



rhondda cynon taf

**community infrastructure levy**

*ardoll seilwaith cymunedol*

## **Community Infrastructure Levy**

**Allocated Sites Status and Projected CIL Paper – Updated Tables 1 and 2**

**Date 28 April 2014**

**Updated Table 1 – Sites with Planning Permission/Resolution to Approve and Not Likely to Pay CIL as of 28/04/14**

<b>Site</b>	<b>Location</b>	<b>Allocation</b>	<b>Does the site have planning permission with a S106?</b>	<b>Does the site have a Council resolution to approve subject to S106?</b>	<b>LDP AH% Target</b>	<b>Actual AH% Secured</b>	<b>Value of S106 Pot Secured</b>
SSA 7	Former Cwm Colliery and Coking Works, Tyn-y-nant, Pontypridd	800 to 950 dwellings		Yes	20%	Approx. 5% (£1.5 million for off site provision)	£525,000
SSA 8	Mwyndy/Talbot Green Area	Part 1 – New Town Centre and 64 dwellings	Yes (part)	Yes (part)	20%	20%	£5,128,000
SSA 9	Former OCC site Llanilid, Llanharan	1950 – 2100 dwellings		Yes	20%	Minimum Of 10% with review Mechanism in s106	Between £16,545,968 and £17,765,968

SSA 10.5	Site of former Hillside Club, Capel Hill, Tonyrefail	40		Yes	20%	20%	£99,264
SSA 10.7	Land at Gwern Heulog, Coed Ely	150	Yes		20%	10% with a review mechanism in s106	£800,000
SSA 10.12	Land East Dolau County Primary School, Bridgend Rd, Bryncae	130	Yes		20%	20%	£191,380
SSA 10.13	West of Llechau, Llanharry	90	Yes		20%	20%	£493,820
SSA 10.15	Land South Brynteg Court, Beddau	150	Yes		20%	15%	£552,240
SSA 10.18	Land South the Ridings, Tonteg and East Station Rd. Church Village	500 (planning permission for 276 dwellings)	Yes		20%	20%	£1,676,083
	<b>Total Dwellings</b>	<b>3650 to 3950</b>					

**Updated Table 2 – Sites without planning permission and the potential to pay**

<b>Site</b>	<b>Location</b>	<b>Allocation</b>	<b>Does the site have planning permission with a S106?</b>	<b>LDP AH% Target</b>	<b>Estimated CIL Receipt</b>
SSA 8	Mwyndy/Talbot Green Area	Part 2 – 400 dwellings	No	20%	£3,570,000
SSA 10.1	Cefn Lane, Glyncoch	30	No	20%	£126,000
SSA 10.2	Trane Farm, Tonyrefail	700	No	20%	£2,352,000
SSA 10.3	Collena Farm, Tonyrefail	25	No	20%	£84,000

SSA 10.4	Bryngolau, Tonyrefail	50	No	20%	£168,000
SSA 10.6	Land East of Mill St, Tonyrefail	100	No	20%	£336,000
SSA 10.8	Land rear Tylcha Wen Tce, Tonyrefail	30	No	20%	£100,800
SSA 10.9	Land part of Tylcha Ganol Park, South Mill St, Tonyrefail	85	No	20%	£285,600
SSA 10.10	Land East Hafod Wen and North Concorde Drive, Tonyrefail	100	No	20%	£336,000
SSA 10.11	Land South Brynna Rd, Bryncae	200	No	20%	£1,428,000
SSA 10.14	Penygawsi, Llantrisant	40	No	20%	£285,600

SSA 10.16	The Link Site, Pen-yr-eglwys, Church Village	160	No	20%	£1,142,400
SSA 10.17	Glyntaff Farm, Rhydyfelin	80	No	20%	£268,800
SSA 10.18	Land South The Ridings, Tonteg and East Station Rd, Church Village	224 (Based on remainder of allocation of 500)	No	20%	£1,599,360
	<b>Total Dwellings</b>	<b>2,224</b>		<b>Total</b>	<b>£12,082,560</b>

**Table 3 – Anticipated CIL Revenue for Next 5 Years – There has been no change to this table.**