



Local Development Plan 2021 > 2036

Cardiff Council - May 2021

Cardiff Replacement LDP Candidate Site Submission Form

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



www.cardiffldp.co.uk



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One of the initial stages of the Cardiff Replacement Local Development Plan (CRLDP) 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 while 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 which should be read prior to 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 sets out the stages of assessment that the sites will be subject to.

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

Please complete one form for each site, or proposed use. It must be accompanied by an Ordnance Survey base mapped 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.

If facilities are available, it would be ideal if candidate site boundary details (red and blue polygons) could also be submitted in an electronic format utilising a suitable Geographical Information System. Suitable file formats could include .tab (mapinfo), .shp (ArcGIS) or .dxf (Autocad) etc. Plotted to the British National Grid coordinate system.

All submissions will be handled in accordance with GDPR regulations. However, please note 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:

Email: LDP@Cardiff.gov.uk

or

The Development Plan Team Cardiff Council,
Room 219,
County Hall,
Atlantic Wharf,
Cardiff
CF10 4UW

Tel: 029 2087 2087

Deadline to submit Candidate Sites: 20th August 2021

| Box for Council Use Only | |
|---------------------------------|--|
| Site ID | |
| Site Promotor ID | |
| Agent ID (if applicable) | |
| Date Received | |
| Date Input | |

1. CONTACT DETAILS

| | Contact Details | Agent Contact Details (if applicable) |
|-------------------------|-----------------|---------------------------------------|
| Title | | |
| Name | | |
| Company (if applicable) | | |
| Address | | |
| Post Code | | |
| Telephone Number | | |
| Email Address | | |

2. SITE DETAILS

| | |
|--|--|
| Site Name: | |
| Site Address (including OS Grid Reference or Eastings/Northings, and edged red on an accompanying Ordnance Survey Plan): | |

| | |
|-------------------|--|
| Grid Reference | |
|-------------------|--|

Or

| | |
|----------|--|
| Easting | |
| Northing | |

| | |
|-----------------------|--|
| Site Area (Hectares): | |
|-----------------------|--|

| | | | |
|-----------------------|------------|------------|-------|
| Site Type (tick one): | Greenfield | Brownfield | Mixed |
|-----------------------|------------|------------|-------|

| | |
|------------------|--|
| Current Use (s): | |
|------------------|--|

| | |
|-------------------|--|
| Proposed Uses (s) | |
|-------------------|--|

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|---|--|
| Brief description of proposal (e.g. estimated number of dwelling, commercial floorspace, MW of renewable energy, etc.): | |
|---|--|

3. OWNERSHIP

| | Yes | No |
|--|-----|----|
| Is the site and its proposed access, wholly in the ownership of the site promoter? | | |
| If not, are all other landowners in support of this submission? | | |
| Is/are the landowner (s) willing to sell the land? | | |
| Is there a meaningful up in land value sufficient to encourage the landowner to sell for the proposed use? | | |
| Does the site promoter own any additional land adjacent to the site? | | |

If multiple landowners are involved, please indicated 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.

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4. PLANNING STATUS AND SITE SURVEYS

| | |
|---|--|
| Is the site allocated within the current Local Development Plan, either partially or in its entirety? | |
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|--|--|
| Current Planning Status (if applicable): | |
|--|--|

| | |
|---|--|
| Site Planning History (including any planning | |
|---|--|

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| permissions granted or reasons for refusal): | |
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| Have any pre-application discussions taken place with the Council, including a formal pre-application? If so, please provide details. | |
|---|--|

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| If the site has been subject to a planning application or pre-application, what surveys were required? Please provide details and copies of any survey that have been undertaken to date. | |
|---|--|

5. LOCATION AND ACCESSIBILITY

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| 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? | | | |

| | Yes | No | Further Comments |
|--|-----|----|------------------|
| 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? | | | |

| | Yes | No | Further Comments |
|--|-----|----|------------------|
| Is the site within 400m of an existing Retail Centre, as defined in the current Local Development Plan and illustrated on the proposals map? If yes, which centre(s) is it within 400m of? If no, what is the nearest centre and the distance to it? | | | |

