Rhondda Cynon Taf

Cynllun Datblygu Lleol Diwygiedig 2022-2037

Revised Local Development Plan 2022-2037

Candidate Site Submission Form Guidance Notes

June 2022

RHONDDA CYNON TAF

<p style="color:red; text-align:center">Rhondda Cynon Taf County Borough Council
Revised Local Development Plan 2022 - 2037</p>

<h1 style="color:red; text-align:center">Candidate Site Submission Form Guidance Notes,
June 2022</h1>

Background and Purpose of the Guidance Notes

These Guidance Notes have been prepared in conjunction with the Candidate Site Submission Form. The details of both originate in the overarching Candidate Site Methodology for the RLDP process. The Methodology should be read prior to the submission of Candidate Sites as it firstly sets out the Candidate Sites process in detail, outlines 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.

These Guidance Notes provide detailed advice on how to complete the Candidate Site Submission Form.

The Call for Candidate Sites begins in June 2022. All Candidate Site Submissions, along with any supporting evidence, will need to be submitted by 17:00 on the 30th September 2022.   All information should be submitted online or sent to:

LDP@rctcbc.gov.uk

Alternatively, hard copies can be mailed to:

The Planning Policy Team
Rhondda Cynon Taf County Borough Council
Floor 2
Sardis House
Sardis Road
Pontypridd
CF37 1DU.

If you have further queries on how to complete the submission form or the Candidate Site process in general (after reading the Methodology and these Guidance Notes) please do not hesitate to contact the Planning Policy Team who will be available to assist you. Officers can be contacted (preferably) via email at LDP@rctcbc.gov.uk or via telephone on 01443 281129.

In accordance with the LDP Regulations, submitted sites will be made available for public inspection, and consequently cannot be treated as confidential. Data will however be handled in a manner that is GDPR compliant.

Mae'r ddogfen yma ar gael yn y Gymraeg / This document is available in Welsh

Candidate Site Submission Form: What to Include

The following Guidance Notes have been produced in order to allow site promoters to complete the submission form as comprehensively as possible and follows the structure of the form itself.

A separate form must be completed for each individual site or type of proposal on each site. As a minimum, the submission should comprise of:

- A complete Candidate Site Submission form;

An up-to-date plan, on an Ordnance Survey base map, at scale 1:1250 or 1:2500. The site boundary must be outlined in **red**, with any additional land within the same ownership outlined in **blue**. Plans may be purchased directly from the Ordnance Survey website, a link for which is provided below:

- [Buy A Plan | OS Business Partners (ordnancesurvey.co.uk)](ordnancesurvey.co.uk)

Communication Preferences

The site promoter will need to specify their communication preferences on the form. This will include indicating whether correspondence is preferred in Welsh or English, and via email or letter.

Contact Details (Question 1)

The site promoter will need to submit all relevant contact details on the Candidate Site Submission form. This data will be stored in a manner that is GDPR compliant.

Please note if an agent is nominated on the form, all correspondence will be sent directly to the agent, as opposed to the site promoter.

Site Name and Address (Questions 2-3)

If the site has an existing name, please provide it here. If not, please provide a name associated with the locality, a nearby address or the site's previous use. If the site has no name but lies directly off a named road, state 'land to the [direction] of the [road]'.

Site Plan

Please provide an up-to-date plan, on an Ordnance Survey base map, at scale 1:1250 or 1:2500. The site boundary must be outlined in **red**, with any additional land within

the same ownership outlined in **blue**. Additionally, please specify the OS Grid Reference or provide Eastings/Northings to indicate the site's location.

Eastings and Northings are demonstrated on the Council's interactive map, available at: http://www.cartogold.co.uk/rhondda/Rhondda.htm.   (Once the site has been located, place the cursor in the centre of the site and provide the six digit numbers (up to the decimal point) for each (displaying in the top left corner)).

Site Area (Hectares) (Question 4)

The area of the proposed Candidate Site should be indicated in hectares (and no other measurement of area).

For residential Candidate Sites specifically, the minimum site threshold is either 10 dwellings, or a minimum site size of 0.3ha.

Smaller sites can be submitted to the process; these sites will be included in the Candidate Sites Register. Such sites **will not however be considered as Candidate Sites for specific allocation**. These sites will be considered as part of the settlement boundary review, or small 'windfall sites', Self Build development or noting that they could come forward at some point during the plan period, if appropriate for development.

There are no minimum thresholds for all other land use Candidate Site submissions.

