

## Completing the Candidate Site Assessment Questionnaire

The Candidate Site Assessment Questionnaire has been designed to ensure integration between the Sustainability Appraisal and the site selection process. The questionnaire will help ensure that interested parties include sufficient information and data to allow the Local Planning Authority to make a robust assessment.

The following guidance note seeks to provide support to promoters of land and other interested parties on the information required as part of the candidate site process. By providing as much information as possible as part of your submission it will help the Authority process and assess your Candidate Site efficiently. Any continuation sheets or additional documentation should be securely attached and referenced.

The submission period commences on **Friday 14th September 2018** and **representations must be received by the deadline of 5pm on Friday 9th November 2018**. Submissions received after this deadline will not be considered.

Officers from the Council's Development Planning team are able to assist in the completion of the questionnaire if required. Further information is available from the team: telephone 01656 643168 or email: [developmentplanning@bridgend.gov.uk](mailto:developmentplanning@bridgend.gov.uk)

**Please note that the submission of a site does not imply that it will be accepted and allocated for development by the Authority. All candidate site submissions will be available for public inspection in the form of a Candidate Site Register and cannot therefore be treated as confidential.**

## What to include in your submission

The minimum information required for each submission to be considered must include:

- A completed Candidate Site Assessment Questionnaire. A separate form must be completed for each individual site submitted.
- An up to date plan of the site (on an OS base, scale 1:1250 or 1:2500) with the site edged in red and any additional land in the same ownership edged in blue. OS maps can be purchased at [www.OrdinanceSurvey.co.uk](http://www.OrdinanceSurvey.co.uk)

## Contact Details

Please submit all relevant contact details. Please note that if you nominate an agent, all correspondence will be sent to your agent.

## Site Details

Please identify the location of the site and include an up to date plan on an OS based map identifying the site edged in red. The plan should be at 1:1250 or 1:2500 scale. Any additional land in the ownership of the proposer should be outlined in blue. Please also indicate the OS Grid Reference if known.

### **Area of Site in Hectares**

Candidate site submissions should indicate the area of the proposed site in hectares. For residential candidate sites, the minimum threshold is 10 dwellings or a minimum site size of 0.25ha. Notwithstanding this, we will accept the submission of smaller residential candidate sites where a revision of the settlement boundary will be required. These will be considered as part of a settlement boundary review or other land-use assessment. There are no minimum thresholds for all other land use site submissions.

### **Existing Use of the Site**

Submissions should identify the current land use of the site. This includes land uses such as housing, retail, employment, commercial, community use, recreation etc. For mixed use, please specify the range of uses.

### **Current Planning Status**

Submissions should indicate if the site has planning consent for a use other than its current use. If applicable, details should be provided to indicate the reasons why the site has not been developed for that use.

### **Proposed Use of Site**

Submissions should identify the proposed land use of the site. This includes land uses such as housing, retail, employment, commercial, community use, recreation or retention of

current use. For mixed use, please specify the range of uses. For commercial use, please specify the type of any employment generating uses if known at this stage.

For residential use please provide an indication of the number of units. If this is unknown at this stage, please use a density of 35 dwellings per hectare.

## General

### **Is the site wholly in the ownership of the proposer?**

Proposers of land should indicate if they own the site which they are submitting. In most cases, submissions which are not in the proposer's ownership will, in general, be to retain the current use and to restrict future development of the site. However, where the proposer wishes to submit land for inclusion in the LDP, but they do not own the entire site, they should identify how this will be achieved. Has the landowner been contacted and agreed to the potential development of the site? If so, the proposer of the land should provide evidence to this effect.

### **Are there any restrictive covenants relating to the use of the land/buildings contained within the site?**

If the proposer is aware of any known covenants on any part of the land within the site that place restrictions on its use, details should be provided. This also applies to any existing buildings on the site. Please specify how the covenant will impact your proposal.

### **Would the allocation of the site require an alteration to a settlement boundary contained within the adopted LDP?**

Please indicate if the site submitted is located wholly or partly outside the existing settlement boundary of the LDP. The LDP proposals map (<https://www.bridgend.gov.uk/media/1895/proposals-map.pdf>) allows promoters to identify the development limits of a settlement in connection to their site (Please refer to Policy PLA1 for a list of settlements).

### **Would the allocation of the site require a change to a land-use allocation within the adopted LDP?**

If the site you are wishing to promote is currently allocated in the LDP for a different use to the one you are proposing, please indicate the name and policy number covering its current use. This information can be gained by referring to the site on the LDP proposals maps. The relevant policies can be found at <https://www.bridgend.gov.uk/media/1899/written-statement.pdf>

## Accessibility

### **Is the site accessible from the public highway?**

Proposers should indicate yes or no. If not, details should be provided of how access to the public highway is to be achieved. If third party land is required to achieve access, details should be provided of any contact made with third party land holders and include their contact details.

**Is the site located within 400m of a public transport access point, i.e. train station or bus stop?**

Please indicate details of any public transport access point within 400m of the site. This should include any known route frequency and destination information. If the nearest facility is in excess of 400m, please indicate how far away it is from the site.

**Is the site located within 400m of an active travel route?**

Please indicate details of any known existing or proposed active travel route within 400m of the site. If the nearest facility is in excess of 400m, please indicate how far away it is from the site.

**Is the site located within 400m of a community facility?**

Please indicate details of any known community facilities within 400m of the site. This could include community halls, youth centres, shops, commercial services etc. If the nearest facility is in excess of 400m, please indicate how far away it is from the site.