6. SITE CHARACTERISTICS AND CONTEXT

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Does the site have any physical constraints? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| | | | |

| | | | |
|--|--|--|--|
| Is the site affected by conflicting neighbouring uses? | | | |
|--|--|--|--|

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Is the site subject to any other constraints? | | | |

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Do any public rights of way cross the site? | | | |

7. ASSESSIBILITY AND HIGHWAY CAPACITY

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Is the site currently accessible from the existing highway network? | | | |

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

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|--|
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| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Is there funding/finance to deliver the necessary infrastructure requirements? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Is the site within 400m of an existing route or planning active travel route? Please specify the distance to the nearest identified active travel route. If no, what opportunities exist for promoting active travel within and around the site and linking into the existing network? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| 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 rail station? Please provide details of any liaison with | | | |

| | | | |
|---|--|--|--|
| public transport operators to improve public transport access to/from the site. | | | |
|---|--|--|--|

8. LANDSCAPE AND ENVIRONMENTAL IMPACT

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Is there a risk that the site is contaminated or within an Air Quality Management Area? | | | |

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Is the site within a Conservation Area? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Would the proposal affect a heritage asset? (Such as a listed building). | | | |

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Is the site located on grade 1,2 or 3a agricultural land? | | | |

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Is the site within a designated landscape area such as a Green Wedge or Special Landscape Area? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Will the site include Green Infrastructure or provide areas of habitat connectivity? | | | |

| | | |
|--|--|--|
| Would the site impact on any national, regional, or local environmental designations? Please tick all that apply. | Sites of Importance for Nature Conservation (SINC) | |
| | Sites of Special Scientific Interest (SSSI) | |
| | Special Area of Conservation (SAC) | |
| | Special Protection Area (SPA) or RAMSAR | |
| | Regionally Important Geological Sites (RIGS) | |
| | Other | |

9. FLOOD RISK

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Does the site fall (wholly or partially) within a C1 or C2 flood risk zone (Zone 3 within the new TAN15), or within a High or medium surface water and ordinary watercourse flood risk zone (Zone 3 within the new TAN15)? | | | |

10. MINERAL SAFEGUARDING AREAS AND BUFFER ZONES

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Is the site within an existing mineral safeguarding area or buffer zone? | | | |

11. INFRASTRUCTURE CAPACITY

Please tell use 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., Electrical Vehicle charging point

| |
|--|
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Please provide any further details:

| |
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| |
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12. DELIVERABILITY AND VIABILITY

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| If you are the landowner, do you intend to develop the site yourself? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| If you intend to develop the site yourself, is funding in place to cover the development costs (e.g., grant funding, secured loan, bank facility)? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Have there been any discussions with potential developers to date? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Is the developer on board, via an option agreement or another contractual agreement? If not, at what point is a developer likely to be on board? | | | |

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Is the site able to accommodate the broad policy requirements to be delivered via S106 Obligations? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| Is the site able to provide for and comply with the Statutory Standards for Sustainable Drainage Systems (SuDS)? | | | |

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| With all factors considered is the site financially viable and deliverable? | | | |

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| | | | |

| | | | |
|---|--|--|--|
| Have you produced a viability assessment for your Candidate Site? | | | |
|---|--|--|--|

| | Yes | No | Further Details |
|--|-----|----|-----------------|
| If planning permission were in place now, is the site immediately available for development? | | | |

| | Yes | No | Further Details |
|---|-----|----|-----------------|
| Are there any restrictive covenants, legal agreements, or claw back values relating to the use of the site? | | | |

Please indicate an approximate timescale for site delivery. For residential schemes, using the timescale below, please give an indication of when development might start and how many houses could be built each year.

| | | | | | | | |
|------|------|------|------|------|------|------|------|
| 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| | | | | | | | |
| 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| | | | | | | | |

Supplementary supporting evidence is welcomed to be submitted with your Candidate Site (s). However, it should be noted that if 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.