



For Office Use RepresentorNumber: 1821
Accession Number: 5
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	Rob		
Last Name	Thomas		
Job Title (if applicable)	Director of Development Services		
Organisation (if applicable)	Vale of Glamorgan Council		
Address			
Post Code			
E-mail Address			
Telephone No.			

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?

NA

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)

The boundaries appear logical and are based on sound viability evidence.

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?

The evidence appears to justify a higher rate than £40/sqm in the 'Higher Viability Area' zone e.g. up to £125/sqm.

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?

That is likely to be easier to secure on-site provision through s106 agreements ensuring mixed sustainable new communities on a site by site basis. Securing it through CIL could undermine the delivery of affordable housing with other forms of Infrastructure being prioritised ahead of affordable housing.

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?

NA

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?

NA

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?

Agree

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?

NA

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?

NA

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?

NA

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?

At least 10% so that local communities receive some benefit from new development in their area, but not so much as to undermine the delivery of strategic infrastructure for the area.

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

e-mail the LDP team ldp@caerphilly.gov.uk

Phone the LDP Hotline 01495 235376

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