

# COMMUNITY INFRASTRUCTURE LEVY

# **Allocated Sites Status and Projected CIL Paper**

Date 27<sup>th</sup> February 2014

#### Status of Allocated Sites in CIL Charging Zones 2 and 3 & Anticipated CIL Revenue for Next 5 Years

The Council has prepared three tables to assist the Inspector in his Examination of the proposed CIL. The tables show:-

**Table 1** - Sites with Planning Permission / Resolution

 to Approve and Not Likely to Pay CIL

**Table 2** – Sites without Planning Permission and thePotential to Pay CIL

Table 3 – Anticipated CIL Revenue for the Next 5Years

The Council's LDP divides the County Borough into northern and southern strategy areas. The Draft Charging Schedule proposes that for residential development in the Northern Strategy Area, the CIL charge is £0.

As it is likely therefore that residential allocations in the Northern Strategy Area will not generate CIL, tables 1, 2 and 3 only consider the Southern Strategy Area allocations which are likely to generate and pay CIL.

#### **Table Notes**

(1) (a) Based on average unit size of 105 sqm (used by Savills in their Draft Charging Evidence and DV in their testing of Savills assumptions in October 2013) and which equates per dwelling to: £8,925 in Zone 3 & £4,200 in Zone 2.
(b) Estimated CIL calculated on open market housing

only.

- (2) Based on known costs only.
- (3) (i) relates to the planning permission for 64 dwellings as part of the residential element of new town centre (ii) is the residential allocation for 400 dwellings.
- (4) Full planning permission relates to part of the site and is for 276 dwellings.

| Site      | Location  | Allocation   | Does the<br>site have<br>planning<br>permission<br>with a<br>s106? | Does the site have<br>a Council<br>resolution to<br>approve subject to<br>s106? | LDP AH%<br>Target | Actual AH%<br>Secured                                    | Value of s106<br>Pot Secured<br>(2)          |
|-----------|---|--|--|---|-------------------|--|--|
| SSA 8     | Mwyndy/Talbot<br>Green Area   | Part 1 - New Town<br>Centre & 64<br>dwellings (3i)       | Yes  |   | 20%               | 20%  | £5,128,000                                   |
| SSA 9     | Former OCC site<br>Llanilid, Llanharan                                      | 1950 – 2100<br>dwellings                                 |  | Yes   | 20%               | Minimum of<br>10% with<br>review<br>mechanism in<br>s106 | Between<br>£16,545,968<br>and<br>£17,765,968 |
| SSA 10.5  | Site of Former<br>Hillside Club, Capel<br>Hill, Tonyrefail                  | 40   |  | Yes   | 20%               | 20%  | £99,264                                      |
| SSA 10.7  | Land at Gwern<br>Heulog, Coed Ely   | 150  | Yes  |   | 20%               | 10% with a<br>review<br>mechanism in<br>s106             | £800,000                                     |
| SSA 10.12 | Land East Dolau<br>County Primary<br>School, Bridgend Rd,<br>Bryncae        | 130  | Yes  |   | 20%               | 20%  | £191,380                                     |
| SSA 10.13 | West of Llechau,<br>Llanharry   | 90   | Yes  |   | 20%               | 20%  | £493,820                                     |
| SSA 10.15 | Land South Brynteg<br>Court, Beddau   | 150  | Yes  |   | 20%               | 15%  | £552,240                                     |
| SSA 10.18 | Land South The<br>Ridings, Tonteg and<br>East Station Rd,<br>Church Village | 500 (4)<br>(planning<br>permission for 276<br>dwellings) |  | Yes   | 20%               | 20%  | £1,676,083(4)                                |
|           | Total Dwellings   | 2850 to 3000   |  |   |                   |  |  |