Greenfield/Brownfield (Question 5)

The site promoter should also indicate whether the land is brownfield (previously developed land), greenfield or 'mixed', a combination of brownfield and greenfield. A definition of previously developed land can be found on page 37 of Planning Policy Wales (Edition 11).
Planning Policy Wales - Edition 11 (gov.wales)

Current Use (Question 6)

The submission should identify the existing land use for the proposed site. Such uses may include (but are not limited to) housing, employment, retail, leisure, community uses etc. Should the site have more than one land use (mixed-use), please specify the uses present.

Proposed Use (Question 7)

The submission should identify the proposed land use of the Candidate Site, or indicate whether the existing use is to be retained. Such proposed land uses may include (but are not limited to) housing, employment, retail, leisure, community uses mineral extraction, recycling, waste, tourism, renewable energy etc. If the site is proposed for mixed-use, please indicate the land uses to be included.

Brief Description of the Proposal (Question 8)

The submission should include a brief description of the proposal for which the Candidate Site is being submitted.

Proposals for residential uses should indicate the number of dwellings to be accommodated on the site. Current LDP policy indicates that an overall density of a minimum of 30 dwellings per hectare (dph) should be sought for sites in the Northern Strategy Area and 35dph for sites in the Southern Strategy Area. Reductions on these should be justified.

This may include also (but is not limited to) an indication of retail floorspace (in square metres) or the amount of MW (megawatts) a renewable energy proposal may generate.

To ascertain which strategy area your site falls within, please use the link to the Council's interactive map, below. (As the map's 'key' illustrates, the strategy area boundary is denoted by a black dotted line).
http://www.cartogold.co.uk/rhondda/Rhondda.htm

Ownership (Questions 9-12)

The site promoter should indicate whether they own the site that is being submitted and the land required for access. If not, contact details of any and all site owners may be submitted, subject to them agreeing to this and to the process. A plan should illustrate ownership details, where multiple landowners are involved. All other landowners associated with the site who wish to be informed directly of the site's progress, should be included, or choose to correspond with us directly. The contact details of all landowners will be stored in a manner that is GDPR complaint. Where the site promoter does not own the proposed site, they should identify how its inclusion within the Revised LDP will be achieved.

For example, has a developer entered into an agreement with the landowner or vice versa? Has the landowner agreed to the potential development of the site, with or without any provisos? The site promoter should provide evidence of any agreements undertaken, to prove that the site is deliverable and can be considered for inclusion within the Revised LDP.

The site promoter should further indicate whether the land owner is willing to sell the land being proposed as a Candidate Site, and whether they believe there to be a meaning uplift value, sufficient to encourage the sale. Where the site promoter is not the landowner, they should provide details of any dialogue or agreements made with the landowner to date. Should the answer to either of these questions be 'no', the site promoter may wish to indicate how they propose to address the issue.

Planning Status and Site Surveys (Questions 13)

Is the site allocated within the current Local Development Plan, either partially or in its entirety?

Details of all allocations within the current LDP can be found on the Council's interactive map, available at: http://www.cartogold.co.uk/rhondda/Rhondda.htm

Current Planning Status (Question 14)

The submission should indicate whether there are any existing 'live' or extant planning consents on the proposed site. Full details including the application reference number should be provided. Where applicable, information should be provided to indicate why the site was not developed for its permitted use.

Applications after 2004 can be searched for using the Council's online search tool, available at: https://planningonline.rctcbc.gov.uk/online-applications/

Site Planning History (Question 15)

The site promoter should indicate whether the site has previously been granted or refused planning permission. If the site has been refused permission, the reasons for refusal should be included. Where a site has previously been approved, full details including the application reference number should be provided.

Pre-application (Question 16)

Where a formal pre-application has been made, the pre-application reference number should be provided, alongside a brief synopsis of the advice provided.

Site Surveys (Question 17)

What surveys are required or are likely to be required? Have any surveys been undertaken as part of any previous application or has indication been given during formal or informal discussions with the Council regarding potential survey work that would need to be complete to develop the site? Examples include Ecology surveys, Flood consequences Assessment and Transport studies.

Location and Accessibility

Key Services and Facilities (Questions 18)

Details will need to be provided regarding the proposed site's proximity to existing key services and facilities, such as (but not limited to) schools, convenience stores, supermarkets, health care and play areas. The form seeks to establish whether there

are any key services and facilities within 400 metres (five minutes' walk) of the site, and are accessible. Any facilities within this 400m radius should be stipulated on the Candidate Site Submission Form. The site promoter will need to indicate the distance to the nearest key services and facilities, if greater than the 400m stipulated and state what services they are.

