



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

Merthyr Tydfil County Borough Council

Second Replacement Local Development Plan 2026-2041

Candidate Site Guidance Notes

These Guidance Notes accompany the *Candidate Site Methodology* and have been compiled to assist with the completion of the *Candidate Site Submission Form*. It is advisable for the Site Promoter to read the Methodology, in full, prior to completing and submitting the *Candidate Site Submission Form*. The Methodology provides a detailed overview of the entire Candidate Site process, inclusive of all four stages. Moreover, it highlights the required level of detail and states when additional information/evidence will be required. Furthermore, the Guidance Notes detail how to complete the *Candidate Site Submission Form* and where to obtain the requisite information.

It should also be noted that Planning Aid Wales provide additional support and guidance for communities on their website. This includes guidance on community engagement, the production of Place Plans and advice for Gypsies, Travellers and Showpeople regarding participation in the planning process. Links to Planning Aid Wales resources are provided below.

[Planning Aid Wales – Community engagement in planning](#)

[Planning for Gypsy & Traveller Caravan Sites – Planning Aid Wales](#)

The Call for Candidate Sites

The Call for Candidate Sites will commence on the 23rd September 2026 and conclude on the 16th December 2026. All sites should be submitted to the Council by no later than 17:00 (5pm) on the 16th December 2026. **Forms submitted after the closing date will not be accepted or assessed by the Council and will not be added to the Candidate Site Register.**

A separate *Candidate Site Submission Form* should be submitted for each site proposed. Additionally, a separate form should be completed and submitted for each separate proposal on the same site.

The *Candidate Site Submission Form* must be accompanied by an OS basemap plan (at a scale of 1:1250 or 1:2500, with the site boundary outlined in red and any other adjacent land within the same ownership indicated in blue). There are several online cartographers offering OS base maps, although the Ordnance Survey detail specific partnerships on their website.

[Buy A Plan](#) | [Find a business partner](#) | [OS](#)

Any other relevant studies, reports or information that will prove the site is deliverable, sustainable and free from constraints, should accompany the submission. Furthermore, baseline viability information should be provided, in line with the information set out in the 'viability' section, below.

Completed forms (which can be submitted in Welsh or English) should be returned via email to:

development.planning@merthyr.gov.uk

Alternatively, they may be sent to:

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

Any queries should be directed to the email address above, where officers will be available to provide help or guidance, as required.

Please note: In line with the LDP Regulations, **site submissions cannot be kept confidential**. The details of all sites submitted will be made available for public inspection via the Candidate Site Register. **Personal details, however, will not be made public** and will be held and utilised in accordance with the Data Use and Access Act, 2025.

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 use 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 residential development (of 9 dwellings or less), known as 'windfall' sites. **The Council will not consider specific proposals for Settlement Boundary Review 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.

For Candidate Sites, the *Candidate Site Submission 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.

VIABILITY: The *Candidate Site Submission Form* must be accompanied, as a minimum, by high-level viability information. **The viability requirements for the submission of a Candidate Site are set out at paragraph 2.6 of the *Candidate Site Methodology***, detailing the information that the Council will require, to undertake an assessment of the Candidate Site. It is noted that all information should be reasonable and proportionate to the size of the site and its proposed use. Furthermore, it is appreciated that absolute costs are unlikely to be available at this stage. Therefore, in the absence of definitive costings, submissions should provide reasonable assumptions.

Full viability assessments will also be accepted, although as alluded to, it is appreciated that viability parameters will change throughout the plan-making process. A full overview of a site's viability may not materialise until the Deposit stage of plan preparation, consequently, Site Promoters will be asked to submit a full viability assessment (or update the initial viability assessment) should their site reach Stage 3 of the Candidate Site process.

It should be noted that any investment in the site is entirely at the Site Promoters own discretion.

Candidate Site Submission Form Guidance

The following guidance is provided to assist Site Promoters and/or their agents in completing the *Candidate Site Submission Form*. Each question on the corresponding form is replicated in **bold** text below and is accompanied by an additional explanation.

