



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

SECOND REPLACEMENT LOCAL DEVELOPMENT PLAN 2026-2041

CANDIDATE SITE SUBMISSION FORM (INCLUSIVE OF SETTLEMENT BOUNDARY REVIEW SITES)

Merthyr Tydfil County Borough Council is inviting the submission of Candidate Sites, as part of the Call for Candidate Sites process.

The Candidate Site process involves a multi-stage assessment procedure, whereby sites must meet specific requirements and/or criteria, to progress to the next stage. Sites that fail to do so will be removed from the process.

The information requested on this form will help to determine whether sites are viable, deliverable, sustainable and free of any significant constraints. Furthermore, the information provided will be utilised to undertake a detailed, robust assessment of the site, to consider its suitability as an allocation, for potential inclusion within the *Second Replacement Local Development Plan (2026-2041)*.

For Candidate Sites, the form must be complete in full otherwise it will not be registered. **Settlement Boundary Review Sites must complete sections 1 and 2 and sections 6 to 8.**

All *Candidate Site Submission Forms* must be accompanied by an OS basemap plan, at a scale of 1:1250 or 1:2500. The site boundary should be outlined in red, with any other adjacent land within the same ownership, demarcated in blue. The plan must be received alongside the *Candidate Site Submission Form* for the site to be registered.

A separate *Candidate Site Submission Form* must be completed for each site submitted. Should the Site Promoter wish to suggest more than one potential land use for a particular site, a separate form will be required for each use proposed.

Forms are available on the Council's website. Hard copy forms can be requested from the Planning Policy Section by emailing: development.planning@merthyr.gov.uk

The form is accompanied by a set of *Candidate Site Guidance Notes*, which are available to view via the link below.

An online Council plan/constraints map is also available to assist Site Promoters in the identification of potential constraints or designations present on their site.

Second Replacement Local Development Plan 2026-2041 | Merthyr Tydfil County Borough Council

Please note that the information submitted on the *Candidate Site Submission Form*, will be made publicly available (not including personal data).

Forms may be submitted in English or Welsh. Communicating in Welsh will not lead to a delay.

Completed forms should be returned to the Planning Policy Team via:

Email (**Preferred**): development.planning@merthyr.gov.uk

Post: The Planning Policy Section, Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ.

The Council's preference is for Candidate Sites to be submitted electronically, via email, however, sites submitted via alternative methods will also be accepted.

The deadline to submit all Candidate Sites is 17:00 on 16th December 2026. Sites received after this time will not be registered.

The Council suggests that the Site Promoter retains proof of submission.

THRESHOLDS: For sites to be considered as 'Candidate Sites' for residential purposes, they must be 0.3ha or greater in size and/or be proposed for ten or more dwellings. For non-residential uses, sites must be a minimum of 1ha in size or proposed for a minimum of 1,000m² of floorspace. Sites that do not meet these thresholds will be removed at Stage 1.

Sites proposed for residential uses that do not meet the 0.3ha threshold may be considered as Settlement Boundary Review Sites. These sites must lie directly adjacent to the defined Settlement Boundary and be capable of accommodating small-scale development (of 9 dwellings or less), known as 'windfall' sites. The

Council will not consider specific proposals for these sites but may amend the Settlement Boundary, if it is deemed appropriate to do so.

There is no minimum threshold for Gypsy and Traveller sites, nor for infrastructure, green space or community uses.

Please complete the following questions, in line with the advice above.

**Submission
Type:**

Candidate Site ☐

Settlement Boundary Review Site ☐

Section 1 – Contact Details

	Site Promoter	Agent
Title		
Name		
Company (if applicable)		
Address		
Postcode		
Email		
Telephone No.		
Communication Preference:	Email ☐ Letter ☐	Email ☐ Letter ☐
Language Preference:	Welsh ☐ English ☐	Welsh ☐ English ☐

Section 2 – Site and Ownership Details

Site Details

Site Name					
Site Address					
Site Size (Hectares)					
Eastings/Northings Or Grid Reference					
Proposed Use					
Current/Existing Use					
Current Planning Status (if known)					
Planning History					
Details of pre- application discussions:					
Details of any surveys required/undertaken:					
Details of adjacent land uses:					
Is the site (wholly or partially within)/was the site:	An existing allocation in the LDP (2016-2031)	Yes	☐	No	☐
	A previous Candidate Site	Yes	☐	No	☐
	Inside the defined Settlement Boundary	Yes	☐	No	☐

Site Ownership

Is the site solely owned by one individual? Yes ☐ No ☐

If yes, is this the:	Site Promoter	Yes	☐	No	☐
	Landowner	Yes	☐	No	☐
	Other	Yes	☐	No	☐

If no, please provide details of the multiple owners.

