



Kentish Town Neighbourhood Forum (KTNF)

Response to Consultation on Partial Review of Camden's Community Infrastructure Levy Charging Schedule

KTNF have considered the Partial review of Camden's Community Infrastructure Levy (CIL) Charging Schedule and our response is as follows.

KTNF accepts that we do not have sufficient information, knowledge, or professional experience to comment on the appropriateness of the precise amounts currently being charged for CIL payments, but we are extremely concerned that raising the CIL will have a detrimental effect on development in the Forum area.

We are currently aware of some major schemes which, we are told by the developers, are struggling to achieve financial viability due to a combination of development costs which threaten their realisation. The Car Wash site at 369-377 Kentish Town Road, which has been granted planning consent, is faced with, amongst other expenses peculiar to the site, the exceptional costs of building next to a busy railway line in a deep cutting. The approved scheme makes valuable use of an unusually misshapen site. The Murphy's Yard scheme, which is approaching planning application stage, is also burdened with the costs of building alongside railway cuttings, tunnels and railway viaducts, in addition to building over the Fleet River. The costs of both these schemes carry further development costs due to the requirement for the provision of affordable housing and we are concerned that the proposal to raise the level of the CIL payments may make these important schemes, which are central to the 'made' Kentish Town Neighbourhood Plan, and to Camden's Kentish Town Planning Framework, non-viable, and consequently remain undeveloped. We are also concerned that the Regis Road site may also fail for the same reasons.

These sites taken together are planned to provide in excess of 2000 new residential units which would make a significant contribution towards the shortage of much needed housing in the Borough, in addition to much needed employment opportunities.

KTNF also consider the proposal to increase taxation through CIL to be unwise at a time when the future of the British economy is so uncertain.

We have referred to major developments that are or are likely to be adversely affected by an increase in CIL rates. Similar concerns must necessarily apply to smaller developments that attract CIL.

Kentish Town Neighbourhood Forum.

30/11/19