Public, Green or Open Spaces (Question 19)

Details will need to be provided regarding the proposed site's proximity to existing green, open spaces or open access land. The form seeks to establish whether there are any public green or open spaces within 400 metres (five minutes' walk) of the site. The site promoter will need to indicate the distance to the nearest open, green space or open access land, if greater than the 400m stipulated. Areas of Open Access Land can be viewed here: http://lle.gov.wales/Catalogue?lang=en&text=Open%20access

Proximity to Retail Centres (Question 20)

The site promoter should indicate whether the site is within 400m of an existing retail centre, as defined in the Current Local Development Plan and illustrated on the associated proposals map. If there is a centre within 400m of the site, the site promoter should stipulate which centre(s) however where the site is not within 400m, the site promoter should stipulate the distance to and name of the nearest centre. The defined retail centres can be viewed on the Council's LDP proposals map, available at: http://www.cartogold.co.uk/rhondda/

Site Character and Context

Physical Constraints (Question 21)

The site promoter should stipulate whether there are any physical constraints on site that will need to be overcome. Such constraints may include (but are not limited to) existing structures (that need to be cleared prior to development), steep topography, site stability, or troublesome vegetation and/or invasive species (such as Japanese Knotweed). Details of the constraint should be provided, alongside any proposed solutions to overcome said constraint.

Conflicting Neighbouring Uses (Question 22)

Details of any potentially conflicting or 'bad neighbouring uses' should be provided on the Candidate Site Submission Form. For residential proposals a 'bad neighbour', for example, may include various industry, major highways, power lines, major gas pipelines or if the land is deemed a fire hazard (through wildfire) or other general noise or air polluters? Conflicting uses for heavy industry or quarry proposals could then conversely be existing residential areas.

Impacts to the proposal, along with any proposed solutions should also be detailed within the form.

https://www.rctcbc.gov.uk/EN/Business/LicencesandPermits/Pollutionrelatedlicences/EnvironmentalPermitting.aspx

https://naturalresources.wales/permits-and-permissions/check-for-a-permit-licence-or-exemption/?lang=en

http://extrium.co.uk/walesnoiseviewer.html

Other Key Constraints (Question 23)

The site promoter should indicate whether the site is subject to any other key constraints (e.g. landscape designations, minerals safeguarding, historical and archaeological designations)? Some of the information can be obtained on the Council's online interactive Local Development Plan map, available at: http://www.cartogold.co.uk/rhondda/, whilst the remainder of the information can be obtained via the **Constraints Map,** which may be accessed from the current website you are on - The Call for Candidate Sites and their Submission.

https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/RelatedDocuments/Pdfs/ConstraintMaps2022.pdf

Public Rights of Way (Question 24)

The site promoter should indicate whether the proposed site contains any public rights of way. Information on public rights are available on the Council's website, here: https://my.rctcbc.gov.uk/myRhondda.aspx?MapSource=RCT/AllMaps_english&StartEasting=299818&StartNorthing=191571&StartZoom=127500&Layers=PlanningApplications

Or alternatively, the layers can be obtained from Natural Resources Wales, using the following link: https://naturalresources.wales/days-out/recreation-and-access-policy-advice-and-guidance/managing-access/public-rights-of-way/?lang=en

Accessibility and Highways Capacity

Current Accessibility (Question 25)

The site promoter should state whether or not the site is accessible from an existing highway network, and what grade of Highway. If this is not the case, the site promoter will need to state what infrastructure is needed to deliver the site, and demonstrate on a separate, accompanying plan how access could be achieved.

If third party land is required in order to achieve access, details should be included of any contact made with that third party landowner. The third party should be contactable to confirm any agreements.

Funding/Finance (Question 26)

The site promoter should indicate whether they have the necessary finance or funding in place to deliver the site infrastructure required. Details of funding to cover infrastructure costs should be provided to the Council, where they are in place. Where no arrangements have been made, the landowner should specify how they intend to secure finance/funding.

