

Treays. M

Community Infrastructure Levy

Sirs,

If I have understood your proposal correctly any new additional residential floor space created in SW19 prime area could attract a Levy of £35/m² for the Mayor and a further £385/m² for Merton producing a total of £420/m². On a modern family house in the vicinity of the Village this could produce a charge assuming a gross internal floor area of 300m² of £126,000. In addition you then add a 20 % financial contribution charge for affordable housing, which could add another £250,000 or more ,giving a total of £376,000 tax on a single family residence .

I presume the Levy would equally apply to a loft conversion adding approx £14,000 to the cost of a project creating 33.3m² which cannot any make sense .? A Section 106 charge is not excluded but I admit this is only likely to apply to larger schemes which are few and far between in Merton. In SW19 the bulk of development is likely to arise from extensions ,loft conversions, and single dwellings built on garden land. All this makes housing in the SW19 prime area ridiculously expensive. This TAX seems an insane way of encouraging the provision of more housing in Merton in total contradiction to the aims set out in the Core Planning Strategy/London Plan. Why have Merton not accepted Roger Tym & Partners lower proposed charge of £275/m² ?

I have yet to see any other Borough charge as much as Merton. Most are proposing a maximum charge of circa £125m² . The stated objective of the CIL legislation was the "desirability of funding from CIL the cost of infrastructure required to support the development". Against this one has to weigh "the imposition of CIL on the economic development across its area". It seems to me that what Merton are proposing to do is to fund all sorts of infrastructure and environmental projects that cannot be said to support the development in order to raise money without giving sufficient regard to the intolerable tax burden being applied. Ironically not a great deal of money will be raised for Merton despite these Draconian charges and one must question if this is all worthwhile given the damage it will do to the local housing market and local economy.