Caerphilly County Borough
2nd Replacement Local Development Plan Up to 2035

Candidate Sites Methodology

January 2021

CAERPHILLY COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CAERFFILI

Mae'r ddogfen hon ar gael yn Gymraeg, ac mewn ieithoedd a fformatau eraill ar gais.
This document is available in Welsh, and in other languages and formats on request.

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1. Introduction

1.1 A key early stage in the preparation of the 2nd Replacement Local Development Plan (2RLDP) is a stringent assessment of sites to determine their suitability for allocation within the 2RDP. The sites submitted as part of this process are referred to as **candidate sites**.

1.2 A **submission form** (Appendix 2) is available for site promoters to provide detailed information in respect of their site, and **guidance notes** (Appendix 3) have been issued alongside the form in order to aid the completion of the form, by signposting site promoters to key information sources to allow the form to be completed robustly.

1.3 Site promoters are also advised to consider the assessment procedure outlined in this paper, which is designed to ensure that there is a clear, transparent and objective assessment procedure in place, which makes the process accessible to all interested persons and organisations. The assessment procedure can be categorised into a number of stages, each of which will be examined in more detail in the following sections.

1.4 This methodology paper has been prepared having regard for the South East Wales Strategic Planning Group's methodology paper (July 2018), which was prepared to provide consistency for local planning authorities in the South East Wales region in undertaking site assessments, and the Development Plans Manual (March 2020, Edition 3), which provides detailed guidance on the candidate sites process.

2. Call for Candidate Sites

2.1 A **candidate site** is a site submitted to the Council by an interested party (e.g. developer or landowner) for potential inclusion as an allocation in the 2nd Replacement Local Development Plan (LDP). These guidance notes provide information on the process for submitting candidate sites.

What types of sites can be submitted?

2.2 Landowners/proposers are welcome to submit sites for the range of uses that the plan makes provision for. This includes, but is not limited to, land for:

- Housing;
- Employment;
- Retail;
- Community Facilities;
- Tourism and Recreation;
- Renewable Energy;
- Gypsy and Traveller sites;
- Transport Infrastructure;
- Waste;
- Education;
- Health, Education and Social Care;
- Biodiversity;
- Green infrastructure;
- Minerals

Threshold for Candidate Sites

2.3 The Council will only seek to allocate sites for housing that have the capacity to accommodate 10 or more dwellings or are a minimum of 0.5 Ha in gross site area. This aligns with the definition of 'major development' in the Town and Country Planning legislation.

2.4 For other uses, the threshold will be that the site can accommodate a building with a minimum floor space of 1,000sq m and/or the site is 1 Ha or greater in gross site area.

2.5 Sites under the 10 dwelling/0.5 Ha threshold for residential or 1,000 sq m floorspace/ 1Ha for other uses will be classified as 'small sites'. All small sites that are submitted will be included within a Candidate Sites Register.

2.6 Small sites will be subject to an initial filtering exercise to assess them against major constraints. Small sites that adjoin or lie in close proximity to existing LDP settlement boundaries will be considered as part of a settlement boundary review to determine if they are appropriate for inclusion within the settlement boundary, having regard to the

2nd Replacement LDP development strategy. Small sites that are proposed for housing and pass the initial assessment will also be included within the local authority's register of suitable sites for RSLs, SMEs and the custom and self-build sector.

Site submitted as part of the adopted LDP (Up to 2021) or Withdrawn Replacement LDP (Up to 2031)

2.7 Any candidate sites submitted as part of the call for candidate sites for the adopted LDP in 2005/6 or Replacement LDP in 2013/14 will need to be resubmitted as part of the review. This will include the re-submission of any sites currently allocated in the adopted LDP that have not yet been developed. If existing sites in the adopted LDP are not re-submitted, they will not be considered further.

2.8 If a candidate site was ruled out previously, or the site was allocated but has not be developed, the new submission should consider the reasons why the site was not taken forward and provide any additional information (e.g. surveys) to explain how any constraints can be overcome and why the site is suitable for allocation.

What types of sites are likely to be acceptable?

2.9 The Council will only allocate sites that adhere to national planning guidance as set out in Welsh Government Planning Policy Wales (PPW) and the Technical Advice Notes (TANs).

2.10 Before submitting candidate sites, site promoters should be aware of the following considerations:

- New house building and other new development (retail, employment etc) in the open countryside, away from established settlements, should be strictly controlled. Sites proposed in isolated locations away from defined settlements are unlikely to be acceptable.
- Sites that are subject to international or national designations for biodiversity (Special Area of Conservation, Site of Special Scientific Interest or National Nature Reserve) will not be acceptable.
- Proposals for highly vulnerable development (which includes housing, public buildings and emergency services) within the highest risk areas of the flood plain will not be permitted.

2.11 In selecting sites, PPW is clear on the types of location that will be acceptable for built development. Specifically, it states that in identifying sites to be allocated in development plans, local planning authorities should follow a **search sequence**, prioritising previously developed land (brownfield) and/or underutilised sites within settlements in the first instance; then suitable and sustainable greenfield sites within or on the edge of settlements. Sites in the open countryside, including new settlements, must only be considered in exceptional circumstances.

2.12 Whilst the Council will still seek to allocate deliverable brownfield land and buildings in the first instance, it should be noted that many of the large brownfield sites allocated in the current adopted LDP have now been developed. The Council will therefore need to consider the release of greenfield sites on the edge of settlements where insufficient deliverable brownfield sites are available to meet future requirements.

3. Candidate Site Assessment Procedure

Publication of the Candidate Sites

3.1 After the close of the Candidate Sites Submission period, a register of submitted sites will be prepared. This site register will be made available for public inspection as part of the evidence base for the 2nd Replacement LDP.

3.2 **It is important to note that the submission of a Candidate Site does not represent a commitment on the part of the Council to take sites forward into the 2nd Replacement LDP.** Sites will be subject to a robust assessment and only those that score highly in respect of sustainability, deliverability and are in accordance with the 2nd Replacement LDP Strategy will be allocated.

Stage 1 Initial Filtering Exercise

3.3 The assessment methodology applies to sites that are proposed for built development (e.g. housing, employment, retail). If sites are put forward for protection, these will be subject to a separate assessment and will be considered as part of the green infrastructure assessment.