Active Travel Routes (Question 27)

Details will need to be provided regarding the proposed site's proximity to either existing or planned Active Travel Routes. The form seeks to establish whether there are (or will be) any active travel routes within 400 metres (five minutes' walk) of the site. The site promoter will need to indicate the distance to the nearest Active Travel Route, even if greater than the 400m stipulated. The Council's active travel network maps (with existing and planned routes) can be accessed utilising the link below:

https://www.rctcbc.gov.uk/EN/Resident/ParkingRoadsandTravel/Travel/ActiveTravelandCycling.aspx

Public Transport (Question 28)

Details will also need to be provided regarding the proposed site's proximity to existing bus stops and rail stations. The form seeks to establish whether there are any public transport services within 400 metres (five minutes' walk). It should be stated which facilities the site is in proximity to and what areas that they serve. Information should be provided regarding the frequency of the bus and/or train services and whether there are obstacles en route to accessing the public transport such as lack of pavements or a steep hill. The site promoter will need to indicate the distance to the nearest public transport facilities, if greater than the 400m stipulated and indicate which facilities they are.

Landscape and Environmental Impact

Contamination (Question 29)

If there is a risk of any part of the site being proposed containing contaminated land, the site promoter should provide the Council with details of the potential source of said contamination.

Land can be contaminated by (this list is non-exhaustive):
- Heavy metals, such as arsenic, cadmium and lead
- Oils and tars
- Chemical substances and preparations, like solvents
- Gases
- Asbestos
- Radioactive substances

What counts as 'contaminated land'?

Land is legally defined as 'contaminated land' where substances are causing or could cause:
- Significant harm to people, property or protected species
- Significant pollution of surface waters (for example lakes and rivers) or groundwater
- Harm to people as a result of radioactivity

Contaminated land may previously have been used as (but would not be limited to) a:
- Factory
- Mine
- Steel mill
- Refinery
- Landfill

The Council has a non- public Contaminated Land Register that will be used to assess the site.

Further considerations can be seen below

https://www.rctcbc.gov.uk/EN/Business/LicencesandPermits/Pollutionrelatedlicences/EnvironmentalPermitting.aspx

https://naturalresources.wales/permits-and-permissions/check-for-a-permit-licence-or-exemption/?lang=en

Air Quality Management Areas are declared by the Council via Order under Section 83(1) of the Environment Act 1995. In response to breaches of the Air Quality Objectives for Nitrogen Dioxide, there are currently sixteen Air Quality Management Areas within Rhondda Cynon Taf, further details can be found;

https://www.rctcbc.gov.uk/EN/Business/LicencesandPermits/Pollutionrelatedlicences/Airquality.aspx

http://extrium.co.uk/walesnoiseviewer.htmlhttps://uk-air.defra.gov.uk/aqma/maps/

https://airquality.gov.wales/

Coal Mining Legacy (Question 30)

The site promoter should indicate whether the site falls within a high coal mining risk area. This information can be obtained from the Coal Authority at the following; https://mapapps2.bgs.ac.uk/coalauthority/home.html or from the constraints-style map that the Council has produced to assist site promoters with the Candidate Site process. Other site specific coal mining legacy constraints should be identified as appropriate.

Conservation Area (Question 31)

The site promoter should state whether the site falls within a designated Conservation Area. This information can be obtained from the Council's online map, available on the Council's website at: https://my.rctcbc.gov.uk/myRhondda.aspx?MapSource=RCT/AllMaps_english&StartEasting=299818&StartNorthing=191571&StartZoom=127500&Layers=PlanningApplications

and on the **Constraints Map,** which may be accessed from the current website you are on - The Call for Candidate Sites and their Submission.

https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/RelatedDocuments/Pdfs/ConstraintMaps2022.pdf

Heritage Asset (Question 32)

The site promoter should indicate whether the site affects an existing heritage asset, such as a listed building. This information can be found on the Council's interactive map, available on the Council's website, utilising the following link: https://my.rctcbc.gov.uk/myRhondda.aspx?MapSource=RCT/AllMaps_english&StartEasting=299818&StartNorthing=191571&StartZoom=127500&Layers=PlanningApplications

Agricultural Land (Question 33)

The site promoter should state whether the proposal would result in the loss of grade 1, 2 or 3a agricultural land. The classification of agricultural land to be lost should be stipulated on the Candidate Site Submission Form (even if the site falls into a lower agricultural classification). The site promoter should also indicate whether the land is currently in use for agricultural purposes, along with the amount of agricultural land likely to be lost. Further information on agricultural land classifications can be located on the Welsh Government's website, using the following link: Predictive Agricultural Land Classification (ALC) Map 2 | DataMapWales (gov.wales)

Green wedge/Special Landscape Area (Question 34)

The site promoter should indicate whether the site is within a Green Wedge or a Special Landscape Area in the Current Local Development Plan and illustrated on the associated proposals map. The Green Wedges and Special Landscape Areas can be viewed on the Council's LDP proposals map, available at: http://www.cartogold.co.uk/rhondda/

Green Infrastructure/Habitat Connectivity (Question 35)

The site promoter should indicate whether they intend to contribute to the network of green infrastructure or habitat connectivity by providing land for such purposes, as part

of any proposed development of the Candidate Site. If so, the site promoter should provide details of their intentions.