## Table 1 - Sites with Planning Permission / Resolution to Approve and Not Likely to Pay CIL

| Site      | Location   | Allocation   | Does the site<br>have planning<br>permission with<br>a s106? | LDP AH%<br>Target | Estimated CIL<br>Receipt (1a&b) |
|-----------|--|--|--|-------------------|---------------------------------|
| SSA 7     | Former Cwm Colliery and Coking<br>Works, Tyn-y-nant, Pontypridd          | 800 to 950<br>dwellings                                  | No   | 20%               | £6,076,140                      |
| SSA 8     | 8 Mwyndy/Talbot Green Area   |  | No   | 20%               | £3,570,000                      |
| SSA 10.1  | Cefn Lane, Glyncoch  | 30   | No   | 20%               | £126,000                        |
| SSA 10.2  | Trane Farm, Tonyrefail   | 700  | No   | 20%               | £2,352,000                      |
| SSA 10.3  | Collena Farm, Tonyrefail   | 25   | No   | 20%               | £84,000                         |
| SSA 10.4  | Bryngolau, Tonyrefail  | 50   | No   | 20%               | £168,000                        |
| SSA 10.6  | Land East of Mill St, Tonyrefail   | 100  | No   | 20%               | £336,000                        |
| SSA 10.8  | Land rear Tylcha Wen Terrace,<br>Tonyrefail                              | 30   | No   | 20%               | £100,800                        |
| SSA 10.9  | Land part of Tylcha Ganol Farm,<br>South Mill St, Tonyrefail             | 85   | No   | 20%               | £285,600                        |
| SSA 10.10 | Land East Hafod Wen and North<br>Concorde Drive, Tonyrefail              | 100  | No   | 20%               | £336,000                        |
| SSA 10.11 | Land South Brynna Rd, Brynna   | 200  | No   | 20%               | 1,428,000                       |
| SSA 10.14 | Penygawsi, Llantrisant   | 40   | No   | 20%               | £285,600                        |
| SSA 10.16 | The Link Site, Pen-yr-eglwys,<br>Church Village                          | 160  | No   | 20%               | £1,142,400                      |
| SSA 10.17 | Glyntaff Farm, Rhydfelin   | 80   | No   | 20%               | £268,800                        |
| SSA 10.18 | Land South The Ridings, Tonteg<br>and East Station Rd, Church<br>Village | 500 (Based on<br>remainder of<br>allocation, ie.<br>224) | No   | 20%               | £1,599,360                      |
|           | Total Dwellings  | 3024 to 3174   |  | Total             | £18,158,700                     |

### Table 2 – Sites without Planning Permission and the Potential to Pay CIL

| Site          | Location  | Allocation | Estimated CIL Receipt<br>(1 a&b) |  |
|---------------|---|------------|----------------------------------|--|
| Not Allocated | ated Bethlehem View, Llanharan                              |            | £585,480                         |  |
| SSA 10.11     | Land South Brynna Rd  | 150        | £871,000                         |  |
| SSA 10.14     | Penygawsi, Llantrisant                                      | 40         | £285,600                         |  |
| SSA 8         | Mwyndy/Talbot Green Area                                    | 225        | £1,606,500                       |  |
| Not Allocated | Parc Eirin, Tonyrefail                                      | 260        | £873,600                         |  |
| Not Allocated | The Grange, Tyfica Rd, Pontypridd                           | 10         | £33,600                          |  |
| Not Allocated | Cresta Garage Site, Hendreforgan,<br>Tonyrefail             | 24         | £80,640                          |  |
| SSA 10.6      | Land East of Mill St, Tonyrefail                            | 75         | £252,000                         |  |
| SSA 10.10     | Land East Hafod Wen and North Concorde<br>Drive, Tonyrefail | 50         | £168,000                         |  |
| SSA 10.5      | Site of Former Hillside Club, Capel Hill,<br>Tonyrefail     | 34         | £114,240                         |  |
| SSA 10.16     | The Link Site, Pen-yr-eglwys, Church Village                | 60         | £428,400                         |  |
| SSA 10.2      | SSA 10.2 Trane Farm, Tonyrefail                             |            | £806,400                         |  |
| Not Allocated | Trane Farm, Bryngolau, Tonyrefail                           | 25         | £84,000                          |  |
|               |   | Total      | £6,189,460                       |  |

#### Table 3 - Anticipated CIL Revenue for Next 5 Years