3.4 The Assessment Procedure is set out in Appendix 4. The Initial Filtering Exercise will consider:

- The size of site;
- Relationship to existing settlement; and
- Conflict with national planning policy – flood risk or internationally or nationally import areas for biodiversity

3.5 Only sites that meet the high-level policy considerations will proceed to Stage 2.

Stage 2A Detailed Assessment

3.6 The information provided by each site promoter will be verified by a team of planning officers, in consultation with other service areas of the Council. The detailed assessment will consider the following categories:

- Planning (Section B)
- Ownership (Section C)
- Site Suitability (Section D)
  - Site condition
  - Pollution
  - Flood Risk
  - Natural Heritage
  - Landscape and Open Spaces
  - Public Rights of Way
  - Minerals
  - Heritage
  - Utilities

- Highways and Transportation
- Climate Change
- Economic Benefits

- Site Deliverability and Viability (Section E)

3.7 A traffic light system for scoring the site will be used, as explained in Appendix 4.

3.8 Where insufficient information has been submitted sites will be scored grey. The Council consider that the level of information submitted at the call for candidate sites stage should be proportionate and, at this initial site submission stage, it is not expected that the candidate site submission should be accompanied by the level of information that would be expected to support a planning application, although inclusion of such detail at this point will assist in the processing of the submission.

3.9 However, if a site promoter is aware of a significant constraint (e.g. part of the site is within the flood plain, or the site has ecological value, or it is within a high-risk coal mining area) then it is within the site promoters' interests to submit information in respect of this constraint alongside their site submission. The early identification of any issues will help the proposer, the Council and statutory consultees to identify appropriate mitigation measures to alleviate potential problems.

3.10 Sites included in the 2nd Replacement LDP must be realistic, appropriate and be founded on a robust and credible evidence base, and therefore the more information that can be submitted to demonstrate that a site is suitable, the greater the likelihood of a site being included.

3.11 Where insufficient information has been submitted, the Council may request additional information such as ecological surveys, arboricultural surveys, strategic flood consequences assessments, drainage studies, coal mining risk assessments, traffic impact assessments, air quality impact assessments, and any other information that may be required to demonstrate that a site is deliverable. The responsibility of undertaking relevant technical work to support a sites inclusion in the plan, including financial costs, resides with the site promoter.

Stage 2B Consultation with External Infrastructure Providers

3.12 The Council will consult with statutory agencies sites such as Dwr Cymru/Welsh Water, Natural Resources Wales, The Coal Authority, Glamorgan Gwent Archaeological Trust, Western Power and National Grid on those sites that are deemed suitable for further consideration following the Stage 2A detailed assessment.

3.13 Infrastructure providers will be asked to assess the sites and identify any potential issues and what mitigation measures are likely to be necessary in order to overcome these issues. If the infrastructure issue cannot be addressed, or the cost of addressing it would significantly impact on the viability and deliverability of a site, then the site will not be considered further.

Stage 2C Assessment against the Preferred Strategy and Integrated Sustainability Assessment

3.14 Candidate Sites will also be assessed against the Preferred Strategy and the Integrated Sustainability Assessment (ISA) objectives.

Stage 3 Preferred Strategy Consultation

3.15 As part of the evidence base for the Preferred Strategy, the Council will publish the draft site assessments for all sites submitted through the Call for Candidates Sites. At this stage, it will be necessary to submit further information including viability assessments for those sites which are considered suitable for further consideration, and which comply with the Preferred Strategy. Further guidance on the requirements for the viability assessment will be published separately. It will be possible for new candidate sites to be submitted at this stage, but site submissions should include all relevant information to demonstrate that they are deliverable and viable.

3.16 Any new sites submitted with be assessed against the criteria set out within this paper

Deposit 2nd Replacement LDP

3.17 The Deposit 2nd Replacement LDP will identify those sites that are considered to be suitable for allocation following the completion of the candidate site assessment process.

Appendix 1: Overview of the Candidate Sites Process and Anticipated Timescales

Initial Call for Candidate Sites Site promoters to complete submission form	Jan 2021 to Aug 31st 2021
⬇	
Publication of Candidate Sites Register following closing of call for candidate sites STAGE 1 Initial filtering exercise Is the site above the site size threshold?	Sept 2021
⬇ ⬇	
Yes / No – consider as part of the SB review where appropriate	
⬇ 🚫	
STAGE 1 Initial filtering exercise Does the site satisfy the initial high-level assessment?	October 2021
⬇	
Yes / No – sites with insurmountable constraints will not be considered further	
⬇ 🚫	
STAGE 2 LPA to verify the information on the submission form and consult internal and external stakeholders	May to Dec 2021
⬇	
Assessment against the Preferred Strategy and ISA objectives	Sept 2021 to Mar 2022
⬇	
Consultation on Preferred Strategy and publication of initial site assessment. New sites could be submitted at this stage. Request for	June 2022

further detailed information (where not previously submitted) on sites in conformity with the Preferred Strategy	
↓	
Publish updated Candidate Sites Register incorporating any new site submissions	By Oct 2022
↓	
Consult with key and statutory stakeholders on sites in conformity with the Preferred Strategy	Aug to Dec 2022
↓	
Finalise allocations for inclusion in the Deposit 2nd Replacement LDP based on site assessment criteria	Aug to Dec 2022
↓	
Consultation on the Deposit 2nd Replacement LDP. Publication of candidate site assessments	February 2023

Appendix 2: Candidate Site Submission Form

Caerphilly County Borough Council
2nd Replacement Local Development Plan
Up to 2035

Candidate Sites Submission Form

Please complete one form for every site proposed. The form, together with the site location plan and supporting information, should be submitted by **31st August 2021**.

By email to: ldp@caerphilly.gov.uk

*By post to***:** Strategic Planning, Planning Department, Tredomen House, Tredomen Park, Ystrad Mynach, CF82 7WF.

Further information on the completion of this form can be found on the accompanying guidance notes.

How we will use your information

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. The LDP Privacy Notice can be found at https://www.caerphilly.gov.uk/CaerphillyDocs/FOI/PrivacyNotices/PrivacyNotice_LDP.aspx

All candidate sites will be available for public inspection. Details of candidate sites will also be circulated to internal and external stakeholders to allow them to be assessed as part of the LDP process. No personal information will be included as part of this.

Details of all site promoters and their agents (where applicable) will be added to the LDP database in order to enable us to contact you directly in respect of the LDP process. The Council will correspond with all stakeholders via email. If, however, you would prefer to receive correspondence via letter, please can you check the following box:

Letter ☐
In order for us to correspond with you in your language of choice, please can you confirm whether you wish to receive correspondence in Welsh or English:
Welsh ☐ English ☐

CONTACT DETAILS					
Title:	Title	**First Name:**	First Name	**Surname:**	Surname
Email Address:	Email address				
Address:	Address				
Postcode:	Postcode				
Telephone number:	Telephone Number				
					ts will
Title:	Agent Title	**First Name:**	Agent First Name	**Surname:**	Agent Surname
Position (if applicable):	Position				
Organisation (if applicable):	Organisation				
Email Address:	Agent Email Address				
Address:	Agent Address				
Postcode:	Agent Postcode				
Telephone number:	Agent Telephone Number				

A	**SITE DETAILS** Please attach a map showing the outline of the site in **red**, any additional land in the ownership of the proposer in **blue**, and any private access routes under the control of the proposer in **green**.	
A1	Site address, including postcode:	
A2	OS Grid Reference:	
A3	Total Site Area (Hectares):	
A4	Current use:	
A5	Proposed use:	
A6	Brief description of proposal (number of units, floorspace, Mw (energy), pitches etc):	
A7	Having regard for known site constraints, what is the developable area (in Hectares)?	

