



Rob Murray
Forward Planning
Torfaen County Borough Council
County Hall
Cwmbran
Torfaen
NP44 2WN

Your ref: RM/SDH/D-LDP
Our ref: qA930124/1
Date: 27 May 2011

Dear Rob

**Torfaen Local Development Plan – Deposit Version
: Response**

Please accept my apologies as I have noticed an omission from our representation to Torfaen's Deposit LDP, namely Policy S8 and paragraphs 5.8.1 to 5.8.6. I wish to include under category A of our representation concerns regarding Policy S8 and how this will be taken forward when pooled s106 contributions are no longer allowed after 6 April 2014 (5 or more), particularly in delivering the necessary infrastructure to support the plan and the timing of any transition to a CIL. The deliverability of the plan could come under question if there is no mechanism in place to capture the financial benefits arising from development which can be used to assist the provision of appropriate infrastructure. If there is no CIL in place until a date after April 2014 there could be a vacuum in the plans ability to capture such financial receipts. This should not be left to an early review of the plan. It is not in the interest of the plan to create a policy void. Developing a CIL may also be difficult bearing in mind the lack of detail regarding the necessary infrastructure required to support the plan, particularly on the strategic sites. Further explanation should be provided to demonstrate how this situation is not an issue or, if it is, how it is to be resolved.

Regards,

Mark Newey
Head of Plans
Welsh Government

