



For Office Use	RepresentorNumber:	4556
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	Representation Number:	

# Representation Form

## Preliminary Draft Charging Schedule & Draft Infrastructure List

Completed forms should be returned on or before  
**Wednesday 28th November 2012** to:

**The Strategic and Development Plans Team  
Caerphilly County Borough Council,  
Pontllanfraith House, Blackwood, NP12 2YW.**

Further copies of this form can be obtained from the  
Local Development Plan Team, or you can photocopy this form.

### Contact Details

	Personal Details	Agents Details (if applicable)
Title	MR	
First Name	NEIL	
Last Name	BARBER	
Job Title (if applicable)	DIRECTOR OF DEVELOPMENT	
Organisation (if applicable)	SEREN GROUP	
Address	[REDACTED]	
Post Code	[REDACTED]	
E-mail Address	[REDACTED]	
Telephone No.	[REDACTED]	

1(a) Do you agree that the assumptions and/or method set out in the viability report are robust?

Yes  No  (please tick as appropriate)

(b) If not what is your justification?

2 Do you agree that the viability study represents an appropriate basis for determining the level of CIL that would be viable in the Borough?

Yes  No

3 If you support the differential residential rate do you think the boundary between the different zones as shown is an appropriate boundary? If not please say what boundaries should be used instead and your justification for these boundaries.  
(Please attach map illustrating your boundary amendments)

WE AGREE WITH THE PROPOSED BOUNDARIES -

4 Do you agree with the different rates for residential development proposed within each charging zone? If not which do you not agree with and what is your justification?

AGREED

5(a) If given the choice and subject to any updated Regulations, Do you think that Affordable Housing should be delivered through CIL or through Section 106 Obligations?

CIL  Section 106 Obligation

(b) What is your justification for this?

WE STRONGLY BELIEVE THAT AFFORDABLE HOUSING IS BEST DELIVERED AS AN INTEGRATED PART OF A HOUSING DEVELOPMENT.

6(a) Do you agree with the proposal to set a flat rate levy for A1, A3 & D1\* uses across the whole of the County Borough?

\* Excludes all other uses within Class D1 of the Town & Country Planning (Use Class) Order 1987

Yes  No

(b) If not what is your justification?

7(a) Do you agree with the different rates for A1, A3 & D1\* uses?

Yes  No

(b) If not which do you not agree with and what is your justification?

8(b) Do you agree with the proposed £0 charge for B1, B2, B8 and D2 Uses?  
If not what do you believe the charge should be and what is your justification?

9(a) Do you agree that the proposed level of CIL represents an appropriate balance between the desirability of funding infrastructure through CIL and ensuring that development remains viable?

Yes  No

(b) If not, what is your justification for this?

10(a) Do you agree with the Infrastructure List Identified

Yes  No

10(b) If not, please specify how the list should be modified and your reason/s for this?

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11(a) Do you agree with the use of Discretionary Relief in exceptional circumstances where it can be demonstrated that a Section 106 planning obligation attached to a development exceeds the cost of the CIL amount levied, whereby CIL would have an unacceptable impact on the economic viability of a development?

Yes  No

(b) If not, what is your justification?

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12(a) Subject to any updated Regulations it is proposed that a proportion of the net CIL receipts be passed to local communities (e.g. the Town Council or Community Council). Do you agree with this approach?

Yes  No

(b) If so, what do you believe the percentage should be and what is your justification?

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**Thank you for your comments on Preliminary Draft Charging Schedule & Draft Infrastructure List.**

REPRESENTATIONS RECEIVED AFTER **WEDNESDAY 28 NOVEMBER 2012**  
WILL NOT BE CONSIDERED

PLEASE NOTE THAT ALL REPRESENTATIONS RECEIVED  
WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION,  
AND CANNOT BE TREATED AS CONFIDENTIAL.

**FOR FURTHER INFORMATION OR ASSISTANCE, PLEASE**

**Look on the Council's Website** [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)  
**e-mail the LDP Team** [ldp@caerphilly.gov.uk](mailto:ldp@caerphilly.gov.uk)  
**Phone the LDP Hotline** 01495 235376

This document is available in welsh, other languages or format on request.