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**Date:** 22 November 2023  
**Our ref:** 64892/01/SSL/ADo/27224597v1

Dear Sir/Madam

**OPDC Draft Community Infrastructure Levy (CIL) Examination –  
Further Representations on behalf of Prologis and Statement of  
Common Ground regarding an agreed amendment.**

On behalf of Prologis, I write further to your email dated 27<sup>th</sup> October 2023 regarding the OPDC Draft Community Infrastructure Levy ('CIL') Examination and our previous representations dated 23<sup>rd</sup> January and 25<sup>th</sup> September 2023.

The Examiner has invited further comments in relation to the Revised CIL Viability Study which was published in May 2023. This letter of further representation responds to this request and should be read in conjunction with Prologis' previous submissions.

**Background: Statement of Common Ground with OPDC**

As set out in Prologis' representations, there are concerns around the approach to the viability assessment which has been used to inform the Draft Charging Schedule ('DCS') and in particular the assumptions which have been made around multi-storey industrial developments.

Since the representations dated 25<sup>th</sup> September 2023, Prologis has held constructive discussions with officers at OPDC to highlight these concerns and, in particular, the assumptions which have been made around the impact of the DCS on multi-storey industrial developments. The primary concern relates to the application of the DCS on specific aspects of multi-storey industrial developments which fall within the GIA; enclosed access roads, ramps and service yards. These elements of the industrial developments are typically outside of the GIA in a single-storey industrial building, but within the GIA in a multi-storey development.

Following these discussions, a key matter was agreed and, arising from that, it was considered this could most appropriately be addressed in a Statement of Common Ground ('SoCG'). This sets out an agreed amendment between the two parties to the DCS which Prologis considers is acceptable and would address this primary area of concern if it was agreed by the Examiner and detailed in the adopted CIL Charging Schedule.

Further, enclosed with this letter is an Explanatory Note which provides additional detail and explanation on the issue together with a signed copy of the SoCG for reference.

Following the agreement of the SoCG, Prologis is comfortable that the proposed changes to the DCS address the primary concern around the impact on multi-storey industrial developments. On this basis, Prologis do not wish to raise any further issues in relation to the Revised CIL Viability Study of the DCS at the EiP.

However, Prologis wish to attend the Examination and participate on this issue, should the Examiner consider that further discussions on the matter is required or should further questions arise. In the instance that further discussion is not required, then Prologis will not participate in the examination.

We trust that the above and the enclosed Explanatory Note and SoCG are clear. However, please contact me or Simon Slatford should you have any questions or require any further information.

In the meantime, I would be grateful if you could confirm receipt of this letter.

Yours faithfully



**Adam Donovan**

Planning Director

BA (Hons) MPlan MRTPI

Enclosures    Explanatory note  
                    Statement of Common Ground

Copy            C Musker   Prologis  
                    S Perks     Prologis