B	PLANNING			
B1	Current planning status			
B2	Site planning history - *If the site has previously had planning permission, please explain why the development has not been delivered*			
		YES	**NO**	**Comments/Further information (continue on additional sheet if required)**
B3	Have there been any pre-application discussions?			
B4	Has the site previously been submitted as a candidate site? *If yes, please give reference number (e.g. E001, ABB001) and site name:*			

C	OWNERSHIP	YES	NO	Comments/Further information (continue on additional sheet if required)
C1	Is the site wholly in the ownership of the proposer?			
C2	If not, are all other landowners aware of this site?			
C3	Is the site in public ownership?			
C4	If yes, is the site within a published disposal strategy?			
C5	Are there any known legal constraints (e.g. covenants) that could prevent or constrain development on the site for the proposed use?			

D	SITE SUITABILITY			
	Site condition	**YES**	**NO**	**Comments/Further information (continue on additional sheet if required)**
D1	Would the site be classified as previously developed land (as per the Planning Policy Wales definition)?			
D2	Does the site have any known physical constraints?			
D3	Does the topography of the site and ground conditions present a significant constraint to development?			
D4	Would any buildings on the site require demolition?			
D5	Would the proposed use result in the loss of formal leisure or community facilities?			
	Pollution	**YES**	**NO**	**Comments/Further information**
D6	Is there a possibility that the site is contaminated? If yes, please give details of possible contamination sources			
D7	Will the amenity of the proposed site be affected by neighbouring uses for the following reasons? - Noise (industrial, commercial, busy roads, railways, wind turbines) - Odour - Light			

	- Dust			
D8	Will the proposed use affect the amenity of neighbouring uses in terms of noise, odour, light, dust or, in the case of wind turbines, shadow flicker?			
D9	Is the site within 2km (as the crow flies) of an Air Quality Management Area?			
D10	Is the site a former landfill site, or within 500m (as the crow flies) of an existing or former landfill site?			
	Flood risk	**YES**	**NO**	**Comments/Further information**
D11	Is the site within a high-risk flood zone, as defined by TAN 15?			
D12	Is the site susceptible to surface water flooding?			
D13	Are there any culverts, ordinary watercourses or main rivers on or adjacent to the site?			
	Natural Heritage	**YES**	**NO**	**Comments/Further information**
D14	Is the site within or in close proximity to an area of international or national importance for biodiversity (Special Area of Conservation, Site of Special Scientific Interest or National Nature Reserve)?			

D15	Is the site within or adjacent to a Locally Designated Site? (Local Nature Reserve (LNR) or Site of Importance for Nature Conservation (SINC))?			
D16	Would the proposal have any impact on any protected or priority species or habitats, or on any 'stepping stones' or wildlife corridors on or in close proximity to the site?			
D17	Please describe the existing habitats on the site (e.g. grassland, woodland, hedgerows, trees, ponds)			
	Landscape and Open Spaces	**YES**	**NO**	**Comments/Further information**
D18	Is the site currently within a Special Landscape Area (SLA) or Visually Important Local Landscape (VILL) in the adopted LDP			
D19	Is the site within a green wedge in the adopted LDP?			
D20	Is any part of the site covered by a Tree Preservation Order?			
D21	Would the development of this site affect any woodland, trees or hedgerows?			
D22	Does the site, or, part of the site contain Best and Most Versatile (BMV) Agricultural Land i.e. Grade 1, Grade 2 or Grade 3a? If yes,			

	please state the amount and Grade?			
D23	Would there be an impact on any useable informal open spaces?			
	Public Rights of Way	**YES**	**NO**	**Comments/Further information**
D24	Are there any Public Rights of Way (PROW) or Claimed Rights of Way within the site or adjoining the site boundary?			
	Minerals	**YES**	**NO**	**Comments/Further information**
D25	Is the site within a Coal Mining Development Referral Area?			
D26	Would the site affect any other mineral resources?			
	Heritage	**YES**	**NO**	**Comments/Further information**
D27	Are there any listed buildings on or in close proximity of the site?			
D28	Is the site within or in close proximity to a conservation area?			
D29	Is the site within or in close proximity to a Scheduled Ancient Monument?			
D30	Is the site on the register of Outstanding Historical Interest in Wales, the register of			

	Landscapes, Parks and Gardens of Special Historic Interest?			
	Utilities	**YES**	**NO**	**Comments/Further information**
D31	Is the site capable of connection to the following services: Mains water supply? Mains sewerage? Electricity? Gas? Landline telephone? Broadband? Other (please specify)?			
	Highways and Transportation	**YES**	**NO**	**Comments/Further information**
D32	Is the site within 400m of the public transport stop (bus or train)?			
D33	Is the site in close proximity to any existing or proposed active travel routes?			
D34	Is there an existing suitable access into the site?			
D35	Would access be required onto the strategic highway network, county road or distributor road?			

D36	Would there be a need for additional infrastructure improvements to accommodate the development (including access)?			
D37	Is the proposal likely to generate significant levels of traffic movement exceeding the thresholds set out in Annex D of TAN 18?			
	Climate Change	**YES**	**NO**	**Comments/Further information**
D38	Would the proposals include low or zero carbon energy generating technologies?			
D39	How will the proposals mitigate against climate change?			
	Economic Benefits	**YES**	**NO**	**Comments/Further information**
D40	Would there be any economic benefits from the scheme e.g. number of jobs, regeneration etc.			
	Other Matters			
D41	Please provide details of any **other matters** you consider relevant to this submission.			

E	**Site Deliverability and Viability**
E1	If the site is currently occupied, when would the existing use(s) cease?

E2	Please provide timescales for the following: Submission of a planning application: Commencement on site:				
E3	Please indicate an appropriate timescale for site delivery (build rate per annum):				
	2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**
	2026/27	**2027/28**	**2028/29**	**2029/30**	**2030/31**
	2031/32	**2032/33**	**2033/34**	**2034/35**	**Beyond 2035**
E4	If you are the landowner, have you engaged with/undertaken any discussions with potential developers?				

Appendix 3: Call for Candidate Site Submission Form Guidance Notes

Caerphilly County Borough Council
2nd Replacement Local Development Plan
Up To 2035

Call for Candidate Sites
Submission Form Guidance Notes

Introduction

A **candidate site** is a site submitted to the Council by an interested party (e.g. developer or landowner) for potential inclusion as an allocation in the 2nd Replacement Local Development Plan (LDP). These guidance notes provide information on the process for submitting candidate sites.