Submission type: The Site Promoter is asked to indicate whether the site is a submission for a Candidate Site or a Settlement Boundary Review Site (in line with the 'thresholds' section on the previous page). Please select the requisite tick box.

Section 1

Contact Details: This section requests contact details for the Site Promoter and their agent, where applicable. Where the Site Promoter uses an agent, the agent will be the principal contact for the site. Furthermore, the agent **must** provide the contact details of the Site Promoter. Where these details are absent, the *Candidate Site Submission Form* will be rejected. To reiterate, personal details will be held and utilised in accordance with the *Data Use and Access Act, 2025*.

Communication and language preferences: Invites the Site Promoter and/or agent to stipulate their communication and language preferences. The relevant tick boxes should be selected accordingly. It should be noted that communicating in Welsh will not lead to a delay.

Section 2

Site and Ownership Details: This section requests information pertaining to the site, inclusive of the site's size, proposal, current use and details of any previous planning or pre-application advice received. Additionally, it invites information regarding the ownership of the site, inclusive of whether it is in sole or multiple ownership, whether landowners are willing to sell and whether any adjacent land is owned by the Site Promoter(s).

Site Details: This subsection focuses solely on the site details.

Site name: Please provide the name of the site. If the site has no specific name, please provide a name associated with the locality inclusive of a street name, previous site use or road name (i.e. land to the [direction] of the [road]). The name provided will be used within the *Candidate Site Register*. **Note:** In certain circumstances, the Council may change the name of the site to more accurately reflect how the site is known locally.

Site address: Please provide an accurate address for the site. If the site has no defined address, again utilise nearby streets, roads or previous uses associated with the site to provide direction. The address provided will be utilised within the *Candidate Site Register*. **Note:** In certain circumstances, the Council may change the address of the site to more accurately reflect its location.

Site size: The Council asks the Site Promoter to provide the size of the site however all sites will be plotted by the Council, from the OS plans provided and measured using GIS (Geographical Information System) technology. **Note:** Where a form states that the site is above the stipulated 0.3ha threshold but the Council measures it below said threshold, the Council may remove the site from the process, or where a residential use is proposed, may enter the site into the Settlement Boundary Review process.

Eastings/Northings or Grid Reference: The Council is asking the Site Promoter to provide the Eastings and Northings for their site(s). This can be obtained by utilising the Council's online map facilities, available here:

[LINK TO CS CONSTRAINTS PLAN](#)

Additional instruction in this regard has been made available in the accompanying information section of the Council's *Candidate Site Constraints Plan*.

Proposed use: Please provide details of your proposal. This should include the proposed use class/land use, or where the site is proposed for mixed use, the details and quantities of the uses proposed. Uses could include, but are not limited to, residential, retail, employment, community facilities, transport infrastructure, leisure,

tourism, Gypsy and Traveller sites, Green Infrastructure, biodiversity, open space, renewable energy, education/social care, health, minerals and waste.

For residential uses, please provide the number of dwellings proposed. For renewable energy proposals, please provide the approximate foreseen generation capacity in MW (megawatts). For other uses, please indicate an approximate floor space for the use class proposed.

Current/existing use: Please provide details of what the site is currently used for. Where a site is no longer in use, please provide the last known use of the site.

Current Planning Status (if known): Please provide the planning status of the site, if known.

Planning history: The Site Promoter should provide details of any previous planning application submitted on the site. This information should include whether the site was approved or refused permission and the site's planning application reference number. Where sites were refused permission, please include the reasons given for refusal.

The planning application search facility is available on the Council's website using the link below. Searches can be facilitated by planning application reference or address.

[Simple Search](#)

Details of pre-application discussions: The Site Promoter should provide details of any pre-application submitted to the Council. This should include the details of the proposal, the pre-application reference number and any advice provided to the applicant by the Council.

Details of surveys required/undertaken: The Site Promoter should indicate what surveys have been undertaken to date (inclusive of any surveys undertaken as part of a previous planning application). Furthermore, where known, Site Promoters should stipulate the surveys likely to be required on the site (if, for example, the Council has indicated the need for a specific survey via pre-application advice). The types of surveys could include, but are not limited to, ecological surveys and assessments, flood consequences assessments, ground condition surveys and transport plans or appraisals.