Details:

Are all landowners aware of the submission?	<i>I declare that all landowners are aware of this submission and are supportive of the site's development.</i>	☐
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Is any adjacent land owned by the Site Promoter(s)?	Yes	☐	No	☐
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Details:

Are all landowners willing to sell?	Yes	☐	No	☐
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Details:

Is the site in public ownership?	Yes	☐	No	☐
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Is the site in a public land disposal strategy?	Yes	☐	No	☐
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Section 3 – Utilities

Which of the following are available on/to the site?

Mains Water Supply	Yes	☐	No	☐	Mains Sewer Connection	Yes	☐	No	☐
Gas Supply	Yes	☐	No	☐	Fibre Optic Broadband	Yes	☐	No	☐
Telephone Line	Yes	☐	No	☐	Electricity Supply	Yes	☐	No	☐

Details:

Other (specify):

Section 4 – Site Availability Details

Availability

Are there any legal restrictions, covenants or clawback values on the land? Yes ☐ No ☐

Details:

Has the land been marketed for development? Yes ☐ No ☐

Details:

Have any discussions taken place with developers regarding the site's development? Yes ☐ No ☐

Details:

Is there an options agreement on the site? If not, at what point will a developer be on board, please provide details? Yes ☐ No ☐

Details:

Delivery Timescales

Please provide an indication of the likely timescales for the site's delivery using the boxes below. For residential development, please provide an anticipated level of dwelling delivery per annum:

Short Term

2027	2028	2029	2030	2031

Medium Term

2032	2033	2034	2035	2036

Long Term

2037	2038	2039	2040	2041

Section 5 – Viability and Deliverability

Viability

Note: The Candidate Site Assessment Form must be accompanied, as a minim, by high-level viability information, as detailed in paragraph 2.6 of the *Candidate Site Methodology*.

Is the site submission accompanied by high-level, baseline viability information or a viability assessment? Please indicate which, in the details box below.

Yes ☐ No ☐

Details:

Is there a meaningful uplift value that would encourage the Site Promoter and/or landowners to sell the site?

Yes ☐ No ☐

Details:

Do you intend to personally develop the site?

Yes ☐ No ☐

Details:

Do you have sufficient funds in place to cover the cost of the development?

Yes ☐ No ☐

Details:

Is the site able to accommodate current policy obligations (S106) and CIL requirements?

Yes ☐ No ☐

Details:

Deliverability

Can the site provide and comply with the requisite statutory Sustainable Drainage System requirements?

Yes ☐ No ☐

Details:

With all known factors considered, is the site financially viable and deliverable?

Yes ☐ No ☐

Details:

With all known factors considered, can the site be delivered during the plan period? Yes ☐ No ☐

Details:

Subject to planning permission, is the site immediately available for development? Yes ☐ No ☐

Details:

Section 6 – Sustainability and Location

Sustainability

How far from the site are the following (walking distance):

Shops/Supermarkets	400m or less ☐	400m-800m ☐	800m-1200m ☐	Over 1200m ☐
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Details:

Bus Stop	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Active Travel Route	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Train Station	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Community Facilities	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Healthcare Facilities	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Educational Facilities	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Open/Green/Play Space	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Designated Retail Centre	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Employment Site(s)	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Public Rights of Way	400m or less ☐	401m-800m ☐	801m-1200m ☐	Over 1200m ☐
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Details:

Location

Is the site accessible to existing services and facilities on foot, via a series of interconnected pavements that are free from obstruction? Yes ☐ No ☐

Details:

Does the site have suitable vehicular access to the existing highway network? Yes ☐ No ☐

Details:

Do adjacent land uses have the potential to conflict in terms of amenity, noise, odour or light pollution? Yes ☐ No ☐

Details:

Section 7 – Site Conditions and Safeguards

Flood Risk

Is any part of the site, including the potential access points, located within a TAN 15 Flood Zone 2 (medium) or 3 (high) area? Yes ☐ No ☐

Details:

Is any part of the site within a TAN 15 Zone for surface water flooding? Yes ☐ No ☐

Details:

Existing Infrastructure

Does the site contain any of the following:

