



Rhondda Cynon Taf

Cynllun Datblygu Lleol Diwygiedig 2020-2030

Revised Local Development Plan 2020-2030

Candidate Site Submission Form

October 2020





RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL REVISED LOCAL DEVELOPMENT PLAN 2020-2030

CANDIDATE SITE SUBMISSION FORM

One of the initial stages of the Revised Local Development Plan (RLDP) is the 'Call for Candidate Sites'. The Council are now inviting the submission of Candidate Sites for their consideration for a range of development proposals.

One of the key principles of the Candidate Site process, is to gather suitable evidence from site promoters to robustly demonstrate that their sites are, or can be made, free from constraints, are in sustainable locations; and are deliverable whilst being financially viable for allocation.

This Candidate Site Submission Form has been prepared as part of the overarching Candidate Site Methodology for the RLDP process. That should be read prior to the completion of this form and the submission of Candidate Sites. It sets out the process in detail, what is expected to be submitted in relation to the site, (and when) and then sets out the multiple stages of assessment that sites will be subject to.

This site Submission Form is also accompanied by a detailed Guidance Note for its completion, which should be read in conjunction with the completion of this form.

Please complete one form for each site, or proposed use for each site. It must be accompanied by an Ordnance Survey base mapped plan at 1:1250 or 1:2500 scale, with a **red line boundary** outlining the land in question. Please also provide a **blue line boundary** outlining all other nearby parcels of land that are within the same ownership.

Box For Council Use Only	
Site ID	
Site Promoter ID	
Agent ID (if applicable)	
Date Received	
Date Input	

All submissions will be handled in accordance with GDPR regulations. Please note however that all forms and additional evidence submitted will be made available for public inspection. All completed Candidate Site Submission Forms and accompanying location plans must be submitted online, or sent to our email:

LDP@rctcbc.gov.uk or,

Planning Policy Team

Sardis House

Sardis Road

Pontypridd

CF37 1DU Tel: 01443 281129

Deadline to submit Candidate Sites: 31st March 2021

Please select your preferred method of communication for future information/consultations:

Email ☐ Post ☐

Please select your preferred language of communication:

Welsh ☐ English ☐

Corresponding in Welsh will not lead to delay.

CONTACT DETAILS

1.	Contact details	Agents contact details (if applicable)
Title	<input type="text"/>	<input type="text"/>
Name	<input type="text"/>	<input type="text"/>
Company (if applicable)	<input type="text"/>	<input type="text"/>
Address	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address	<input type="text"/>	<input type="text"/>

SITE DETAILS

2. Site Name:	<input type="text"/>		
3. Site Address (including OS Grid Reference or Eastings/Northings, and edged red on an accompanying Ordnance Survey Plan):	<input type="text"/>		
	Grid Reference	<input type="text"/>	
	or		
	Easting	<input type="text"/>	
	Northing	<input type="text"/>	
4. Site Area (Hectares):	<input type="text"/>		
5. Site Type (tick one):	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixed <input type="checkbox"/>
6. Current Use(s):	<input type="text"/>		

7. Proposed Use(s):
8. Brief description of proposal (e.g. estimated number of dwellings, commercial floorspace, MW of renewable energy, etc.):

OWNERSHIP

- | | Yes | No |
|---|----------------------|----------------------|
| 9. Is the site, and its proposed access, wholly in the ownership of the site promoter? | <input type="text"/> | <input type="text"/> |
| If not, are all other land owners in support of this submission? | <input type="text"/> | <input type="text"/> |
| 10. Is/are the land owner(s) willing to sell the land? | <input type="text"/> | <input type="text"/> |
| 11. Is there a meaningful uplift in land value, sufficient to encourage the landowner to sell for the proposed use? | <input type="text"/> | <input type="text"/> |
| 12. Does the site promoter own any additional land adjacent to the site? | <input type="text"/> | <input type="text"/> |

If multiple landowners are involved, please indicate if this is related to parts of the site or if there are several owners of the same area of land. Ordnance Survey Plans indicating this would be welcomed. All other landowners associated with the site who wish to be informed directly of the site's progress, should be included above, or correspond with us directly.

PLANNING STATUS AND SITE SURVEYS

13. Is the site allocated within the current Local Development Plan, either partially or in its entirety?
14. Current Planning Status (if applicable):
15. Site Planning History (including any planning permissions granted or reasons for refusal):

16. Have any pre-application discussions taken place with the Council, including a formal pre-application? If so, please provide details.
17. If the site has been subject to a planning application or pre-application, what surveys were required? Please provide details and copies of any surveys that have been undertaken to date.

LOCATION AND ACCESSIBILITY

- | | Yes | No | Further comments |
|---|--------------------------|--------------------------|------------------|
| 18. Is the site within 400m of key services and facilities (e.g. schools, convenience stores, supermarkets, health care, play area, community facilities)? If yes, please give details. If no, what is the distance to the nearest? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 19. Is the site within 400m of green space, public open space or open access land? If yes, please give details. If no, what is the distance to the nearest? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 20. Is the site within 400m of an existing Retail Centre, as defined in the Current Local Development Plan and illustrated on the associated proposals map? If yes, which centre(s) is it within 400m of? If no, what is the nearest centre and the distance to it? | <input type="checkbox"/> | <input type="checkbox"/> | |

SITE CHARACTER AND CONTEXT

- | | Yes | No | Further details |
|--|--------------------------|--------------------------|-----------------|
| 21. Does the site have any physical constraints? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 22. Is the site affected by conflicting neighbouring uses? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 23. Is the site subject to any other key constraints? | <input type="checkbox"/> | <input type="checkbox"/> | |