Details of adjacent land uses: The Site Promoter should provide details of any adjacent land uses. These could include, but are not limited to, existing housing, employment, open space, ecological designations and electricity substations.

Is the site (wholly or partially within)/was the site:

- An existing LDP (2016-2031) allocation (yes/no, please select the relevant tick box).
- A previous Candidate Site (yes/no, please select the relevant tick box).
- Inside the defined Settlement Boundary (yes/no, please select the relevant tick box).

A map displaying existing LDP allocations and the defined Settlement Boundaries, is available to view online, here:

[LDP 2RP Candidate Sites English](#)

Site Ownership: This subsection focuses solely on the site ownership details.

Is the site solely owned by one individual: Please indicate whether the site is solely within the ownership of one individual (yes/no, please select the relevant tick box).

If yes, is this the:

- Site Promoter (yes/no, please select the relevant tick box).
- Landowner (yes/no, please select the relevant tick box).
- Other (yes/no, please select the relevant tick box). If 'Other' is selected, please provide details in the 'Details' box provided.

If no, please provide details of the multiple owners: The Site Promoter will need to provide details of all landowners of the site. This will include names, addresses and contact details. These should be provided in the 'Details' box.

Are all landowners aware of the submission: The Site Promoter is asked to tick a box declaring that all landowners are aware of the Candidate Site submission and are supportive of the proposal and the site's development. This box should not be ticked if all landowners are not in full agreement.

Is any adjacent land owned by the Site Promoter(s): Although adjacent ownership should be indicated on the OS base map in blue, the Site Promoter is asked to provide details of any adjacent land within the same ownership as the Candidate Site. Details should be provided in the 'Details' box below.

Are all landowners willing to sell: The Site Promoter should indicate whether all landowners are willing to sell the site, (yes/no, please select the relevant tick box). Information should be provided in the 'Details' box below, particularly if the answer to this question is 'no'.

Is the site in public ownership: The Site Promoter should indicate whether the Candidate Site is owned by the Council or the Welsh Government. (Yes/no, please select the relevant tick box).

Is the site within a Public Land Disposal Strategy: If the site is public land, it should be indicated whether the site is part of any public land disposal strategy. (Yes/no, please select the relevant tick box).

Section 3

Utilities: This section seeks to ascertain what existing utilities are provided on/to the site.

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

- Mains water supply (yes/no, please select the relevant tick box).
- Mains sewer connection (yes/no, please select the relevant tick box).
- Gas supply (yes/no, please select the relevant tick box).
- Fiber optic broadband (yes/no, please select the relevant tick box).
- Telephone line (yes/no, please select the relevant tick box).
- Electricity supply (yes/no, please select the relevant tick box).

The Site Promoter is invited to provide details, inclusive of any other utility that may be available at the site (for example, EV charging points).

If the Site Promoter is unaware of the infrastructure present on site, note this within the 'Details' box. As part of the Candidate Site assessment process, the Council will consult with utility and telecommunications companies.

Section 4

Site Availability Details: This section is concerned with any legal issues present on the site, alongside whether discussions have taken place with developers.

Availability: This subsection is solely concerned with the site's availability, inclusive of whether there are any legal covenants, clawback values or restrictions that the Council should be made aware of. It also addresses whether the site has been marketed for development, whether the Site Promoter has spoken with developers to date and whether options agreements have been drawn up.

Are there any legal restrictions, covenants or clawback values on the land: This question seeks to ascertain whether there are any legal restrictions, restrictive or other covenants or clawback values on the site. (Yes/no, please select the relevant tick box).

The Site Promoter is invited to provide details of any legal issues on the site inclusive of how the restriction will impact the site's development. If solutions are being sought, please provide details in the box below the question.

Has the land been marketed for development: The Site Promoter should indicate whether the site has been marketed for development (yes/no, please select the relevant tick box).

