

## STATEMENT OF COMMON GROUND

### BETWEEN LENDLEASE AND THE LONDON BOROUGH OF CAMDEN (LBC)

#### IN RELATION TO LBC'S DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE 2020

15 MAY 2020

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This statement has been prepared to set out the matters of agreement between Lendlease, on behalf of the landowners, and LBC in respect of the proposed approach to LBC's draft Community Infrastructure Levy ("CIL") for the One Euston Masterplan area. These are:

- LBC is aware of the special circumstances which affect development at One Euston and considers the proposed Infrastructure Payment policy allows for a bespoke section 106 approach to be used without risking undermining CIL collection.
- LBC is willing to accept Infrastructure Payments in lieu of collecting a CIL (all or part of) where this facilitates the delivery of strategic infrastructure, as identified in a formally adopted planning framework. This process will be applicable for One Euston in principle.
- LBC are currently preparing a new Euston Area Plan which will identify the infrastructure needs for the One Euston development and how these impacts could be delivered through the development as an infrastructure payment in lieu of collecting CIL. This process would help to identify what CIL should be paid and whether it addresses the infrastructure needs / requirements better than a bespoke payment or provision negotiated through a section 106 agreement.
- Any agreement for LBC to forego all or part of the potential CIL payment should be finalised alongside any section 106 negotiations before planning permission is granted and would be drafted in line with sections 7 and 8 of CIL regulation 73A.
- One Euston will come forward in phases and CIL may be charged by phase provided that these are distinct and genuinely separate, with payments due in line with LBC's instalment policy. On the basis that One Euston is a 'very large strategic development', LBC may relax this approach further (a bespoke approach) provided a satisfactory explanation is given for why such additional flexibility is needed and how this would facilitate the provision of infrastructure to address the impact of such a development.

<b>London Borough of Camden</b>	<b>Lendlease</b>
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Position: Section 106 / CIL Manager	Position: Development Manager – Euston Masterplan
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