

Statement of modifications to the Draft CIL Charging Schedule

The following modifications have been made to the draft Community Infrastructure Levy (CIL) Charging Schedule following the Regulation 16 consultation.

Ref	Location of modification	Summary of modifications made	Reason for modification
1	Page 1, title	Change date of the Schedule to February 2023.	Date the Schedule was updated following consultation in October 2022. Previous version was dated September 2022.
2	Page 1, CIL rates table	Additional non-residential development type added to include a £0 per m2 rate for Brentwood Local Plan Strategic Employment Allocation E11, Brentwood Enterprise Park.	<p>Consultation representations raised concerns regarding the viability of the site as a result of the potential imposition of a CIL charge given existing infrastructure and development costs for the area. Further assessment of the costs associated with the development of the site has resulted in a revised proposed CIL rate for the site.</p> <p>See the agreed Statement of Common Ground (presented in Appendix 14 of the Consultation Statement) associated with Brentwood Local Plan Strategic Employment Allocation E11, Brentwood Enterprise Park, for further details.</p>
3	Page 1, CIL rates table	Additional CIL rate of £0 per m2 included for greenfield industrial development below 2,000sqm in size.	<p>Consultation representations highlighted information within Table 12.9 of the CIL Viability Assessment, which outlines that 'small industrial' development may not be viable with the imposition of a CIL charge.</p> <p>The CIL Viability Assessment modelled industrial units of 400sqm (Industrial - small in Table 12.9) which are shown to be unviable with a CIL charge, and 2,000sqm (Industrial in Table 12.9) which are shown to be viable up to a CIL charge of £80 per m2. Based on the information presented in Table 12.9, the proposed CIL rates have been amended to include a £0 per m2 rate for smaller industrial units on greenfield sites.</p> <p>In considering an appropriate threshold for 'small industrial', the available BCIS costs data provides information for units up to 500sqm, 2,000sqm, and over 2,000sqm. Table 12.9 demonstrates that units of 2,000sqm or more are viable up to a CIL rate of £80 per m2, however smaller industrial development less than 2,000sqm may not be viable with the inclusion of a CIL rate. Therefore, the proposed CIL rate has been amended to apply a £0 per m2 rate to industrial development of less than 2,000 sqm.</p>
4	Page 2 Notes item (10)	Note 10 added to clarify that the determination of the size of an industrial use should exclude space associated with car parking and landscaping.	Supporting information to modification reference 3 above.

Ref	Location of modification	Summary of modifications made	Reason for modification
5	Page 2, Proposed Instalments Policy	Amendments to the proposed ranges within the instalments as follows: <ul style="list-style-type: none"> £20,000 - £50,000 99,999 £100,000 - £500,000 499,999 	<p>Consultation representations highlighted that the proposed instalments included a gap between £50,000-£100,000. Additionally, the proposed policy was unclear how instalments for developments of exactly £500,000 should be applied, as this charge would relate to two instalment ranges.</p> <p>Amendments to the proposed policy ensure there are no gaps within the ranges and improves the clarity of the policy for users.</p>
6	Pages 3, 4, and 5	Updated all maps in the Schedule to ensure they clearly presented grid lines and coordinates. This resulted in a minor change to the scale of some maps. No changes were made to any boundaries presented in the Regulation 16 consultation version of the Charging Schedule.	To ensure the maps presented within the CIL Charging Schedule meet the requirement of the CIL Regulations.
7	Page 4	Additional map presenting Local Plan Site Allocation E11.	Additional map associated with modification reference 2 above.
8	Page 1 Notes item (2) and (6), page 3 title, and page 5 title	Minor text change to pluralise 'Map' to 'Maps' when referring to the CIL Variable Rates Map 1 and CIL Variable Rates Map 2.	With the addition above, the CIL Variable Rates Maps 1 and 2 present five maps in total. The titles should therefore refer to 'Maps' rather than 'Map'.