

**CIL Consultation Response
From Brentford Community Council**

ref BCC 676 dmb
April 10 2014

By e mail to idf@hounslow.gov.uk

Dear Sir,

The Brentford Community Council has adopted the following views as their response to the 2014 consultation on the Proposed Infrastructure Levy.

The proposed rates for commercial and residential development fail in two respects:

1. There is no mechanism for ensuring that the infrastructure projects are funded sufficiently early to be operational at the time incoming residents occupy new developments.

Many parts of the borough already have inadequate infra-structure to meet the needs of existing residents. It is therefore essential that capital is available in good time to provide the necessary range of facilities in time to meet the needs of an expanding population.

2. The CIL charging zones are so arranged as to give an extra premium to development in Brentford.

It is noted that Chiswick and Brentford, alone, are included in the highest charge zones. Combined with the intensive house building proposed in the plan period this is likely to add to the incentives for promoting development on un-defined sites which are likely to cause planning bright and uncertainty to the detriment of existing residents.

It is also noted that 95% of CIL incomes are not to be ring fenced to ensure that the infra-structure needs in areas of high construction are met before money is used to cross-subsidise other areas in the borough. .

We ask the Council to re-write the CIL Proposed Charging Schedule:

- 1. To exclude Brentford from the high charge zone.**
- 2. To ensure that CIL charges are formulated to fund local infrastructure
In time to allow these projects to be completed before new
developments are occupied.**
- 3. To ensure that CIL receipts are spent in the districts where they are
generated by new development before funds are made available
elsewhere.**

Yours sincerely

Denis Browne
Chairman, Planning Consultative Committee
Brentford Community Council.

Cc London Forum
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