

Rhondda Cynon Taf County Borough Council Community Infrastructure Levy Draft Charging Schedule

Regulation 19:1 (b) Summary of Representations & Main Issues

Purpose

The purpose of this statement is to provide the necessary information to meet the submission requirements in respect of Regulation 19 (1) (b) of the Community Infrastructure Levy Regulations 2010 (as amended).

Regulation 19 (1) (b) requires Rhondda Cynon Taf Council 'The Council', upon submission of its Charging Schedule for Examination, to submit a statement setting out either;

- a) If representations were made in accordance with Regulation 17, the number of representations made and a summary of the main issues raised by those representations, or
- b) That no such representations were made.

Regulation 17 relates to representations made to the Draft Charging Schedule 'DCS'.

Rhondda Cynon Taf Council Regulation 19 (1) (b) Position

The Council consulted on its Community Infrastructure Levy (CIL) Draft Charging Schedule for a period of 6 weeks between 27th June and 7th August 2013.

Status of Representations

In accordance with regulation 17 of the CIL Regulations 2010 (as amended) The Council received a total of 21 representations (including 1 late representation) to the DCS. The respondents are set out in at the end of this document.

Summary of Main Issues raised in the Representations

The Council has submitted a DCS summary of representations Document (Report of Comments and Responses October 2013) that provides a summary of all the representations received to the DCS consultation and where appropriate a Council response to each matter. In addition to this it has also published modifications addressing specific matters raised through consultation in a Statement of Modifications.

The main issues raised were:-

- the detrimental impact the introduction CIL will have on the economy of RCT;
- that Zone 1 should be extended to Rhydfelin and the remainder of the County Borough should be classed as Zone 2. Zone 3 should be scrapped;
- the appropriateness of including Tonyrefail in Zone 3;
- the impact of CIL on strategic sites;
- the impact of CIL on the delivery of affordable housing;
- the need to avoid double counting between S106 requirements and CIL;
- the robustness of the Economic Viability Appraisal;
- need for discretionary relief from CIL;
- the use of CIL for utility infrastructure; and
- the impact of CIL on the development of retirement housing.

List of respondents to the Draft Charging Schedule:-

1. Caerphilly County Borough Council
2. Welsh Government
3. Natural Resources Wales
4. Country Land and Business Association
5. Sainsbury's PLC
6. The Coal Authority
7. Network Rail Western
8. The Theatres Trust
9. Home Builders Federation Consortium
10. McCarthy and Stone Retirement Lifestyles Ltd
11. Meadbro Investments
12. Gregory Bryne and Associates
13. CPL Industries
14. Rhondda Housing Association
15. Cynon Taf Housing Association
16. Hendre Housing Association
17. Newydd Housing Association
18. Welsh Water
19. Talbot Green Developments Ltd
20. Cwm Taf Health Board (Robertstown)

Late Representation

21. Cwm Taf Health Board (Primary Care)