

5. Are there any other issues arising from the CIL Draft Charging Schedule that you would like to comment on? / Hefech chi godi unrhyw faterion eraill ynghylch y Rhestr Ddrafft Codi Tâl?

No.

THANK YOU FOR YOUR COMMENTS ON THE CIL DRAFT CHARGING SCHEDULE

Completed forms should be returned to:

The Spatial Development, Team, Regeneration & Planning Division, Rhondda Cynon Taf County Borough Council, Floor 3, Sardis House, Sardis Road, Pontypridd, CF37 1DU.

REPRESENTATIONS SHOULD BE RETURNED BY

5:00pm ON THE 7th AUGUST 2013

REPRESENTATIONS RECEIVED AFTER THIS DATE WILL NOT BE CONSIDERED

DIOLCH AM EICH SYLWADAU AR Y RHESTR DDRAFFT CODI TÂL ASC

Dylech anfon ffurfienni wedi'u cwblhau at:

Carfan Datblygu Gofodol, Adran Adfywio a Chynllunio, Cyngor Bwrdeistref Rhondda Cynon Taf, Llawr 3, Tŷ Sardis, Heol Sardis, Pontypridd, CF37 1DU.

DYLAI SYLWADAU GAEL EU HANFON YN ÔL ERBYN

5:00pm 7fed Awst 2013

FYDDWN NI DDIM YN YSTYRIED UNRHYW SYLWADAU SYN CAEL AU DERBYN AR ÔL Y DYDDIAD HWN

For Office Use/ At
ddefnydd y swyddfa
yn unig

Contributor Number:
Contribution Number:
Representation Number:

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 ffurfienni 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 gopiau o Garfan Datblygu Gofodol, neu gallwch lungopio'r ffurflen hon.

Contact Details / Manylion Cyswilt

Personal Details / Manylion Personol		Agents Details / Manylion yr Asiant	
Title / Teitl		Mr	
First Name / Enw Cyniat		Peter	
Last Name / Cyfenw		Waldren	
Job Title (if applicable) / Title Swydd (lle bo'n berthnasol)		Director	
Organisation (if applicable) / Sefydliad (lle bo'n berthnasol)		WYG	
Address / Cyfeiriad		5th Floor, Longcross Court 47 Newport Road Cardiff	
Post Code / Cód Post		CF24 0AD	
Email Address / Cyfeiriad E-bost		peter.waldren@wyg.com	
Phone Number / Rhif Ffôn		02920 829 200	

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

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).

(Cyfeirwch 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

Please see separate sheet.

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 ydych sylwadau yn ceisio newid y Rhestr Ddrafft Codi Tâl ASC, ydych chi o'r farn bod angen ichi fyfychu'r Archwiliad Cyhoeddus?

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

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

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)



Discretionary relief

On behalf of our client, Talbot Green Developments Limited (TGDL), these representations provide comments and precedents set in regard to the approach to discretionary relief in relation to Exceptional Circumstances (Regulation 55-58). Our client wishes to object to application of the Charging Schedule to developments which have been permitted but which require subsequent amendment, and to paragraph 6.3 of the Draft Charging Schedule (June 2013) in particular, which states that "The Council does not propose to offer discretionary relief".

Our comments seek to ensure that Rhonda Cynon Taff County Borough Council (RCTCBC) pay due regard to the need to ensure that the combined weight of obligations do not render development in the Borough unviable on the application of the Community Infrastructure Levy (CIL). We note the apparent absence of any modelling of major developments, comparable to the scale of the Talbot Green town centre, which have very significant on-site infrastructure requirements. The viability modelling fails to account for consented schemes which become subject to 'fresh' planning applications (e.g. for revisions to layout) after the adoption of CIL, triggering the need for a payment. Such payments could result in 'double dipping' payment in the instance where an existing s106 Agreement has already secured relevant Strategic Infrastructure (or contributions towards), or could result in combined obligations. We raise concern that major developments could be rendered unviable due to the combined impact of s106 payments and CIL. In the context of economic uncertainty there is a need to have a discretionary relief policy to ensure chargeable development remains viable development.

In our opinion, the extent of previously delivered and future obligations should be considered when assessing the viability of a scheme, and in determining eligibility for Exemption Circumstance from CIL in accordance with the CIL regulations at the current time.

At the time of making these representations TGDL have received, as joint applicants with Sainsbury's Supermarkets Limited (SSL), a resolution to grant full planning permission for a 10,801sqm (GEA) supermarket. TGDL have also received a separate resolution to grant an overlapping outline planning permission for a new town centre comprising c.25,000sqm of Class A1 and A3 floorspace, including the above mentioned supermarket.

The resolutions to grant were made to subject to Planning Obligations under s106 of the Act ensuring payment of (*inter alia*) £2.05M for strategic highway infrastructure, described in the committee reports as improvements to the roundabout junction of the A4119/A473. One of the transport projects included on the Councils Regulation 123 Draft Infrastructure List relates to the improvement of the A4119/A473 roundabout. The trigger point for making this payment results in the full amount being paid within 6 weeks of the full or outline development having commenced.