It is important to note that the submission of a Candidate Site does not represent a commitment on the part of the Council to take sites forward into the 2nd Replacement LDP. Sites will be subject to a robust assessment and only those that score highly in respect of sustainability, deliverability and are in accordance with the 2nd Replacement LDP Strategy will be allocated.

The submission form has been prepared having regard for the South East Wales Strategic Planning Group's methodology paper (July 2018), which was prepared to provide consistency for local planning authorities in the South East Wales region in undertaking site assessments, and the Development Plans Manual (March 2020, Edition 3), which provides detailed guidance on the candidate sites process.

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- Housing;
- Employment;
- Retail;
- Community Facilities;
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Threshold for Candidate Sites

The Council will only seek to allocate sites for housing that have the capacity to accommodate 10 or more dwellings or are a minimum of 0.5 Ha in gross site area. This aligns with the definition of 'major development' in the Town and Country Planning legislation.

For other uses, the threshold will be that the site can accommodate a building with a minimum floor space of 1,000sq m and/or the site is 1 Ha or greater in gross site area.

Sites under the 10 dwelling/0.5 Ha threshold for residential or 1,000 sq m floorspace/ 1Ha for other uses will be classified as 'small sites'. All small sites that are submitted will be included within a Candidate Sites Register.

Small sites will be subject to an initial filtering exercise to assess them against major constraints. Small sites that adjoin or lie in close proximity to existing LDP settlement boundaries will be considered as part of a settlement boundary review to determine if they are appropriate for inclusion within the settlement boundary, having regard to the 2nd Replacement LDP development strategy. Small sites that are proposed for housing and pass the initial assessment will also be included within the local authority's register of suitable sites for RSLs, SMEs and the custom and self-build sector.

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Any candidate sites submitted as part of the call for candidate sites for the adopted LDP in 2005/6 or Replacement LDP in 2013/14 will need to be resubmitted as part of the review. This will include the re-submission of any sites currently allocated in the adopted LDP that have not yet been developed. If existing sites in the adopted LDP are not re-submitted, they will not be considered further.

If a candidate site was ruled out previously, or the site was allocated but has not be developed, the new submission should consider the reasons why the site was not taken forward and provide any additional information (e.g. surveys) to explain how any constraints can be overcome and why the site is suitable for allocation.

Candidate Sites Register

After the close of the Candidate Sites Submission period, a register of submitted sites will be prepared. This site register will be made available for public inspection as part of the evidence base for the 2nd Replacement LDP.

What types of sites are likely to be acceptable?

The Council will only allocate sites that adhere to national planning guidance as set out in Welsh Government Planning Policy Wales (PPW) and the Technical Advice Notes (TANs).

Before submitting candidate sites, site promoters should be aware of the following considerations:

- New house building and other new development (retail, employment etc) in the open countryside, away from established settlements, should be strictly controlled. Sites proposed in isolated locations away from defined settlements are unlikely to be acceptable.

- Sites that are subject to international or national designations for biodiversity (Special Area of Conservation, Site of Special Scientific Interest or National Nature Reserve) will not be acceptable.
- Proposals for highly vulnerable development (which includes housing, public buildings and emergency services) within the highest risk areas of the flood plain will not be permitted.

In selecting sites, PPW is clear on the types of location that will be acceptable for built development. Specifically, it states that in identifying sites to be allocated in development plans, local planning authorities should follow a **search sequence**, prioritising previously developed land (brownfield) and/or underutilised sites within settlements in the first instance; then suitable and sustainable greenfield sites within or on the edge of settlements. Sites in the open countryside, including new settlements, must only be considered in exceptional circumstances.

Whilst the Council will still seek to allocate deliverable brownfield land and buildings in the first instance, it should be noted that many of the large brownfield sites allocated in the current adopted LDP have now been developed. The Council will therefore need to consider the release of greenfield sites on the edge of settlements where insufficient deliverable brownfield sites are available to meet future requirements.

Supporting Information

Welsh Government requires the site promoter to provide all relevant information pertinent to a site in order that the site can be assessed properly. Site promoters should answer each question as fully as possible and provide supplementary information where necessary. If the answer to any questions is currently unknown, site promoters may wish to carry out further assessments or surveys where necessary in to address this.

It is acknowledged that there is a cost associated with the preparation of supplementary information (e.g. ecological studies, traffic impact assessments, strategic flood consequences assessments, drainage studies etc) and site promoters will have concerns about commissioning surveys prior to the publication of the preferred strategy, without the certainty of knowing where future growth is likely to be acceptable. The Council consider that the level of information submitted should be proportionate and, at this initial site submission stage, it is not expected that the candidate site submission should be accompanied by the level of information that would be expected to support a planning application, although inclusion of such detail at this point will assist in the processing of the submission

However, if a site promoter is aware of a significant constraint (e.g. part of the site is within the flood plain, or the site has ecological value, or it is within a high-risk coal mining area) then it is within the site promoters interests to submit information in respect of this constraint alongside their site submission. The early identification of any issues will help the proposer, the Council and statutory consultees to identify appropriate mitigation measures to alleviate potential problems. Sites included in the 2nd Replacement LDP must be realistic, appropriate and be founded on a robust and credible evidence base, and therefore the more information that can be submitted to demonstrate that a site is suitable, the greater the likelihood of a site being included.

Further surveys may be required to support the promotion of candidate sites at a later stage, such as ecological surveys, arboricultural surveys, strategic flood consequences assessments, drainage studies, coal mining risk assessments, traffic impact assessments, air quality impact assessments, and any other information that may be required to demonstrate that a site is deliverable. The responsibility of undertaking relevant technical

work to support a sites inclusion in the plan, including financial costs, resides with the site promoter.

The LPA may seek a detailed viability appraisal on your site prior to Deposit stage in order to demonstrate whether it is financially viable. The viability assessment would need to be prepared in accordance with guidance set by the LPA using an agreed viability model. Failure to submit a viability appraisal may result in your site not being included in the Deposit 2nd Replacement LDP.

It is the duty of site promoters to engage positively in the plan preparation process at all stages, working with the LPA to ensure that the relevant information is available at the appropriate stage.

Completion of the form

The Council must receive all completed submission forms no later than **31st August 2021**. This deadline will allow sufficient time for site proposers to compile any relevant information they may require to supplement their case and undertake the consultations with relevant parties such as statutory undertakers. Submission forms received after this date will not be considered for inclusion with the Plan.

The section below provides key information and signposting to mapping and other data, allowing site promoters to respond to those questions that require further clarification, or where further information is available.

Contact details

Please provide relevant contact details, including agent details if an agent is nominated to act on behalf of the landowner. Agents will receive all LDP correspondence on behalf of the site promoter.