The Site Promoter should provide details of any marketing undertaken in the 'Details' box below. This should include who the site was marketed by and the duration of the marketing exercise undertaken. If the Site Promoter has marketing evidence, please provide this to the Council via email, alongside the completed *Candidate Site Submission Form*.

Have any discussions taken place with developers regarding the site's development: The Site Promoter should indicate whether discussions with

developers have taken place – past or present (yes/no, please select the relevant tick box).

Site Promoters should also provide details of those discussions within the ‘Details’ box, inclusive of whether there is genuine interest from the developer.

Is there an options agreement on the site, if not, at what point will a developer be on board, please provide details: The Site Promoter should indicate whether an options agreement has been entered into (yes/no, please select the relevant tick box).

The Site Promoter should provide the details of the options agreement in the ‘Details’ box below. This should include the date and content of the agreement. If there is no options agreement in place to date, the Site Promoter should provide details to explain when a developer is likely to be on board.

Delivery Timescales: This subsection solely focuses on the delivery timescales for the Candidate Site.

Please indicate the likely timescales for the site’s delivery using the boxes provided. For residential development, please provide an anticipated level of dwelling delivery per annum: The Site Promoter should indicate, on the table provided, when the Candidate Site would be likely to come forward for development.

For non-residential uses, the year should be indicated. For residential uses, the anticipated number of dwellings per annum, should be indicated numerically within the relevant boxes.

Section 5

Viability and Deliverability: This section has been devised to ascertain whether the site is viable and deliverable, in line with the *Development Plans Manual (ed. 3)*.

Viability: This subsection is solely concerned with the viability of the Candidate Site. It seeks to ascertain whether the site is accompanied by a viability assessment or if it includes the requisite baseline viability information. Furthermore, it aims to establish whether there is sufficient incentive for the landowner to sell the site.

Note: The *Candidate Site Assessment Form* should be accompanied, as a minimum, by high-level baseline viability information. Inclusive of:

- Existing use value and landowner expectations
- Estimated gross development value (GDV)
- Build costs
- Abnormal costs
- Infrastructure costs
- Professional fees
- Statutory/regulatory fees
- Finance costs

- Marketing/disposal costs
- Known viability constraints
- Assumed developer return
- Ability to accommodate LDP policy requirements
- Key infrastructure requirements
- Anticipated phasing and delivery programme
- Identification of principal viability risks
- Sensitivity testing.

Estimates for the information above may be indicative and proportionate to the scale of the development proposed. As outlined in the methodology, viability appraisals will only be required where sites progress through subsequent stages of the Candidate Site assessment or to allocation.

Is the site submission accompanied by high-level, baseline viability information or a viability assessment? Please indicate which, in the details box below: The Site Promoter should indicate whether they are submitting high-level viability information (**mandatory minimum**) or a viability assessment, alongside their *Candidate Site Submission Form* (yes/no, please select the relevant tick box).

The Site Promoter should specify whether indicators or a full viability assessment is being submitted and provide a brief description of the outcome of the viability work undertaken in the 'Details' box. If a viability assessment does not accompany the submission, it should be stated whether the Site Promoter is willing to provide one later in the process, should their site pass Stages 1 and 2. It is likely that all sites that proceed to Stage 3 will be asked for a full and/or up-to-date viability assessment. Viability information and guidance for Local Planning Authorities is provided in the *Development Plans Manual* (ed. 3), which is available to view via the following link.

[development-plans-manual-edition-3-march-2020.pdf](#) (Chapter 5).

Is there a meaningful uplift value that would encourage the Site Promoter and/or landowners to sell the site: The Site Promoter should indicate whether there is a meaningful uplift value that would encourage the sale of the land (yes/no, please select the relevant tick box). Information should be provided in the 'Details' box below.

Do you intend to personally develop the site: The Site Promoter should indicate whether they intend to develop the site themselves (yes/no, please select the relevant tick box). Information should be provided in the 'Details' box below, inclusive of whether the Site Promoter intends to sell the site to a developer.

Do you have sufficient funds in place to cover the cost of the development: This question asks the Site Promoter to confirm whether there is sufficient finance in place to develop the site (yes/no, please select the relevant tick box).

