



29/4/2014.

Ref: C.I.L. Examination Modifications.

Dear Mrs Simmonds,

Please also find attached to this letter, a copy of The Cwm Coke Ovens Planning Report, which was approved last week.

I include this for The Inspectors attention, as he makes a reference to this within Page 4, bullet point “x” of his agenda.

The affordable housing element was, yet again, not adhered to. Policy SSA 12 seeks “ at least 20% affordable housing provision”. Many of the more recent large developments have hugely reduced percentages for the affordable housing element as set out in The Inspector, Mr Mellors, Report. Affordables in this case were nil.

The C.I.L. regulations set out that this instrument must be consistent right across the County Borough, yet evidence is within The Cwm Report, negotiations have been taking place since early 2010, yet The Cwm Site sits quite comfortably within Zone 3 within The Draft Document, with not even a mention of any viability issues? That Draft Document was timed...originally...to have C.I.L. up and running for April 2014.

I am sorry to repeat myself, but The District Valuer has worked on assumptions provided to him by RCT Planning, which totally negate his equation used in coming to a conclusion over viability, ie the loss of profitability borne out by the affordable housing provision.

It is being claimed by RCT Planning, Tonyrefail has more in common with Zone 2. Yet to get to Zone 2 takes a change of two buses, as there is no direct route.

By car, you need to travel back North, to drive over Trebanog[Heol y Mynydd mountain] then travel south to Pontypridd, or travel over a mountain route[Penycoedcae] to Pontypridd. A hazardous route.

Tonyrefail to Pontypridd is 5.5miles.

Yet Beddau/Tynant, ie the site of The Cwm, is 3.3 miles, and has a bus travelling directly to Pontypridd every 15 minutes or so. Likewise Beddau/Tynant folk, traditionally shop in Pontypridd. The map indicating the 3 Zones, does not take account of Tonyrefails quite unique location within the low lying Ely Valley, backing onto Penycoedcae and the other very low lying Ely Valley mountain range.

It is not only the superb connectivity we have to The M4 East/West via The A4119, that makes Tonyrefail a very desirable place to live, the wonderful views and “countrified” location is of huge appeal to the people who come here to live., and why most Tonyrefail folks stay here for life.

The country views I have whilst penning this letter, are, quite frankly, to die for.

There just is no comparison over Pontypridd/Zone2 to Tonyrefail. To travel down to Treforest, Rhydfelin, Hawthorn or The Graig, goodness forbid, has even less appeal. These are all factors in any viability study, ie consumer choice.

I make these comparisons, purely because I regard myself as a typical house buyer. I bought in Tonyrefail because of its location to Talbot Green,s Shopping Mall, its location to The M4, its location

to Schools. Also the superb Leisure Centre with large swimming pool, and the 10 pin Bowling alley, featured in the equation.

The response by The Cartel of 4 Developers submitted by Savilles, would have you believe that if two Mercedes were placed side by side, both with the same spec, same price.....but 1 painted silver, the other pink that there would be an equal amount of sales for each car?.

Local Development Plan.

I attaché The 2010 Delivery Agreement.

Mr Staddon makes reference to the fact he has read The LDP purely to assist his deliberations over housing deliverability, as set out on his agenda page 3 & 4.

I think it important to take into account that the dip in the housing market in 2007, has recovered very well, and in 2010, when this report was constructed, there was an awful lot of optimism. Every single Candidate Site submitted from September 2005, to August 2006, was assessed for its viability, approx 200 sites were rejected.

Only 1 of the remaining 400 or so Candidate Sites are found to be unviable, and the issues are addressed within Mr Mellors Report.

There is one in there though, which is very poorly assessed, and clearly Mr Mellor was working on assumptions with this one, Candidate Site 403, 150 dwellings.

You will see within that delivery agreement, this site is actually brought forward, as it is so straightforward to develop.

He has seen no Coal Report, for it was not submitted, even though 75% of this land is placed directly on top of old Drift Mine workings[Tylcha Fach], some evidenced as being 1.2m from the surface.

He did not see the Drainage Report, which highlights serious hydraulic overloading, and only 25 of the 150 houses will have any connectivity, also a new water service mains is required.

The land was given Planning Consent in 2012. The original s.106 was negotiated down from £1.4m, to circa £800,000. Still the site is not coming forward. Since the planning consent was provided, the land owner has tried, unsuccessfully to sell the land.. This alone shows that The LDP was not as accurate an instrument, as one would think.

However, when you examine as to how Site 403 came off the constrained sites to the approved list, it should not come as any surprise.

The rest of The Draft LDP Candidate Sites went forward, all were adjudged to be viable, not only by the applicants and their agents, but by RCT Planning and Regeneration, this then all ratified by Nathaniel Litchfield & Partners within their report.

Absolutely nowhere are comparisons made with Tonyrefail, being allied or associated to any other area within RCTCBC, in the Local Plan. Tonyrefail is separate and distinct, and is a vital part to the success of The LDP.

However, I am sure Mr Staddon has drawn that conclusion from The LDP for himself.

Mrs Simmonds, I apologise for the lateness in sending this evidence, it is not meant to be anything other than an assist to Mr Staddon.

Kindest Regards.

RCT County Borough Councillor Tonyrefail East. Paul Wasley