Site Details

The plan submitted with the site should be on an Ordnance Survey base and contain the following information:

An outline of the site submitted in **Red**
Any additional land in the ownership of the proposer outlined in **Blue**
Any private access routes under the control of the proposer in **Green**

Planning

Planning Status – please identify if the site is allocated in the adopted LDP for a specific use and/or whether it has planning permission. The online proposals map for the LDP will provide details of this: http://caerphilly.opus3.co.uk/ldf/maps

Site planning history – please record any previous or current planning applications related to the site, including the application number and decision. Information on past applications is available on: https://publicaccess.caerphilly.gov.uk/PublicAccess/

Pre-application discussions – please provide information on any correspondence or meetings regarding the site prior to the submission of a planning application, including any reference numbers and details of what was proposed.

Previous Candidate Site submissions – a ‘call for candidate sites’ was issued in 2005/6 for the adopted LDP and in 2013/14 for the withdrawn Replacement LDP. If sites were

submitted as part of this process, please provide the reference number and any other relevant information.

Ownership

Proposers of land should indicate if they own the site which they are submitting. Where the proposer wishes to submit land for inclusion, 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.

If multiple landowners are involved, please provide an Ordnance Survey Plan clearly identifying the parcels of land owned, and contact details of all owners.

If the site is within public ownership, details should be provided on whether there is agreement that the site is available for disposal.

Details on any restrictive covenants or other legal issues should also be provided.

Site Suitability

Site Condition

D1 Previously Developed Land - The definition of previously developed land can be found on page 38 of Planning Policy Wales (Edition 10): https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf

Pollution

D7 Amenity Impacts of Neighbouring Uses – Consideration should be given to individual wind turbines within 500m of the site, and the cumulative effect of multiple turbines (wind farms) within 2km.

D9 Air Quality Management Areas - The location of the two Air Quality Management Areas in the County Borough can be found at: https://www.caerphilly.gov.uk/Services/Environmental-health-and-pollution/Pollution/Air-quality

D10 Landfill sites – The location of historic landfill sites can be found at: http://lle.gov.wales/catalogue/item/HistoricLandfillSites/?lang=en

Flood Risk

D11 TAN 15: Development and Flood Risk - The latest Development Advice Maps can be found on the Natural Resources Wales (NRW) website: https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en The 2004 version of TAN 15 defines 'high risk areas' as Zone C of the Flood Plain. In Zone C2, highly vulnerable development such as housing should not be permitted. All other new development should only be permitted if it can be justified in accordance with the tests in Section 6.2 of TAN 15. Welsh Government has recently consulted on a revised draft of TAN 15 (Development, Flooding and Coastal

Erosion). The flood zones have been reclassified within the updated TAN 15 – the highest risk area is Zone 3. Similar requirements on respect of highly vulnerable and less vulnerable development apply.

D12 Susceptibility to surface water flooding (D12) – Information on Surface Water Flooding can be found on the NRW website: https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en

Proposers of sites that are deemed suitable for further consideration in the candidate site process will be required to provide further information in respect of sustainable drainage systems (SuDS). Further information on the requirements can be found at: https://www.caerphilly.gov.uk/Services/Roads-and-pavements/Flood-risk-management/Sustainable-Drainage-Approval-Body-(SAB)

D13 Further information regarding culverts can be obtained from the Council's Drainage section https://www.caerphilly.gov.uk/Services/Roads-and-pavements/Flood-risk-management

Natural Heritage

D14 Areas of International or National Importance for Biodiversity – Details of international and national designations can be found on the LDP constraints map:

- Sites of Special Scientific Interest (SSSI) http://lle.gov.wales/map#l=1356
- Special Areas of Conservation (SAC) http://lle.gov.wales/map#l=12

If the site would affect a SAC, an Appropriate Assessment must be submitted.

If the proposal would affect an SSSI, an ecological survey may be required, together with an impact assessment to provide details of how the development will affect the important features of the sites. Data can be obtained from Caerphilly CBC Countryside section. NRA and the South East Wales Biodiversity Records Centre (SEWBERC): http://www.sewbrec.org.uk/data-enquiries-folder/enquiries/data-enquiries-2019.page.

D15 Locally Designated Sites – Details of Local Nature Reserves and Sites of Importance for Nature Conservation can be found on the LDP proposals map: http://caerphilly.opus3.co.uk/ldf/maps

D16 Protected or Priority Species or Habitats – data can be obtained from the South East Wales Biodiversity Records Centre (SEWBREC): http://www.sewbrec.org.uk/data-enquiries-folder/enquiries/data-enquiries-2019.page. If records indicate species or habitats of ecological value, the candidate site submission should be supported by a Phase 1 Ecological Survey prepared by a competent ecologist.

Landscape and Open Spaces

D18 Local Landscape designations – Information on Special Landscape Areas and Visually Important Local Landscapes can be found on the LDP proposals map: http://caerphilly.opus3.co.uk/ldf/maps

D19 Green Wedges - Information on Green Wedges can be found on the LDP proposals map: http://caerphilly.opus3.co.uk/ldf/maps

D20 Tree Preservation Orders – Information on trees and woodlands subject to Tree Preservation Orders (TPOs) can be found on: https://www.arcgis.com/apps/webappviewer/index.html?id=8fbe45e163664775819414bd3b5029c4

D22 Best and Most Versatile (BMV) Agricultural Land – If the site includes Grade 1, 2 or 3a BMV agricultural land, then an Agricultural Land Classification Survey may be required. Please see: http://lle.gov.wales/map/alc2

Public Rights of Way

D24 Details of Public Rights of Way (PROW) and claimed Rights of Way can be obtained from the Council's Rights of Way department: https://www.caerphilly.gov.uk/Services/Roads-and-pavements/Public-rights-of-way

Minerals

D25 A Map of coal mining constraints can be found at: http://mapapps2.bgs.ac.uk/coalauthority/home.html
If a site is within a Development High Risk area, a Coal Mining Risk Assessment will be required to assess the impact of any former mining activity on the site.

D26 Minerals safeguarding areas for sandstone and limestone can be found on the LDP proposals map: http://caerphilly.opus3.co.uk/ldf/maps

Heritage

D27 Listed buildings – A map of all listed buildings within the County Borough can be found at: http://lle.gov.wales/catalogue/item/ListedBuildings/?lang=en

D28 Conservation Areas - A map of all conservation areas can be found at: http://lle.gov.wales/catalogue/item/ConservationAreas/?lang=en

D29 Scheduled Ancient Monuments - A map of all scheduled ancient monuments (SAMs) within the County Borough can be found at: http://lle.gov.wales/catalogue/item/ScheduledAncientMonumentsInWales/?lang=en

D30 Historic Landscapes – Information on the location of Historic Landscapes, Historic Parks and Gardens can be found on the LDP constraints map: http://caerphilly.opus3.co.uk/ldf/maps

Utilities

D31 Utilities - 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.

Details should also be provided (if known) with regard to whether there is capacity of these services to serve the proposed development.