Existing Gas Pipelines Yes ☐ No ☐ Existing Sewer System Yes ☐ No ☐

Overhead Cables Yes ☐ No ☐ Railway Lines Yes ☐ No ☐

Please provide details of the above, **or any other** infrastructure that could affect the site's development

Details:

Minerals

Is the site within an area of known mineral resource? Yes ☐ No ☐

Details:

Ground Conditions

Is there a possibility that the site contains potentially contaminated land? Yes ☐ No ☐

Details:

Is the site identified as being within a coal mining risk area? Yes ☐ No ☐

Details:

Are there likely to be any issues in terms of ground stability on the site? Yes ☐ No ☐

Details:

Does the site's topography present a constraint to development? Yes ☐ No ☐

Details:

Is the site affected by other known physical constraints that would prevent development? Yes ☐ No ☐

Details:

Is the site:

Brownfield ☐ Greenfield ☐ Mixed ☐

Details:

Section 8 – Historic and Natural Environment

Historic Environment

Is the site within or affected by a cultural and/or historic environment designation?

Conservation Area Yes ☐ No ☐ Listed Building Yes ☐ No ☐

Scheduled Ancient Monument Yes ☐ No ☐ Historic Park and Garden Yes ☐ No ☐

Urban Character Area Yes ☐ No ☐ Other Yes ☐ No ☐

Details:

Natural Environment

Is the site within or affected by any of the following national, regional or local designations?

Site of Special Scientific Interest (SSSI) Yes ☐ No ☐

Site of Importance for Nature Conservations (SINC) Yes ☐ No ☐

Regionally Important Geological and Geomorphological Sites (RIGS) Yes ☐ No ☐

Local Nature Reserve (LNR) Yes ☐ No ☐

Details:

Is there a tree preservation order (TPO) on the site? Yes ☐ No ☐

Details:

Will development of the site involve the removal of trees? Yes ☐ No ☐

Details:

Is the site wholly or partially within, or will it affect an ancient woodland? Yes ☐ No ☐

Details:

Is the site located on Grade 1, 2 or 3A agricultural land (Agricultural Land Classification)? Yes ☐ No ☐

Details:

Is the site within a Special Landscape Area (SLA)? Yes ☐ No ☐

Details:

Are there any important features associated with the site? (hedgerow, boundary walls etc.) Yes ☐ No ☐

Details:

Will the site's development provide Green or Blue Infrastructure/habitat connectivity? Yes ☐ No ☐

Details:

Section 9 – Wider Benefits, Climate Change and Place-making

Wider Benefits

Are there any other potential benefits associated with the site? (E.g. Community facilities, open space etc.) Yes ☐ No ☐

Details:

Climate Change

Will the site contribute to national climate change targets by including low or zero carbon technologies? Yes ☐ No ☐

Details:

Has the proposed development been designed to reduce exposure to pollution? Yes ☐ No ☐

Details:

Will the proposed development provide and/or link with existing active travel routes to promote walking and cycling and access to existing public transport options? Yes ☐ No ☐

Details:

Place-making

How will the development contribute to the Well-being of Future Generations Act, inclusive of the seven Well-being Goals, as well as the National Sustainable Place-making Outcomes in *Planning Policy Wales (ed. 12)* and the Council's *Corporate Wellbeing Plan (2023-2028)*? Please provide details.

Details:

For Candidate Sites, please ensure that **all** sections of this form are complete.

For Settlement Boundary Review Sites, please ensure that **sections 1-2 and 6-8** are filled in.

Thank you for completing this form.

Important information for the Site Promoter

In line with the *Development Plans Manual (ed. 3)*, the content of this form is considered necessary and proportionate to the scale of development required for all Candidate Sites.

The responsibility of undertaking any technical work or studies for a site's potential inclusion in the Plan, rests with the Site Promoter. Any investment made in the promotion of Candidate Sites is entirely at the discretion of the Site Promoter. Failure to provide information when requested may however result in a site being discounted and removed from the process, on grounds of insufficient evidence.

In completing this form, you agree that the Site Promoter and Agent's contact details can be added to the LDP Consultation Database. This will allow all parties to be kept informed of their site's progress, in addition to receiving information pertaining to the *Second Replacement Local Development Plan's* preparation. Should you have any queries or wish to be removed from the LDP Consultation Database, please contact the Council by emailing:

development.planning@merthyr.gov.uk

The submission of a Candidate Site should in no way be construed as a commitment for its inclusion within the *Second Replacement Local Development Plan, 2026-2041*.