The Site Promoter should provide information pertaining to finance in the 'Details' box provided. This should include how the developer plans to fund the development and

whether there are sufficient funds in place. If there are insufficient funds at present, the Site Promoter should detail how these are being pursued.

Is the site able to accommodate current policy obligations (S106) and CIL requirements: The Site Promoter should indicate whether the development of the site can accommodate the current level of policy obligations, including Section 106 and Community Infrastructure Levy (CIL) requirements (yes/no, please select the relevant tick box).

The Site Promoter should provide further information in the 'Details' box provided. This should include any foreseeable issues in complying with existing policy requirements.

Current policy obligations can be found within the adopted *Merthyr Tydfil First Replacement Local Development Plan (2016-2031)*, available via the link below:

[Replacement LDP written statement composite](#)

Information pertaining to the Community Infrastructure Levy can be found on the Council's CIL page, available here:

[Planning Policy | Merthyr Tydfil County Borough Council](#)

Deliverability: This subsection is concerned solely with the deliverability of the site, inclusive of whether the developer can afford to comply with the SuDs regulations and whether the site is genuinely available for development within the plan period.

Can the site provide and comply with the requisite statutory Sustainable Drainage System requirements (SuDs): The relevant tick box should be selected (yes/no) to indicate whether the site is able to comply with the statutory SuDs requirements. The Site Promoter should provide additional information in the 'Details' box concerning their proposals for SuDs or conversely, any issues likely to be encountered.

With all known factors considered, is the site financially viable and deliverable: The relevant tick box should be selected (yes/no) to illustrate whether the site is considered viable and deliverable. The Site Promoter should provide additional information in the 'Details' box to briefly detail how they consider the site to be viable and deliverable.

With all known factors considered, can the site be delivered during the plan period: The relevant tick box should be selected (yes/no) to illustrate whether the site can be delivered during the plan period (2026-2041). Further information should be provided in the 'Details' box, to explain why the Site Promoter believes that the site can be delivered by 2041, or not.

Subject to planning permission, is the site immediately available for development: The relevant tick box should be selected (yes/no) to indicate whether the site is immediately available for development. The Site Promoter should provide

additional information in the 'Details' box below the question, to explain why the site is considered immediately available, or not.

Section 6

Sustainability and Location: This section looks at the sustainability of the site by assessing its proximity to existing services and facilities. Furthermore, it looks at whether the site would link well with its surrounding environment in terms of connected pavements and whether adjacent uses are likely to conflict in terms of amenity or pollution.

Sustainability: This subsection is solely concerned with the sustainability of the site for pedestrians.

How far from the site are the following (walking distance): The question asks how far specified facilities are from the Candidate Site. It looks at walking distance to facilities, following viable walking routes/pavements and not 'as the crow flies'. Site Promoters are invited to indicate (via tick boxes) distances to stipulated services and facilities in close or reasonable proximity to the site. These services and facilities are:

- Shops/supermarkets
- Bus stops (**please specify the frequency of the services in the details box**)
- Active travel routes
- Train stations (**please specify the frequency of the services in the details box**)
- Community facilities
- Healthcare facilities
- Education facilities
- Open/green/play space
- Designated retail centres
- Employment sites, and
- Public Rights of Way

Details should be provided in the relevant boxes below each service/facility listed. The following links can be utilised to obtain this information.

[LDP 2RP Candidate Sites English](#)

[Link to Data Map Wales for GP Surgeries](#)

[Natural Resources Wales / Public Rights of Way in Wales](#)

Whilst there are four categories of distance on the *Candidate Site Submission Form*, the first two (under 400m and 401-800m) are considered 'reasonable walking distance' and will therefore achieve a 'green' score, in line with the methodology. They have, however, been subcategorised to indicate the upper and lower limits of what people generally find acceptable distances to walk. (Under 800m is deemed to be a ten-

minute walk for most, at an average pace). Additionally, distances to certain services form part of the Integrated Sustainability Appraisal methodology and framework.

Note: There are no layers available for shops/supermarkets and community facilities. Local knowledge in combination with a search engine (such as Google/Google Maps) should be used to ascertain the types of facilities in close proximity to the site.

