



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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LDP@cardiff.gov.uk



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	
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Or

Easting	
Northing	

Site Area (Hectares):	
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Site Type (tick one):	Greenfield	Brownfield	Mixed
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Current Use (s):	
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Proposed Uses (s)	
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Brief description of proposal (e.g. estimated number of dwelling, commercial floorspace, MW of renewable energy, etc.):	
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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):	
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Site Planning History (including any planning	
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permissions granted or reasons for refusal):	
Have any pre-application discussions taken place with the Council, including a formal pre-application? If so, please provide details.	
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
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Is the site affected by conflicting neighbouring uses?			
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	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:

	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.			
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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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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
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Have you produced a viability assessment for your Candidate Site?			
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	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.