National, Regional or Local Environmental Designations (Question 36)

It should be indicated whether the site falls into any of the following: a Site of Special Scientific Interest (SSSI); a Site of Importance for Nature Conservation (SINC); a Special Area of Conservation (SAC); a Regionally Important Geological Site (RIGS); a Local Nature Reserve (LNR); a Historic Park or Garden (HP/G); or whether there is a Tree Preservation Order (TPO) anywhere within the site's 'red line boundary'. The site promoter should tick all that apply on the Candidate Site Submission Form. The constraints map can be used to determine whether any such designations affect your Candidate Site, this is available on our **Constraints Map,** which may be accessed from the current website you are on - The Call for Candidate Sites and their Submission.

https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/RelatedDocuments/Pdfs/ConstraintMaps2022.pdf

Flood Risk

Flood Risk (Question 37)

The site promoter should indicate whether the site wholly or partially falls within a flood risk zone as shown in the Development Advice Maps or the Flooding Maps for Planning.

Development Advice Map

The Development Advice Map and associated planning policy TAN15: Development and Flood Risk is the current framework for assessing flood risk to and from new development.

The Development Advice Map is used as a screening tool by Local Authorities to understand where further assessment of flooding may be needed. Link as below;

[Geocortex Viewer for HTML5 (cyfoethnaturiolcymru.gov.uk)](https://cyfoethnaturiolcymru.gov.uk)

Flood Map for Planning

A revised TAN15 is due to be implemented in June 2023. This will be supported by the new Flood Map for Planning, which includes climate change information to show how this will affect flood risk extents over the next century.

The Flood Map for Planning has no official status for planning purposes until June 2023. However local authorities must review their Strategic Flood Consequence Assessments by November 2022 in line with the new TAN15 and Flood Map for Planning.

Natural Resources Wales may also use the Flood Map for Planning data as the 'best available information' on flood risk to inform their planning advice.

Accordingly, it is considered that the LDP will incorporate the final revised TAN 15 and the associated Flood Map for Planning in its allocation of sites.

The Flood Map for Planning has two views:

- Basic - this includes enough data for high level screening against TAN 15

- Detailed - this includes extra detail that can be used for Flood Consequences Assessments

Flood Map for Planning (naturalresources.wales)

The current Technical Advice Note 15 is available on the Welsh Government's website and can be accessed using the link below.

Technical advice note (TAN) 15: development and flood risk (2004) | GOV.WALES

The TAN 15 which is due to be published in June 2023 can be viewed below;

Technical advice note (TAN) 15: development, flooding and coastal erosion | GOV.WALES

Both the new TAN 15 and the associated maps may be subject to amendments in the future.

Mineral Safeguarding Areas and Buffer Zones

Existing Minerals Safeguarding Area (Question 38)

The site promoter should indicate whether their Candidate Sites falls within a mineral safeguarding area. If so, it should be stated whether the development would cause an unacceptable sterilisation of the mineral? The mineral safeguarding zones are available on the Council's interactive map, using the following link: http://www.cartogold.co.uk/rhondda/ and on the **Constraints Map,** which may be accessed from the current website you are on - The Call for Candidate Sites and their Submission.

https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/RelatedDocuments/Pdfs/ConstraintMaps2022.pdf

Minerals Buffer Zone (Question 38)

The site promoter should indicate whether the site falls within a minerals buffer zone for the aggregate quarries in RCT i.e. Craig yr Hesg Quarry, Pontypridd, Hendy Quarry, Miskin, Pontyclun, or Forest Wood Quarry, Pontyclun. If so, the name or reference of the buffer zone should be stipulated on the Candidate Site Submission

Form. The mineral buffer zones can be viewed on the **Constraints Map,** which may be accessed from the current website you are on - The Call for Candidate Sites and their Submission.

https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/RelatedDocuments/Pdfs/ConstraintMaps2022.pdf

Infrastructure Capacity

Utilities (Question 39)

The relevant boxes should be ticked to indicate whether the site is served by the following services: Mains water supply, mains sewerage, electrical supply, gas supply, landline telephone and/or broadband. Any existing Electric Vehicle charging points on site should be noted also. Any other form of service should be stipulated in the box provided. Should utility provision not be available currently at the site, the site promoter should explain how access to such services will be achieved.

