



8/5/2014.

The Modification to RCTCBC C.I.L. process.

Dear Mr Staddon,

Thank you very much for the way you accommodated my situation yesterday, it was clear to me you were mindful of the timeline I needed to meet.

The main reason which worried me about not being present at the close of this C.I.L. Examination is noted within your agenda, which was that we would all have an opportunity to give our views on the Examination.

Had this taken place I would have rounded off by saying:-

“We have heard RCT,s advisor state, he has used assumptions right throughout the process. He stated he based this on postcodes, CF39 gives you Tonyrefail, in Zone 3.....and Porth in Zone 1, in The North of The County. The smallest of physical checks will show you a vast difference in house prices, land prices and as places you would desire to live in. It is a no brainer where one would prefer to live! He has used a flawed system for his number crunching.

Likewise he has factored in the 20% affordable housing element, on another assumption, that it is being applied. The LDP was only adopted in March 2011, Mr Hall stated 3 developments have been the subject of reductions, this is not true, I have found many more. It is clear the 20% Policy is not being adhered to.

Linked with the wrong assumptions on land prices in Tonyrefail, ie some sites are the subject of Legal Options to buy....ie “sale or return”. This skews his whole equation.

I stated that the Executive, ie Cabinet, had authorised this whole C.I.L. to take place similar to that of The LDP. Mr Staddon, you will be aware I have had to introduce an FOI for information asking the simplest of requests as to who has taken part in this whole exercise of formulating a workable C.I.L.. I had the answer yesterday morning.

(Reading) 11th Dec 2012, 21st Feb 2013, 4th June 2013, 17th July 2013, 6th August 2013, 6th Jan 2014, 19th March 2014.....all undertaken with the Developers who are named as being The Consortium within The Consultation documents, of which Mr Gale you made a decision to remove Tonyrefails original place within Zone 3.

Not once as Local Member did anyone afford me the common courtesy to make an input.

Full Council Meetings could easily have been used to inform Members on CIL, some start at 5pm and then close by 5.30pm.....some get cancelled because of so little business, such as last weeks.....yet you say it would not be possible to address every Member over C.I.L.?: I am sorry, but I cannot accept your argument as to why you did not consult me over issues affecting the good people of Tonyrefail.

Mr Gale, where are your builders today? : They clearly now know that someone has taken time and undertaken a proper exercise to show their input for what it is, a clear attempt to get themselves a discount.....at the expense of the good people of Tonyrefail. Mr Gale, I have rubbished their input with my up to date and factual knowledge of my Ward.

Not only myself, but The Community Council have been kept in the dark as to the intentions of RCTCBC to change the position of Tonyrefail, this evidenced by letter to me from The Clerk.

Within The C.I.L. Act The Community Council (where 1 exists) is an integral part of The C.I.L. system, and it is they who will benefit from the 15-25% portion of the revenue raised, to spend within our Community.

Mr Staddon, with the overintensified build we have had in Tonyrefail over the last 10 years, we need all the contributions to improve our infrastructure we can get. The LDP will place another approx 3000 people + within that melting pot.

Mr Staddon, you asked The District Valuer why he did not produce up to date figures on the whole of The County, as he did for Tonyrefail. He stated the reason, to save money as we all know how there have been cut backs.....yet RCTCBC,s report to Members [Feb 26th 2014] clearly states there is no extra over costs to Council Tax payers, as all C.I.L. expenditure has been absorbed within the Office budget. Mr Tyldsley, this answer was clearly fudged.

The whole of those records area available online, I have researched them myself.

Mr Tyldsley, why did you not refer to the Welsh Government,s most recent Acceptable Cost Guidance document, which evidences Tonyrefail in Band 4, with Llanharan, Llanharry, Llantrisant, Llantwit Fardre all in The South of The County, and all in Zone 3. This material fact does not feature within The Modification of C.I.L. If Tonyrefail shares such similarity with land/build/costs....why do the other 4 remain in Zone 3?

I allege and still claim, the evidence introduced to make such a huge modification such as to move Tonyrefail out of Zone 3, does not fulfil the stated requirements within The C.I.L. Act, ie “appropriateness of any such evidence”., and its lateness has not fulfilled the intended consultation criteria.

Mr Hall, you presented a map to Mr Staddon for his attention, regarding the large allocation made in Tonyrefail during The LDP. Mr Staddon asked you, “whats that very large dark area at the top”you replied it was for the 650 dwelling allocation.....Mr Hall, why didn’t you qualify this by pointing out to Mr Staddon that this was the “red dot” placed in Tonyrefail, which is the subject of Trane Primary School,s allocation within The Regulation 123 submission?.....Mr Hall, you know and I know, it is not your intention, nor any future developers, to place a school there. This is shown on the marketing General Arrangement Plan for Trane. I believe you have a copy of this plan, which I have brought along today.

Mr Staddon, to close : I have had difficulty sitting quietly through some of this Examination, in particular to the statements made...several times...that it is ok” for some people to stand on the sidelines and throw stones”

I can clearly see that my Ward of Tonyrefail is going to be dis-advantaged by this modification, and I would be shirking my duties if I had not placed a challenge on the flawed representations on which decisions have been made.

Mr Staddon, I would ask you please to take notice of my up to date factual input, and reject the modification to place Tonyrefail out of its rightful, and original, Zone 3 placement.

Mr Staddon on a personal note, thank you for coming to Wales and in the fair way you have appeared to conduct this C.I.L. Examination.

Please have a good journey back to Gloucester, and I wish you well.

Yours Sincerely.....Paul Wasley.