24. Do any public rights of way cross the site? ☐ ☐

ACCESSIBILITY AND HIGHWAY CAPACITY

- | | Yes | No | Further details |
|---|--------------------------|--------------------------|----------------------|
| 25. Is the site currently accessible from the existing highway network? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |

If not, please explain what infrastructure is needed to deliver the site, and demonstrate how access could be achieved:

- | | | | |
|---|--------------------------|--------------------------|----------------------|
| 26. Is there funding/finance to deliver the necessary infrastructure requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| 27. Is the site within 400m of an existing or planning active travel route? Please specify the distance to the nearest identified active travel route. If no, what opportunities exist for promoting active travel within and around the site and linking into the existing network? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| 28. Is the site within 400m of a frequent bus service/train service? If yes, please provide details including the frequency of services using the bus stop or rail station. If no, what is the distance to the nearest bus stop or rail station? Please provide details of any liaison with public transport operators to improve public transport access to/from the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |

LANDSCAPE AND ENVIRONMENTAL IMPACT

- | | Yes | No | Further details |
|---|--------------------------|--------------------------|----------------------|
| 29. Is there a risk that the site is contaminated or within an Air Quality Management Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |
| 30. Is the site affected by our area's coal mining legacy? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |

31. Is the site within a Conservation Area? ☐ ☐
32. Would the proposal affect a heritage asset? (Such as a listed building). ☐ ☐
33. Is the site located on grade 1, 2 or 3a agricultural land? ☐ ☐
34. Is the site within a designated landscape area such as a Green Wedge or Special Landscape Area? ☐ ☐
35. Will the site include Green Infrastructure or provide areas of habitat connectivity? ☐ ☐
36. Would the site impact on any national, regional or local environmental designations? Please tick all that apply:
- | | | | |
|--|--------------------------|---|--------------------------|
| Sites of Importance for Nature Conservation (SINC) | <input type="checkbox"/> | Sites of Special Scientific Interest (SSSI) | <input type="checkbox"/> |
| Special Area of Conservation (SAC) | <input type="checkbox"/> | Regionally Important Geological Site (RIGS) | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | | |

FLOOD RISK

- | | Yes | No | Further Details |
|--|--------------------------|--------------------------|----------------------|
| 37. Does the site fall (wholly or partially) within a C1 or C2 flood risk zone (Zone 3 within the new TAN15), or within a High or Medium surface water and ordinary watercourse flood risk zone (Zone 3 within the new TAN15)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |

MINERAL SAFEGUARDING AREAS & BUFFER ZONES

- | | Yes | No | Further Details |
|---|--------------------------|--------------------------|----------------------|
| 38. Is the site within an existing minerals safeguarding area or buffer zone? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="text"/> |

INFRASTRUCTURE CAPACITY

39. Please tell us which of the following utilities are available to the site:

Mains Water Supply	<input type="checkbox"/>	Mains Sewerage	<input type="checkbox"/>
Electrical Supply	<input type="checkbox"/>	Gas Supply	<input type="checkbox"/>
Landline Telephone	<input type="checkbox"/>	Fibre Broadband	<input type="checkbox"/>

Other (please specify): e.g. Electric Vehicle charging point

Please provide any further details:

DELIVERABILITY AND VIABILITY

	Yes	No	Please provide further information:
40. If you are the landowner, do you intend to develop the site yourself?	<input type="checkbox"/>	<input type="checkbox"/>	
41. If you intend to develop the site yourself, is funding in place to cover development costs (e.g. grant funding, secured loan, bank facility)?	<input type="checkbox"/>	<input type="checkbox"/>	
42. Have there been any discussions with potential developers to date?	<input type="checkbox"/>	<input type="checkbox"/>	
43. Is a developer on board, via an option agreement or another contractual agreement? If not, at what point is a developer likely to be on board?	<input type="checkbox"/>	<input type="checkbox"/>	
44. Is the site able to accommodate the broad policy requirements to be delivered via CIL and/or S106 obligations?	<input type="checkbox"/>	<input type="checkbox"/>	
45. Is the site generally able to provide for and comply with the Statutory Standards for Sustainable Drainage Systems (SuDS)?	<input type="checkbox"/>	<input type="checkbox"/>	

46. With all factors considered, is the site financially viable and deliverable? ☐ ☐
47. Have you produced a viability assessment for your Candidate Site? ☐ ☐
48. If planning permission were in place now, is the site immediately available for development? ☐ ☐
49. Are there any restrictive covenants, legal agreements or claw back values relating to the use of the site? ☐ ☐
50. Please indicate an approximate timescale for site delivery: For residential schemes, using the timescale below, please give an indication of when development might start and how many houses could be built each year.

2021	2022	2023	2024	2025
2026	2027	2028	2029	2030

All and any supplementary supporting evidence is welcomed to be submitted with your Candidate Site. However, it should be particularly noted that where you have identified that your site does not fully accord with the submission and assessment criteria, further evidence should be submitted to indicate how these shortfalls, effects or constraints, can be overcome. Further information may also be sought by the Council where it is determined necessary and appropriate to enable the site to be considered in further stages of the Candidate Site assessment process. These requirements, and those relating to the level of detail of supporting evidence required (particularly for evidencing the deliverability and viability of your sites), are set out in the Candidate Site Methodology.

It should be noted that the submission of Candidate Sites, nor its acceptance as being duly made, must not in any way be construed as a commitment to its suitability for inclusion within the plan.