Highways and Transportation

D33 Active Travel – The Active Travel Integrated Network Map can be found here: https://www.caerphilly.gov.uk/CaerphillyDocs/Consultations/Active-Travel-Plan/ActiveTravelIntegratedNetworkMapsHiRes.aspx

D35 Strategic Highways Network - The road hierarchy can be found in Appendix 16 of the LDP: https://www.caerphilly.gov.uk/CaerphillyDocs/LDP/Appendices-to-Written-Statement.aspx

D37 Traffic Generation – the thresholds are set out in Annex D of TAN 18:Transport: https://gov.wales/sites/default/files/publications/2018-09/tan18-transport.pdf

Climate Change

D38 Energy generating technologies – site proposers should provide details on any proposals for the use of low or zero carbon energy generating technologies within the site

D39 Climate Change Mitigation and Adaption – site proposers should explain what measures are proposed to reduce carbon emissions as part of development e.g. construction methods, Electric Vehicle charging points, orientation of dwellings, proximity to public transport and active travel routes, use of green infrastructure etc

Appendix 4: Assessment Procedure

Caerphilly County Borough Council
2nd Replacement Local Development Plan
Up to 2035

Candidate Site Submission Form
Site Assessment Summary

Section A - Site Details To be completed by assessor

Candidate Site Reference	
Site Name	
Ward	
Proposed use	
Brief description of proposal	

STAGE 1 - INITIAL FILTERING EXERCISE

The assessment methodology applies to sites that are proposed for built development (e.g. housing, employment, retail). If sites are put forward for protection, these will be subject to a separate assessment and will be considered as part of the green infrastructure assessment.

Is the site a small site (under 0.5 Ha for housing or 1 Ha for other uses)?

- ☐ No
- ☐ Yes – out of settlement – include in CSR. No further assessment.
- ☐ Yes – edge of settlement - include in CSR and assess as part of settlement boundary review.
- ☐ Yes – within existing settlement – include in CSR and register of small sites. No further assessment.

Relationship to existing settlement

- ☐ Within existing settlement
- ☐ Rounding off settlement
- ☐ Edge of settlement
- ☐ Out of settlement

If a site is defined as out of settlement and is proposed for a use such as housing, employment or retail, it will not be subject to any further assessment, as it would be contrary to national planning policy on development in the countryside.

If an acceptable use in the countryside location is proposed e.g. wind turbines, recreational development etc the site will be considered further.

Conflict with national planning policy

☐ Majority of site within high risk flood risk area and proposed for highly vulnerable use

☐ Any of site within an international or nationally important area for biodiversity

Conclusion

☐ Site is suitable for further consideration

☐ Site is NOT suitable for further consideration

Comments

STAGE 2 – DETAILED ASSESSMENT

Section B - Planning

Current planning status (B1)		**SCORING** Green – Use would be acceptable in principle (unallocated, within existing settlement boundary). Amber – Site is designated for another use/outside settlement boundary, but this could be reconsidered, or site is allocated for the same use but has not been brought forward. Red – site is designated for another use and it is unlikely that an alternative would be acceptable (e.g. primary employment site, primary retail area, area of international or national importance for biodiversity etc). Grey – Insufficient information submitted/ further clarification required.
Site planning history (B2 and B3)		**SCORING** Green – Positive pre-app discussions on the proposal/site has planning permission and it is demonstrated that it will be implemented. Amber – Site has previously had planning permission, but this has not been implemented/uncertainty over implementation of current permission. Red – Site has been refused permission previously for proposed use. White – No relevant planning history Grey – Insufficient information submitted/ no planning history.
Previous candidate site (B4)		**SCORING** Green – Site has previously been considered as a candidate site and no significant constraints were identified. Amber – Site has previously been considered as a candidate site – constraints identified but could be addressed. Red – Site has been previously considered as a candidate site and was ruled out due to constraints. Grey – Site has not previously been considered as a candidate site.

Section C – Ownership

Summary of Land ownership (C1 to C3)		**SCORING** Green – Site is owned by a single landowner who supports the site promotion or if in multiple ownership there is an agreed Heads of Terms. If public land, it is in a published disposal strategy.

		Amber – Site is owned by multiple landowners with no evidenced agreement to work together, or if public land, it is not yet within a published disposal strategy. Red – There is uncertainty regarding ownership of all or part of the site. There is evidence that landowners are unaware of or do not support the site promotion. Grey – Insufficient information submitted.
Legal Constraints (C4)		**SCORING** Green – No restrictive covenants are in place. Amber – A restrictive covenant is in place on part or all of the land, but it is unlikely to affect its allocation in part or as whole. Red – A covenant is in place that will restrict the development of the site for its proposed use. Grey – Insufficient information submitted.

Section D – Site Suitability

Site condition			
Previously developed land (D1)		In accordance with PPW, previously developed land and buildings should be used in preference to greenfield land. Greenfield status would not automatically preclude a site where there are no alternatives and it accords with the strategy. This is reflected in the scoring. **SCORING** Green – The majority or all of the site is brownfield Amber – The majority or all of the site is greenfield Red – N/A Grey – Insufficient information submitted.	**To be completed by assessor**
Physical or topographical constraints (D2 and D3)		**SCORING** Green – Site is free from physical or topographical constraints. Amber – There are constraints on site, but this is unlikely to preclude development. Red – Site has significant constraints that are likely to preclude development. Grey – Insufficient information submitted.	**To be completed by assessor. Assessor to consult Landscape Architect**

Demolition of buildings (D4)		**SCORING** Green – No demolition required. Amber – Demolition of buildings required on site. Red – N/A Grey – Insufficient information submitted.	**To be completed by assessor. Assessor to Consult ecologists to determine any survey requirements**
Loss of formal leisure or community facilities (D5)		**SCORING** Green – No loss of formal leisure or community facilities Amber – The proposal would result in a loss of formal leisure or community facilities, but they are surplus to requirements or it is considered that they can be replaced elsewhere Red – The proposal would result in an unacceptable loss of formal leisure or community facilities Grey – Insufficient information submitted.	**To be completed by assessor**
Pollution			
Contamination (D6)		**SCORING** Green – Site is not contaminated. Amber – Part or all of the site is contaminated, but it is considered that remediation would be possible and viable. Red – Contamination is a significant constraint and would be difficult to deal with/unlikely to be viable. Grey – Insufficient information submitted.	**Assessor to Consult Environmental Health**
Impact on site from neighbouring uses (D7)		**SCORING** Green – No amenity concerns from noise, odour, light or dust. Amber – Concerns regarding pollution from one or more sources, but likely that effects can be mitigated. Red – Pollution from one or more sources is a significant constraint to development and appropriate. mitigation unlikely to be achievable/ Grey – Insufficient information submitted.	**Assessor to Consult Environmental Health and Countryside**
Impact of		**SCORING**	**Assessor to**