**Is the site located within 400m of existing public open space?**

Please indicate details of any existing areas of public open space within 400m of the site. If the nearest facility is in excess of 400m, please indicate how far away it is from the site.

## Environmental

**Is the site located in an area of flood-risk or adjacent to a watercourse?**

New development should be directed away from Zone C and towards suitable land in Zone A, otherwise to Zone B, where river or coastal flooding will be less of an issue. In Zone C, the tests outlined in Sections 6 and 7 of TAN15 Development and Flood Risk will be applied, recognising that highly vulnerable development and Emergency Services in Zone C2 should not be permitted. All other new development should only be permitted within Zones C1 and C2 if determined by the planning authority to be justified in that location. TAN 15 can be found here: [Welsh Government | Technical Advice Note \(TAN\) 15: Development and Flood Risk \(2004\)](#)

For candidate sites within flood risk zones to be acceptable in principle, they must be supported by a Flood Consequence Assessment (FCA) which identifies that the consequences of that development can be managed down to a level which is acceptable for the nature/type of development being proposed.

It is not the responsibility of the Local Authority to assess the acceptability of the FCA's, however they must be accepted by Natural Resources Wales (NRW) and evidenced as such prior to the submission of the candidate site. This information will then form part of the evidence base for the assessment of that site.

Proposers should note that the Planning Authority may request further information / evidence during the candidate site process where consultation responses highlight issues including tidal, fluvial, surface water flooding and impacts of climate change.

### **Is the site on Previously Developed Land?**

Proposers should identify whether the land being submitted is considered to be previously developed or is undeveloped. A definition of previously developed land can be found in Figure 4.4 of Planning Policy Wales Edition 9 here:

<https://gov.wales/docs/desh/publications/161117ppw-chapter-4-en.pdf>. Please note that the Welsh Government are currently progressing Edition 10 of PPW. The draft for consultation contained the same definition of Previously Developed Land as above.

### **Would development of the site result in the loss of agricultural land (in current / previous use)?**

If the proposal would lead to the loss of any agricultural land, please identify: the agricultural land classification, whether the land is currently in use as such and the extent of agricultural land that would be lost. Further details relating to the Agricultural Land Classification can be found here [Agricultural land classification | beta.gov.wales](#)

### **Is the site located in an area protected by a local, regional or national area for landscape, ecological or cultural purposes?**

Proposers should identify if there are any landscape or ecological features or protected species which may be impacted by development of the site. If so, the appropriate classification should be provided.

### **Would the proposal give rise to impacts on landscape character, visual amenity or the setting of heritage assets?**

Proposers of land should identify if the development would negatively affect landscape character, visual amenity or the setting of heritage assets. If so, please explain how features located within or near to the site could be retained or enhanced. These include Historic Landscapes, Scheduled Ancient Monuments and Listed Buildings. Further information can be sought from Glamorgan Gwent Archaeological Trust ([Historic Environment Record](#)) and Cadw ([Welcome to Cadw](#))

### **Is there a risk that the site could consist of contaminated land?**

If any part of the site being proposed is thought to contain contaminated land, the proposer should provide details of the potential source of contamination.

### **Have any site surveys been undertaken, such as protected species?**

Please provide details of any site surveys that may have been undertaken to date.

**Would the proposal include low or zero carbon energy generating technologies?**

Please provide as much detail as possible relating to the use of low or zero carbon energy generating technologies.

**For non-residential proposals, would the use require other authorisations, for example an environmental permit, water abstraction or impoundment licence, or waste management licence?**

Please provide details of any other known authorisations not already identified that will be required for the land use proposed.

## Site Context

**For residential proposals, are there any industrial / employment uses adjacent to the site?**

If possible please indicate any such uses on a plan to accompany your submission

**If the proposal is for employment/waste/minerals development, are there any residential properties adjacent to the site or within 200m of the site?**

If possible please indicate any such uses on a plan to accompany your submission

**Do you consider that the proposed use would integrate with existing surrounding uses?**

Please explain your answer, providing as much detail as possible

**For proposals involving minerals extraction or the use of other natural resources, is there a specific need for the use at the site?**

Please explain your answer, providing as much detail as possible

## Utilities

**Is the site capable of connection to the following services? Mains water supply, Electrical supply, landline telephone, mains sewerage, gas supply, broadband, any other.**

For each service, proposers should indicate yes or no. If the answer is no, please provide an explanation of how access to the service will be obtained.

## Deliverability

**Have there been any discussions with potential developers to date?**

If discussion have been held with potential developers or future occupiers, please provide details.

**Is the site financially viable to come forward?**

Please note that the Council may seek a viability assessment to demonstrate whether the delivery of the site can be viably achieved within the timescale of the LDP. Failure to provide this may result in the site not being considered further. The nature of the information required to be provided within the assessment will be discussed in more detail with the proposer at the time.

**Are there any other known constraints to overcome?**

Please provide details of any other known constraints, not previously indicated, that may impact upon the deliverability of the site. Please indicate how the constraints can be overcome.

**Does the site's stability/topography present an obstacle to its development?**

Please provide details of any know stability / topography features of the sites, and indicate how these will be overcome.

**Please indicate an approximate timescale for site delivery:**

Proposers of sites should provide a broad indication of the intended timescale for development of the site. This should account for any known constraints indicated elsewhere in this questionnaire. Candidate sites must be capable of being delivered within the LDP proposed period.

**Additional Information**

Please provide any further information which has not been covered in the previous questions.