



rhondda cynon taf
community infrastructure levy

ardoll seilwaith cymunedol

COMMUNITY INFRASTRUCTURE LEVY

Allocated Sites Status and Projected CIL Paper

Date 27th February 2014

Status of Allocated Sites in CIL Charging Zones 2 and 3 & Anticipated CIL Revenue for Next 5 Years

The Council has prepared three tables to assist the Inspector in his Examination of the proposed CIL. The tables show:-

Table 1 - Sites with Planning Permission / Resolution to Approve and Not Likely to Pay CIL

Table 2 – Sites without Planning Permission and the Potential to Pay CIL

Table 3 – Anticipated CIL Revenue for the Next 5 Years

The Council's LDP divides the County Borough into northern and southern strategy areas. The Draft Charging Schedule proposes that for residential development in the Northern Strategy Area, the CIL charge is £0.

As it is likely therefore that residential allocations in the Northern Strategy Area will not generate CIL, tables 1, 2 and 3 only consider the Southern Strategy Area allocations which are likely to generate and pay CIL.

Table Notes

- (1) (a) Based on average unit size of 105 sqm (used by Savills in their Draft Charging Evidence and DV in their testing of Savills assumptions in October 2013) and which equates per dwelling to: £8,925 in Zone 3 & £4,200 in Zone 2.
(b) Estimated CIL calculated on open market housing only.
- (2) Based on known costs only.
- (3) (i) relates to the planning permission for 64 dwellings as part of the residential element of new town centre
(ii) is the residential allocation for 400 dwellings.
- (4) Full planning permission relates to part of the site and is for 276 dwellings.

Table 1 - Sites with Planning Permission / Resolution to Approve and Not Likely to Pay CIL

Site	Location	Allocation	Does the site have planning permission with a s106?	Does the site have a Council resolution to approve subject to s106?	LDP AH% Target	Actual AH% Secured	Value of s106 Pot Secured (2)
SSA 8	Mwyndy/Talbot Green Area	Part 1 - New Town Centre & 64 dwellings (3i)	Yes		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 (4) (planning permission for 276 dwellings)		Yes	20%	20%	£1,676,083(4)
	Total Dwellings	2850 to 3000					

Table 2 – Sites without Planning Permission and the Potential to Pay CIL

Site	Location	Allocation	Does the site have planning permission with a s106?	LDP AH% Target	Estimated CIL Receipt (1a&b)
SSA 7	Former Cwm Colliery and Coking Works, Tyn-y-nant, Pontypridd	800 to 950 dwellings	No	20%	£6,076,140
SSA 8	Mwyndy/Talbot Green Area	Part 2 -400 dwellings (3ii)	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 Terrace, Tonyrefail	30	No	20%	£100,800
SSA 10.9	Land part of Tylcha Ganol Farm, 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, Brynna	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, Rhydfelin	80	No	20%	£268,800
SSA 10.18	Land South The Ridings, Tonteg and East Station Rd, Church Village	500 (Based on remainder of allocation, ie. 224)	No	20%	£1,599,360
	Total Dwellings	3024 to 3174		Total	£18,158,700

Table 3 - Anticipated CIL Revenue for Next 5 Years

Site	Location	Allocation	Estimated CIL Receipt (1 a&b)
Not Allocated	Bethlehem View, Llanharan	82	£585,480
SSA 10.11	Land South Brynna Rd	150	£871,000
SSA 10.14	Penygawsi, Llantrisant	40	£285,600
SSA 8	Mwyndy/Talbot Green Area	225	£1,606,500
Not Allocated	Parc Eirin, Tonyrefail	260	£873,600
Not Allocated	The Grange, Tyfica Rd, Pontypridd	10	£33,600
Not Allocated	Cresta Garage Site, Hendreforgan, Tonyrefail	24	£80,640
SSA 10.6	Land East of Mill St, Tonyrefail	75	£252,000
SSA 10.10	Land East Hafod Wen and North Concorde Drive, Tonyrefail	50	£168,000
SSA 10.5	Site of Former Hillside Club, Capel Hill, Tonyrefail	34	£114,240
SSA 10.16	The Link Site, Pen-yr-eglwys, Church Village	60	£428,400
SSA 10.2	Trane Farm, Tonyrefail	240	£806,400
Not Allocated	Trane Farm, Bryngolau, Tonyrefail	25	£84,000
		Total	£6,189,460