proposed use on neighbouring uses (D8)		Green – No amenity concerns from the proposed use Amber – Concerns regarding impact of proposed use on neighbouring uses, but likely that effects can be mitigated. Red – Proposed use would significantly affect neighbouring uses and appropriate mitigation unlikely to be achievable Grey – Insufficient information submitted	**Consult Environmental Health and Countryside**
Air Quality Management Area (D9)		**SCORING** Green – The site is not within 2km of an AQMA Amber – The site is within 2km of an AQMA, but an AQIA has been submitted and the impact on air quality can be addressed through appropriate mitigation Red – Impact on air quality is a significant constraint that is unlikely to be resolved through mitigation Grey – Insufficient information submitted	**Assessor to Consult Environmental Health**
Proximity to landfill sites (D10)		**SCORING** Green – Not within 500m of a former landfill site, or within 500m but gas migration not considered to be a risk Amber – Within 500m of a landfill site and gas migration considered to be a risk Red – Gas migration considered to be a significant constraint Grey – Insufficient information submitted	**Assessor to Consult Environmental Health**
Flood Risk			
TAN 15 Flood Risk (D11)		**SCORING** Green – Site within a TAN 15 very low risk flood risk area (Zone A/B in TAN 15 (2004) or Zone 1 in draft TAN 15 (2019)) Amber – In a higher risk flood area (Zone C in 2004 TAN 15 or Zones 2 or 3 in draft 2019 TAN 15) but acceptable in accordance with justification tests Red – Within Zone C2 (2004) or Zone 3 (2019) and proposed for	**To be completed by assessor**

		highly vulnerable development Grey – Insufficient information submitted	
Susceptibility to surface water flooding (D12)		**SCORING** Green – Low susceptibility to surface water flooding or flooding from other sources Amber – Intermediate/high susceptibility to surface water flooding and/or at risk of flooding from other sources but potential for mitigation Red – Intermediate/high susceptibility to surface water flooding and/or at risk of flooding from other sources – unlikely to be resolved through mitigation Grey – Insufficient information submitted	**Assessor to Consult Drainage**
Culverts, ordinary watercourses or main rivers (D13)		**SCORING** Green – No culverts, ordinary watercourses or rivers on or adjacent to the site Amber – Culverts, ordinary watercourses or river on or adjacent to the site, but potential for constraint to be addressed as part of site design. Red - Culverts, ordinary watercourses or river on or adjacent to the site are a significant constraint Grey – Insufficient information submitted	**Assessor to Consult Drainage and Ecology**
Natural Heritage			
Areas of international or national importance for biodiversity (D14)		**SCORING** Green – No impact on SAC or SSSI Amber – Minor impact upon SAC or SSSI but appropriate mitigation could be achieved so as not to affect the features of the site. Red – Development will significantly affect an area of international or national importance for biodiversity Grey – Insufficient information submitted	**Assessor to consult Ecologists/Countryside**
Locally designated		Candidate sites to be assessed against current designations in the	**Assessor to consult**

sites for biodiversity (D15)		adopted LDP, whilst recognising that these designations may be amended through the 2RLDP process. **SCORING** Green – No impact on locally designated sites Amber – Potential impact upon SINC or LNR but would not preclude development if appropriate mitigation is put in place Red – Development will significantly affect a locally designated site Grey – Insufficient information submitted	**Ecologists/Countryside**
Protected or priority species, habitats, stepping stones or wildlife corridors (D16 and D17)		**SCORING** Green – No impact on protected or priority species or habitats, stepping stones or wildlife corridors, or potential for enhancement Amber – Potential impact but would not preclude development if appropriate mitigation is put in place Red – Development will significantly affect a protected or priority species or habitats, stepping stones or wildlife corridor Grey – Insufficient information submitted	**Assessor to consult Ecology/Countryside**
Landscape and Open Spaces			
Local Landscape designations (D18)		Candidate sites to be assessed against current designations in the adopted LDP, whilst recognising that these designations may be amended through the 2RLDP process. **SCORING** Green – Site is not within an area designated as SLA or VILL in the adopted LDP, or the proposed use is one that would be compatible with this designation Amber – Potential impact on an area designated as SLA or VILL in adopted LDP but would not	**Assessor to consult Landscape Architects/Countryside**

		preclude development if appropriate mitigation is put in place Red – Development would significantly harm the distinctive or characteristic features if the SLA or VILL Grey – Insufficient information submitted	
Green Wedge (D19)		Candidate sites to be assessed against current designations in the adopted LDP, whilst recognising that these designations may be amended through the 2RLDP process. **SCORING** Green – Not currently within a green wedge, nor within a location where a green wedge may be required in the future. Amber – Currently in a green wedge but the development of this site would not significantly harm the openness and/or result in coalescence between settlements Red – Development would significant affect the openness and/or result in coalescence between settlements Grey – Insufficient information submitted	**Assessor to consult Landscape Architects/Countryside**
Tree Preservation Orders (D20)		**SCORING** Green – No TPOs on or adjacent to the site Amber – Constraints on part of the site which would need to be taken into consideration in future design Red – Constraints are significant enough to prevent development of the whole site Grey – Insufficient information submitted	**Assessor to consult Tree Officer**
Woodlands, Trees or Hedgerows (D21)		**SCORING** Green – No impact on woodland, trees or hedgerows Amber – Constraints on part of the site which would need to be taken into consideration in future design Red – Constraints are significant	**Assessor to consult Tree Officer and Ecologists**

		enough to prevent development of the whole site Grey – Insufficient information submitted	
BMV Agricultural Land (D22)		**SCORING** Green – Not BMV (Grade 1, 2 or 3a) agricultural land Amber – Part of the site is BMV agricultural land, but any loss could be mitigated Red – Development of the site would result in the loss of BMV Agricultural land. Grey – Insufficient information submitted	**To be completed by assessor.**
Informal open spaces (D23)		**SCORING** Green – No loss of useable informal open spaces within the settlement boundary Amber – The proposal would result in a loss of useable informal open space, but it is surplus to requirements or could be replaced elsewhere Red – The proposal would result in an unacceptable loss of useable informal open space Grey – Insufficient information submitted.	**To be completed by assessor. Countryside and Parks to be consulted**
Public Rights of Way			
Public Rights of Way or Claimed Rights of Way (D24)		Green – No impact on PROWs or Claimed Rights of Way Amber – PROWs or Claimed Rights of Way on or adjacent to the site that could be a constraint to development Red – PROWs or Claimed Rights of Way are a significant constraint that is likely to preclude development Grey – Insufficient information submitted.	**Assessor to consult Rights of Way Officer/ Countryside**
Minerals			
Coal Mining Development Referral Areas (D25)		**SCORING** Green – Not in a Coal Mining Development Referral Area Amber – In a Coal Mining Development Referral Area but it has been demonstrated that the	**To be completed by assessor.**