The stated intention set out in the applications was, and remains, to implement the supermarket as phase 1 of the wider town centre development. The development programme requires the provision, by TGDL, of significant new access infrastructure to serve the phase 1 site as well as provision of a serviced plateau for the supermarket itself. The



provision of these site preparation/access works are envisaged to take approximately 12 months, after which construction of the supermarket by SSL will commence. Accordingly, the £2.05M strategic highway s106 payment will have been made some 11 months prior to construction of the supermarket commencing.

Retailing is a particularly dynamic sector of the economy with constant data analysis refining the ultimate end product. Accordingly, schemes such as those subject to the resolutions to approve, above, are frequently refined to ensure developments are fully cognisant of the latest thinking and tenant demands. It is possible, or even likely, therefore that the precise form of development will differ from that which has been resolved to be approved, potentially necessitating a further planning submission.

In Wales, there is no scope to submit a Minor Material or Non Material Amendment and accordingly the only options to seek approval for any change would be to either (a) seek to vary a condition listing the approved plans or (b) apply for a new full or outline planning permission. Unfortunately, the conditions set out in the committee report contain no condition listing the approved plans and while we have requested one be added, it is not clear at time of writing whether such a request will be granted. In such circumstances it appears that a new application would be required for even a relatively minor and acceptable change to the approved development.

While the Community Infrastructure Levy (Amendment) Regulations 2012, which came into effect on 28 November 2012, introduced a recognition that applications made under s73 of the Act might hitherto have resulted in an overpayment of CIL, there is no similar provision for new applications for full planning permission (under s57), even if such an application were materially similar to a previously approved permission and resulted in no increase in floorspace (indeed, even if they resulted in a reduction in floorspace).

The outcome of the above is that:

- Should development of the site preparation/access works commence, thus triggering payment of the £2.05 highway infrastructure payment (for works to the A4119/A473 junction, which is included on the Councils Regulation 123 list); and
- Should the permitted development need to be altered in any material way such that a new planning application is required; and
- Should such an application be determined after CIL comes into effect (as seems entirely possible given the current development programme and published timetable for introducing CIL);

Then, notwithstanding the fact that the development's share of its Regulation 123 infrastructure burden (£2.05M) will already have been paid and notwithstanding any implications for scheme viability, a further CIL payment would be required. This would be grossly unfair and would in effect constitute 'double dipping'.

Furthermore, if a significantly different form of development were envisaged for phase 2 of the town centre scheme no account would appear to be able to be taken of the fact that the project would have already contributed over £2M towards infrastructure appearing on the Regulation 123 list. Again, this would be grossly unfair, would in effect constitute 'double dipping' and would have significant implications for scheme viability.



It is also the case that another element of infrastructure on the Regulation 123 draft list is a necessary part of the phase 2 town centre development, namely the signalisation of the A473/Glamorgan Retail Park roundabout. This is currently a conditional requirement of the phase 2 town centre development and is likely to be a conditional requirement of any subsequent alteration to phase 2, should such alteration be necessary. As such, as currently drafted, the charging schedule and infrastructure list would appear to require this to be both paid for and provided.

Accordingly, our client wishes to object to the apparent potential application of the Charging Schedule to development which may already have been implemented but which require subsequent amendment.

Regulations 55 to 58 allow charging authorities to set discretionary relief for exceptional circumstances to allow the charging authority to avoid rendering sites with specific and exceptional cost burdens unviable should exceptional circumstances arise. We believe that the above scenario constitutes exceptional circumstances.

Before granting discretionary relief, the charging authority will need to be satisfied that the costs relating to the section 106 agreement (which we assume must include the section 106 agreement relating to the original permission) are greater than those related to the Community Infrastructure Levy, and that the relief would not constitute notifiable State Aid. We believe these stipulations would be met.

Accordingly, our client wishes to object to paragraph 6.3 of the Draft Charging Schedule (June 2013), which states that "The Council does not propose to offer discretionary relief".

In a similar set of circumstances to those outlined above, the London Borough of Brent and Quintain Estates and Development plc prepared and signed a Statement of Common Ground on 12th November 2012. The statement formalised areas of agreement in relation to the CIL Draft Charging Schedule between the two parties to address the circumstances prior to the adoption of the CIL Charging Schedule. As with the Talbot Green development, the s106 agreement pre-dated the Charging Schedule coming into effect and accordingly included infrastructure to both directly mitigate on site impacts, and to serve the wider needs of the area.

We request that a Statement of Common Ground or Memorandum of Understanding is also prepared and signed in advance of examination to assist the Examiner in addressing the concerns outlined above. In these similar circumstances, we wish to address our client's unease and to avoid 'double dipping' for Strategic Infrastructure and to ensure certainty for developers in assessing viability in regard to progressing their schemes.