Rhondda Cynon Taf

Cynllun Datblygu Lleol Diwygiedig 2022-2037

**Revised Local Development Plan 2022-2037** 

## Candidate Site Submission Form

# June 2022





### RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL REVISED LOCAL DEVELOPMENT PLAN 2022 - 2037

#### 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: 30<sup>th</sup> September 2022

A Call for Candidate Sites took place in 2020/2021 for a previous Revision of the RCT LDP, that would have been for the plan period 2020 – 2030. That Revision was formally ceased in March 2022. However, many sites and much evidence was submitted in that 'Call' period. It has been determined that these sites can be carried forward to be considered in the new Revised LDP 2022 – 2037; if this remains the wish of those who submitted the sites. Also, any evidence supporting these sites will need to accord with this new plan period e.g. if the evidence previously submitted was time sensitive, then this should be appropriately updated and re-submitted.

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				
Name				
Company (if applicable)				
Address				
Post Code				
Telephone Number				
Email Address				
	SITE DETAIL	S		
2. Site Name:				
3. Site Address (incl Grid Reference or Eastings/Northing edged red on an accompanying Or	s, and			
Survey Plan):	Grid			
	Reference	or		
	Easting			
	Northing			
4. Site Area (Hectar	es):			
5. Site Type (tick on	e): Greenfield	Brownfield Mixed		
6. Current Use(s):				

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 a the site promoter?	access, wholly in the ownership of		
	If not, are all other land owne	ers in support of this submission?		
10.	Is/are the land owner(s) willir	ng to sell the land?		
11.	Is there a meaningful uplift in the landowner to sell for the p	land value, sufficient to encourage proposed use?		
12.	Does the site promoter own a site?	any additional land adjacent to the		
	•	volved, please indicate if this is relate	•	

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 preapplication, what surveys were required? Please provide details and copies of any surveys that have been undertaken to date.
- 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?
- 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?
- 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?
- 21. Does the site have any physical constraints?
- 22. Is the site affected by conflicting neighbouring uses?
- 23. Is the site subject to any other key constraints?

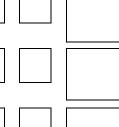
#### LOCATION AND ACCESSIBILITY

Yes

No

#### Further comments

#### SITE CHARACTER AND CONTEXT





### s No

Further details

\_\_\_\_\_

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

#### ACCESSIBLITY AND HIGHWAY CAPACITY

25. Is the site currently accessible from the existing highway network?

Yes	No

Further details

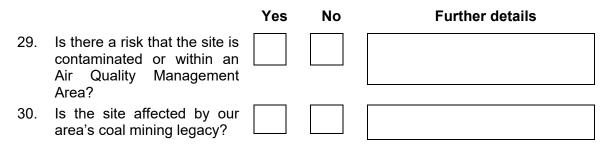
If not, please explain what infrastructure is needed to deliver the site, and demonstrate how access could be achieved:

- 26. Is there funding/finance to deliver the necessary infrastructure requirements?
- 27. Is the site within 400m of an existing or planned 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?
- 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.





#### LANDSCAPE AND ENVIRONMENTAL IMPACT



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 Please tick all that apply:	national, regional or local environmental designations?
	s of Importance for Nature servation (SINC)	Sites of Special Scientific Interest (SSSI)
Spec (SAC	cial Area of Conservation C)	Regionally Important Geological Site (RIGS)
Othe	r	
		FLOOD RISK
		Yes No Further Details
37.	Does the site fall (wholly partially) within a flood risk zo the Development Advice Map the Flood Map for Planning?	one in

#### MINERAL SAFEGUARDING AREAS & BUFFER ZONES

INFRASTRUCTURE CAPACITY					
39. Please tell us which of the following utilities are available to the site:					
Mains Water Supply		Mains Sewerage			
Electrical Supply		Gas Supply			
Landline Telephone		Fibre Broadband			
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?				
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)?				
42.	Have there been any discussions with potential developers to date?				
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?				
44.	Is the site able to accommodate the broad policy requirements to be delivered via CIL and/or S106 obligations?				
45.	Is the site generally able to provide for and comply with the Statutory Standards for Sustainable Drainage Systems (SuDS)?				

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	

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.

use of the site?

2023	2024	2025	2026	2027
2028	2029	20230	2031	2032
2033	2034	2035	2036	2037

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.