



**Rhondda Cynon Taf County Borough Council  
CIL Consultation June – August 2013**

**Cyngor Bwrdeistref Sirol Rhondda Cynon Taf  
Ymgynghoriad ASC Mehefin – Awst 2013**

**CIL: Draft Charging Schedule Consultation Form  
Ffurflen Ymgynghori Rhestr Ddrafft Codi Tâl ASC**

Completed forms should be returned by 5.00pm 7th August 2013  
to: The Spatial Development Team, Regeneration & Planning  
Division, Rhondda Cynon Taf County Borough Council,  
Floor 3, Sardis House, Sardis Road, Pontypridd, CF37 1DU

Dylech anfon ffurflenni wedi'u cwblhau erbyn 5:00pm 7fed Awst  
2013 at: Carfan Datblygu Gofodol, Adran Adfywio a Chynllunio,  
Cyngor Bwrdeistref Rhondda Cynon Taf, Llawr 3, Tŷ Sardis,  
Heol Sardis, Pontypridd, CF37 1DU

Further copies can be obtained from the Spatial Development Team, or you can photocopy this form.  
Gallwch gael rhagor o gopïau o Garfan Datblygu Gofodol, neu gallwch lungopïo'r ffurflen hon.

Contact Details / Manylion Cyswllt

	Personal Details / Manylion Personol	Agents Details / Manylion yr Asiant
Title / Teitl	Mrs	
First Name / Enw Cyntaf	Elise	
Last Name / Cyfenw	Coalter	
Job Title (if applicable) / Title Swydd (lle bo'n berthnasol)	Development Manager (Maternity Cover)	
Organisation (if applicable) / Sefydliad (lle bo'n berthnasol)	Newydd Housing Association	
Address / Cyfeiriad	Village Way, Tongwynlais	
Post Code / Còd Post	CF15 7NE	
Email Address / Cyfeiriad E-bost	elise.coalter@newydd.co.uk	
Phone Number / Rhif Ffôn	029 2000 5445	





1. Did you make any representations on this issue during the consultation on the Preliminary Draft Charging Schedule? / A gyflwynoch chi unrhyw sylwadau yn ystod yr ymgynghoriad ar y Rhestr Ragarweiniol Ddrafft Codi Tâl?

Yes/Do  No/Naddo

If 'yes', please give your representation number (if known)

If 'no', please briefly explain why you did not do so

Os 'do', nodwch gyfeirnod y sylwadau (os yn hysbys)

Os 'na', nodwch yn fyr pam na gyflwynoch chi sylwadau

Unknown

2. Do you have any comments relating to the CIL Draft Charging Schedule and its supporting evidence? / Oes sylwadau gyda chi ynghylch y Rhestr Ddrafft Codi Tâl ASC a'r dystiolaeth sy'n gen iddi?

Yes / Oes

(Please make sure you refer to the sections or paragraphs to which your comments relate and provide details by using the box below for your comments. If needed, please continue on a separate sheet of paper).

(Cyfeiriwch at yr adrannau neu'r paragraffau mae eich sylwadau yn ymwneud â nhw a nodwch fanylion eich sylwadau yn y blwch isod. Defnyddiwch ddalen ar wahân os hoffech chi).

No / Nac oes

We would like to firstly state that we recognise the benefits that the Community Infrastructure Levy (CIL) will bring through strategic infrastructure projects to regenerate areas and encourage further development opportunities. It is also positive as referenced in para 3.4 that 15% of CIL revenue per annum raised in a community or town council area is proposed to be reinvested in that area for community infrastructure projects including the possibility for this to include affordable housing. However, our fundamental concern on the proposals centres on whether the principles of CIL will curtail the amount of affordable housing that will be delivered through Section 106 Agreements. Currently, the system allows for the ability for a planning applicant to test planning obligations and their impact on a financial appraisal before a formal consent is issued. The CIL proposals and levy are non-negotiable which removes this flexibility and negotiation. Furthermore, in ensuring that the CIL levy is met first and foremost, there may not be any tolerance in a developer's financial appraisal to meet any further planning gain such as that of affordable housing. In limiting the amount of affordable housing being delivered through Section 106 Agreements, this will ultimately exacerbate housing need given the limits of the social housing grant budget. We also note that CIL will be levied on any conversions of buildings no longer in lawful use resulting in a new dwelling - para 4.1. It will be important to ensure that this does not encroach into the realms of Empty Homes and limit their ability to be brought back into a beneficial use.



3. If your representation is seeking a change to the CIL Draft Charging Schedule, do you consider it necessary to attend the Examination in Public? / Os ydy'ch sylwadau yn ceisio newid y Rhestr Ddrafft Codi Tâl ASC, ydych chi o'r farn bod angen ichi fynychu'r Archwiliad Cyhoeddus?

Yes, I wish to attend / Ydw, hoffwn i fynychu

No, I do not wish to attend / Na, dw i ddim am fynychu

4. Please tick the box if you would like to be notified about any of the following:

Tichiwch y blwch os hoffech chi gael gwybodaeth ynghylch unrhyw un o'r canlynol:

If the Draft Charging Schedule has been submitted to an Independent Examiner in accordance with section 212 of the Planning Act 2008 (as amended) / Os ydy'r Rhestr Ddrafft Codi Tâl wedi cael ei chyfeirio gerbron Archwiliwr Annibynnol yn unol ag adran 212 Ddeddf Cynllunio 2008 (fel y'i diwygiwyd).

The publication of the recommendations of the Examiner and the reasons behind those recommendations / Cyhoeddi argymhellion yr Archwilydd a'r rhesymau dros yr argymhellion hynny.

The approval of the Charging Schedule by the Charging Authority (the Council) / Cymeradwyo'r Rhestr Codi Tâl gan yr Awdurdod Codi Tâl (y Cyngor).