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**Future Planning and Development**  
**Town Planning Consultancy**

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Dear Mr Ball

**HARINGEY CIL CONSULTATION**

On behalf of my client, Grainger (Seven Sisters) Ltd, I write in response to the recently published Draft Charging Schedule Consultation for the proposed Haringey Community Infrastructure Levy.

My client is heavily involved in the regeneration of Tottenham, having received planning permission for the Seven Sisters Regeneration scheme at Wards Corner in July 2012. This scheme would not be affected by the proposed CIL charges, but we make our comments with a view to the long term regeneration of the area.

From our experience, which is reflected in BNP Paribas' Haringey Viability Study, development within the eastern part of the borough faces significant financial viability issues resulting particularly from limited residential and commercial values compared with the other parts of the borough and with London as a whole.

In order to take this into account the proposed charging schedule sets a lower tariff for residential development in the eastern part of the borough. My client welcomes this approach in principle. A homogenous CIL level for residential development across the borough, set at a higher rate, would effectively prevent residential development in Tottenham, due to the additional costs on development that it would impose.

I note from BNP Paribas' Study that they propose a range of charges for residential development in the Seven Sisters, Tottenham and Tottenham Hale areas commencing at Nil. If the Council is keen to encourage the regeneration of the

eastern part of the borough, why has it not chosen to accept the lower end of BNP Paribas' suggested range and imposed a Nil tariff for these areas? For a 70sqm residential unit the proposed CIL charge would add financial contributions in excess of £1,000 per unit, equating to £3,500 per unit, when added to the Mayoral CIL. It is our view that serious consideration should be given to reducing the proposed CIL tariff to Nil for residential development in the eastern part of the borough.

I would be grateful if you could put my client's views before the Inspector who will be examining Haringey's proposed CIL and keep me informed of the examination procedures.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Chris Frost', is written over a light blue grid background.

Chris Frost – MRTPI  
Director