a redevelopment scenario for Warehouse Living has started to be pursued in the Borough, and the Council is in the early stages of pre-application discussions on a number of proposals. The Council is working with stakeholders to agree what a suitable new build Warehouse Living scheme could look like to be in accordance with planning policy.</p> <p>The Council has been presented with various arguments that the delivery of new build Warehouse Living schemes is challenging in</p> |
| | | Residential | £265* | £165* | £50 | |
| | | Student accommodation | £265* | £165* | £85 | |
| | | Build to Rent housing | £265* | £165* | £100 | |
| | | Warehouse Living | Nil | Nil | £130 | |
| | | Supermarkets | £95* | | | |
| | | Retail Warehousing | £25* | | | |
| | | Office, industrial, warehousing, small scale retail (use class A1-5) | Nil | | | |
| | | Health, school and higher education | Nil | | | |
| | | All other uses | Nil | | | |

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|----|--------------------------------|--|---|
| | | | <p>viability terms. It is considered that some of these arguments have merit and it is acknowledged that the proposed rate for Warehouse Living in the Council's DCS, which was modelled on refurbished Warehouse Living schemes is not representative of the viability of new build Warehouse Living schemes, which could potentially be very different in their form. It is therefore considered that the available evidence does not provide an appropriate basis upon which to set a charge for such new build schemes. The Council is not currently in a position to assess the likely viability of such schemes and this would be premature given the ongoing discussions exploring the form of such developments in the Borough.</p> <p>The previously proposed Warehouse Living charge does not meet the legal requirements relating to charge setting. The Council has therefore deleted the charge to strike an appropriate balance between the desirability of funding infrastructure through CIL and the potential effects of the imposition of CIL as required by the CIL Regulations.</p> |
| M2 | CIL Draft Charging Rates Table | Build to Rent is housing development which meets the definition set out in policy H13 of the Draft London Plan 2021 | Update to reflect that the new London Plan has been formally published as the London Plan 2021 |