

Community Infrastructure Levy – Draft Charging Schedule:

Planning Act 2008 – Section 211 and 212 Declaration

1) Introduction

- 1.1 In accordance with Section 212 of the Planning Act 2008, this declaration confirms that Merthyr Tydfil County Borough Council has complied with the appropriate statutory requirements and has used appropriate available evidence to inform the preparation of its Community Infrastructure Levy (CIL) Draft Charging Schedule.

2) Declaration

- 2.1 Merthyr Tydfil County Borough Council declares that:
- a) the Charging Authority has complied with the requirements of Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 as amended by the CIL Amendment Regulations 2011, 2012 and 2013 (including the requirements to have regard to the matters listed in section 211(2) and (4) of the Planning Act 2008);
 - b) the Charging Authority has used appropriate available evidence to inform the Draft Charging Schedule;
 - c) any other matters prescribed by the CIL Regulations 2010 as amended have been dealt with.
- 2.2 This declaration was reported to a Full Meeting of Merthyr Tydfil County Borough Council that was held on the 4th December 2013.
- 2.3 The Council will provide a detailed Examination Statement to the Planning Inspector demonstrating how the Council has complied with the appropriate Legislation and Regulations.

3) Available Appropriate Evidence

Local Development Plan

- 3.1 The Merthyr Tydfil County Borough Council Local Development Plan was adopted on May 25th 2011 and covers the period upto 2021. The CIL being proposed is designed to support this up to date, adopted development plan.


Infrastructure Assessments

- 3.2 Through the preparation and Examination of the Council's development plan a thorough understanding of infrastructure needs has been established and independently tested. This information has been brought together and updated through the preparation of the CIL Charging Schedule. The MTCBC Infrastructure Report (Feb 2013) sets out the infrastructure required to support the delivery of the Adopted LDP, the costs of the identified infrastructure and the funding gap.

Viability Assessments

3.3 The Council has carried out detailed viability analysis undertaken by Council Officers and the District Valuer Services. These assessments have examined the impact of a range of CIL rates on the types of development expected to come forward in the Council's area in the period up to 2021. The viability assessments have used up-to-date market information and established viability methodologies using industry standard sources of information such as the Valuation Office Agency, Land Registry and Building Cost Information Service (BCIS) and as such are considered robust evidence.

Signed:

A handwritten signature in black ink, appearing to read 'J Jones', written over a horizontal line.

Judith Jones, Head of Town Planning
Merthyr Tydfil County Borough Council