Deliverability and Viability

Landowner Intentions (Question 40)

If the site promoter is the current landowner, it should be signified whether or not it is their intention to develop the site. If not, details of discussions with any developers should be provided.

Funding/Finance (Question 41)

Details of funding to cover all development costs should be provided to the Council, where they are in place. Where no arrangements have been made, the landowner should specify how they intend to secure finance/funding (e.g. grant funding, secured bank loan, bank facility).

Discussions with Potential Developers (Question 42)

The form seeks to ascertain whether any discussions have taken place with potential developers. Should this be the case, the site promoter will need to provide details of any discussions held.

Developer (Question 43)

The site promoter should state whether or not there is a developer on board with whom they have entered into an options agreement or some other contractual agreement. If so, details should be provided to the Council. If no, the site promoter should indicate at what point there is likely to be developer involvement.

Policy Obligations (Question 44)

The site promoter should provide an indication of whether the site is able to be delivered whilst accommodating full policy requirements, in relation to CIL (the Community Infrastructure Levy) and/or Section 106 obligations? Information about the Community Infrastructure Levy can be found on the Council's website here: https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/CommunityInfrastructureLevy/CommunityInfrastructureLevy.aspx

The existing policy requirements can be found within the LDP document, and accompanying Supplementary Planning Guidance available at:

Adopted LDP 2011 (rctcbc.gov.uk)

The Council's SPG can be found here: https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/LocalDevelopmentPlans/SupplementaryPlanningGuidance.aspx

Sustainable Drainage Systems (Question 45)

Issues such as the topography (e.g. Is the site sloping at greater than 1:20), land conditions and previous land uses of the site (contaminated land, reworked tip material, made ground), high groundwater table, environmentally sensitive areas and the development proposal itself would have impacts on whether SUDs can be utilised on the site – or the options available for them. Multiple constraints would clearly have a greater impact. These general site characteristics should be identified at the submission stage.

However, the incorporation of SUDs in the development would be considered further at the Viability/Deliverability Stage 3 assessment, in conjunction with the Council officers who maintain the function of the Sustainable Drainage Approval Body. For information, the Statutory Standards for Sustainable Drainage Systems (SuDS), as set out for RCT in the following location;

https://www.rctcbc.gov.uk/EN/Resident/ParkingRoadsandTravel/Roadspavementsandpaths/SustainableDrainage/SustainableDrainageAnOverview.aspx

Viability (Question 46)

It should be indicated, with all things considered, whether or not the site is deemed to be viable for development. Please be aware that a full viability assessment will be required prior to any allocation of a site. This is considered further in the Candidate Site Methodology.

Viability Assessment (Question 47)

The site promoter should specify whether a viability assessment has been undertaken on the proposed site and its associated scheme. If so, a copy of the assessment should be submitted to the Council with the Candidate Site Submission Form.

Site Availability (Question 48)

If the site had planning permission in place, as of this moment, would the site be immediately available for development? The site promoter will need to provide details of any barriers that would prevent the site coming forward immediately, assuming that all necessary permissions have been granted.

Restrictive Covenants, Legal Agreements or Claw Back Values (Question 49)

It should be indicated on the Candidate Site Submission Form whether the site has any known covenants or other restrictions on any part of the land within the site boundary. If any such restrictions have been placed upon the land, details should be provided to the Council. The site promoter should also specify how the restriction will impact upon the proposal, as well as offering any solutions to overcome the restriction.

Approximate Timescales (Question 50)

Please indicate (in the table provided in the Candidate Site Submission Form) an approximate timescale for the delivery of your Candidate Site. Try to be as realistic as possible when considering when the site might reasonably be ready to come forward. (the time taken to obtain planning permission should be incorporated into this forecast). For solely residential proposals, please provide an indication of when development may commence and the approximate number of houses to be built per annum, according to your proposed development schedule.

Additional Information

Please provide any further relevant information that has not been covered by previous questions, but is still pertinent to your submission.

The responsibility of undertaking relevant technical work to support a site's inclusion in the plan, including any and all financial costs, resides solely with the site promoter.

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.