		risks are low and/or can be mitigated Red – In a Coal Mining Development Referral Area and it has not been demonstrated that the risks are low and/or can be mitigated Grey – Insufficient information submitted	
Minerals Resources (D26)		**SCORING** Green – Not within a safeguarding area (sandstone or limestone), an area of protection of sand and gravel or a minerals buffer zone Amber – Within a safeguarding area (sandstone or limestone), an area of protection for sand and gravel, or a minerals buffer zone for a dormant quarry Red – The proposal would affect a minerals buffer zone of an active or inactive quarry Grey – Insufficient information submitted	**To be completed by assessor.**
Heritage			
Listed buildings (D27)		**SCORING** No listed buildings or those listed by virtue of curtilage within or in close proximity to the site Amber – Listed buildings or those listed by virtue of curtilage within or in close proximity, but the impact could be mitigated Red – The development of the site would significantly harm the settings of a listed building (s) or those listed by virtue of curtilage Grey – Insufficient information submitted	**To be completed by assessor. If listed buildings on or near site consult conservation officer and Ecology**
Conservation areas (D28)		**SCORING** Green – Site is not within or in close proximity to a conservation area or would not affect its setting Amber – Site is within or in close proximity to a conservation area or its setting but the impacts on the harm to the conservation area or its setting could be mitigated Red – The development of the site would significantly harm the	**To be completed by assessor. If in or near conservation area on or near site consult Conservation Officer. If any Trees within a Conservation area likely to be**

		character or appearance of the conservation area or its setting Grey – Insufficient information submitted	**affected, consult Tree Officer**
Scheduled Ancient Monuments (D29)		**SCORING** Green – No SAM within or in close proximity to the site. Close proximity is defined by CADW[1] as: - Within 0.5km of perimeter of SAM - Within 1km if site area is 0.2 Ha or more - Within 2km if site area is 0.5 Ha or more - Within 5km if site area is 1 Ha or more Amber – SAM within or in close proximity, but the impact could be mitigated Red – The development of the site would significantly harm a Scheduled Ancient Monument Grey – Insufficient information submitted	**To be completed by assessor. If SAM on or near site consult Conservation Officer**
Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales? (D30)		**SCORING** Green – Site not within or in close proximity to areas identified on the Register Amber – Potential impact but would not preclude development if appropriate mitigation is put in place Red – Development will significantly affect an area on the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales Grey – Insufficient information submitted	**To be completed by assessor. If Landscape, Park or Garden on Register on or near site consult Conservation Officer**
Utilities			
Utilities (D31)		**SCORING** Green – No constraints identified in the provision of utilities Amber – Constraints identified, but these can be addressed in the plan period Red – Significant constraints which are unlikely to be overcome	**To be completed by assessor.**

[1] Cadw (2017) Setting of Historic Assets in Wales

		Grey – Insufficient information submitted	
Highways and Transportation			
Proximity to public transport stop – bus (D32a)		**SCORING** • Green – Within 400m of an operational bus stop • Amber – Between 400m and 800m of an operational bus stop • Red – Over 800m from an operational bus stop • Grey – Insufficient information submitted	**Assessor to consult Highways**
Proximity to public transport stop – train (D32b)		**SCORING** • Green – Within 500m of a train station • Amber – Between 500m and 2km of a train station • Red – Over 2km from train station • Grey – Insufficient information submitted	
Proximity to existing or proposed active travel routes (D33)		**SCORING** Green – Site is well related to existing or proposed active travel routes (within 400m) Amber – Site is adequately related to existing or proposed active travel routes (between 400m and 800m) Red – Site is poorly related to existing or proposed active travel routes (over 800m) Grey – Insufficient information submitted	**Assessor to consult Highways**
Suitability of access (D34)		**SCORING** Green – Existing or proposed access point is suitable Amber – Existing or proposed access would be suitable subject to local improvements Red – Existing or proposed access points are a significant constraint to development Grey – Insufficient information submitted	**Assessor to consult Highways/Rights of Way**
Access onto		**SCORING**	**Assessor to**

strategic highway network, county road or distributor road (D35)		Green – Site would not require direct access onto the strategic highway network. Amber – Access to the site would be from a county or distributor road. This may affect the design and layout of any development Red – Access would be required onto strategic highways network. Grey – Insufficient information submitted	**consult Highways**
Need for additional infrastructure improvements including access (D36)		**SCORING** Green – No additional infrastructure improvements required Amber – In the level of infrastructure improvements required are significant but these are not likely to preclude development Red – The level of infrastructure improvements required are significant and there are concerns over viability Grey – Insufficient information submitted	**Assessor to consult Highways/Rights of Way**
Generation of significant levels of traffic movement (D37)		**SCORING** Green – No requirement for a TA, or submitted TA found to be acceptable Amber – Impact on traffic could be addressed through appropriate mitigation Red – The traffic generation from the development is a significant constraint that is unlikely to be resolved through mitigation Grey – Insufficient information submitted	**Assessor to consult Highways** Highways to advise whether Travel Plan would be required
Climate Change			
Inclusion of low or zero carbon energy generating technologies (D38)		**SCORING** Green – Development proposed to be zero carbon Amber – Some low or zero carbon energy generating technologies proposed Red – No low or zero carbon	**To be completed by assessor.**

		energy generating technologies proposed Grey – Insufficient information submitted	
Mitigation against climate change (D39)		**SCORING** Green – Mitigation measures have been identified. Amber – Some consideration has been given to mitigation, but further consideration required Red – No consideration has been given to mitigation Grey – Insufficient information submitted	**To be completed by assessor. Assessor to consult Landscape/ Countryside**
Economic Benefits			
Economic benefits (D40)		**SCORING** Green – Potential for significant economic benefits from the proposal Amber – Potential for some economic benefits Red – Unlikely to provide economic benefits/likely to have adverse economic impact Grey – Insufficient information submitted	**To be completed by assessor.**
Other Matters			
The assessment of this will depend on the nature of the matters raised.			**To be completed by assessor.**

Section E - Site Deliverability and Viability

Site Deliverability of Viability			
Site availability (E1)		**SCORING** Green – Site is available now Amber – Site is currently occupied, but it is anticipated that it will be available during the plan period Red – Site is currently occupied, and it is not clear whether it will be available during the plan period. Grey – Insufficient information submitted	**To be completed by assessor.**
Timescales for delivery (E2 and E3)		**SCORING** Green – Realistic timescales have been identified for the delivery of	**To be completed by assessor.**

		the site Amber – It is anticipated that the site can be delivered during the plan period, but further consideration is needed on proposed timescales Red – It has not been adequately demonstrated that the site will be delivered during the plan period Grey – Insufficient information submitted	
Developer interest (E4)		**SCORING** Green – There is evidence of developer interest Amber – There is no developer interest identified at this stage Red – n/a Grey – Insufficient information submitted	**To be completed by assessor.**