

OPDC Community Infrastructure Levy Charging Schedule

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Prologis UK Limited

21 November 2023

1. Introduction

- 1.1. This Statement of Common Ground has been jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Prologis UK Limited (the parties).
- 1.2. To assist with the examination process, this Statement of Common Ground seeks to establish areas of agreement between the parties on a proposed modification to the draft OPDC Community Infrastructure Levy (CIL) Charging Schedule. These modifications are acceptable to, and have been agreed by, both parties.

2. Background

- 2.1. The draft OPDC CIL Charging Schedule proposes a £35 per square metre charge for “all other uses” not separately identified in the schedule. This includes single storey and multi storey industrial developments.
- 2.2. Industrial developments generally include service yards and access roads. These are typically outside of the gross internal area (GIA) in a single storey industrial building but, by design, are enclosed within the GIA of a multi storey industrial building.
- 2.3. This has an impact on the amount of CIL that may be payable as CIL is chargeable on the GIA. In particular, on multi storey industrial units, CIL would be payable on access roads, ramps and service yards which would result in a disproportionate liability in comparison to equivalent single storey schemes. The provision of circulation space and the costs associated with providing access roads, ramps and service yards within a multi storey scheme cannot be covered by rental income.

3. Agreed matters

- 3.1. The parties propose the following modifications to the CIL charging schedule for consideration:
 - Exclude “enclosed access roads, ramps and service yards within multi storey industrial developments” from the “all other uses” category as illustrated below in underline.

2.

Use	CIL rate per square metre
Residential (excluding older persons housing)	£80
Hotel	£80
Co-living	£135
Student accommodation	£180

Office developments (20,000 sq.m +) in zone b	£80
Data centres	£120
All other uses *	£35

*Excluding medical, health and emergency services which are publicly funded, and development used wholly or mainly for the provision of education as a school or college or as an institute of higher education or affordable workspace and enclosed access roads, ramps and service yards and within multi storey industrial developments

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC CIL Charging Schedule Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		20/11/2023

Signed on behalf of Prologis UK Limited		
Name and position	Signature	Date
Nick Smith Director		21/11/2023