Location: This subsection is solely concerned with the location of the site and whether access to the wider area can be facilitated on foot and via private vehicle, as well as adjacent land uses that could cause amenity issues inclusive of noise, odour and light pollution.

Is the site accessible to existing services and facilities on foot, via a series of interconnected pavements that are free from obstruction: The relevant tick box should be selected (yes/no) to indicate whether the site is accessible to nearby services and facilities by a series of interconnected pavements or walkways, free from obstruction. To check this, it is advisable to utilise Google Maps, Street View.

“Interconnected pavements” should be taken to mean a series of pavements providing a safe, legible walking route that can cross a bridge or road/public highway. The pavement should be free from obstruction or constraint (such as, for example, extreme narrowing that would preventing a person, wheelchair or pushchair from remaining safely on the pavement to reach their destination).

[Google Maps](#)

The Site Promoter is invited to provide information in the ‘Details’ box below. Any significant gaps or obstructions should be specified.

Does the site have suitable vehicular access to the existing highway network: The Site Promoter should select the relevant tick box (yes/no) to indicate whether the site has an existing access or whether existing road infrastructure leads to the site, where it would be feasible to introduce a new access point.

The Site Promoter should provide additional details in the box below to highlight whether, for example, there is an existing spur from a roundabout that would provide access to the site, or perhaps an existing informal access could be widened, to comply with highways standards. Any pertinent detail should be noted inclusive of whether access is not presently possible.

Do adjacent land uses have the potential to conflict in terms of amenity, noise, odour or light pollution: The relevant tick box should be selected (yes/no) to indicate whether there are any potentially conflicting land uses that could prove detrimental in terms of amenity or pollution.

The Site Promoter should provide details of any adjacent use that could prove problematic, this could include land uses that produce excessive noise or contain

poorly angled flood lighting, as well as hazardous substances. It would be helpful to highlight how such issues can be mitigated or overcome.

Section 7

Site Conditions and Safeguards: This section is concerned with conditions on the site, inclusive of any potential flood risk. Furthermore, it tries to ascertain whether there are any issues on site that could potentially prevent the proposal from coming forward. It also looks at Minerals, as the Council need to ensure a continuous supply of aggregates and concludes with ground conditions inclusive of potentially contaminated land.

Flood Risk: This subsection is solely concerned with flood risk and surface water flooding.

Is any part of the site, including the potential access points, located within a TAN 15 Flood Zone 2 (medium) or 3 (high) area: The relevant tick box should be selected (yes/no) to indicate whether the site is within a Zone 2 (medium) or 3 (high) TAN 15 flood risk zone. This can be established by visiting Data Map Wales and ensuring that the *Flood Risk Assessment Wales – Flood Risk from Rivers* is viewable and selectable.

[Flood Map for Planning Flood Zones 2 and 3 | DataMapWales](#)

The Site Promoter is invited to provide details, inclusive of whether the site is at risk from flooding and what mitigation measures are planned, if any. Any mitigation will need to comply with sections 10 and 11 of Technical Advice Note (TAN) 15, which is available via the link below:

[Technical Advice Note 15: Development, flooding and coastal erosion](#)

Guidance on undertaking Strategic Flood Consequences Assessments (SFCA) is available on Natural Resources Wales website, here.

[Natural Resources Wales / Strategic flood consequences assessments](#)

Is any part of the site within a TAN 15 Zone for surface water flooding: Information pertaining to surface water flooding can be accessed via the link below. Ensure that the *Flood Risk Assessment Wales – Flood Risk from Surface Water and Small Watercourses* layer is viewable and selectable.

[Flood Map for Planning Flood Zones 2 and 3 | DataMapWales](#)

The Site Promoter is invited to provide detail on surface water flooding; proposals should be in line with TAN 15.

[Technical Advice Note 15: Development, flooding and coastal erosion](#)

Existing Infrastructure: This subsection is solely concerned with existing infrastructure on the site, which could prevent the site from being developed or may be cost prohibitive to address.

Does the site contain any of the following: The Site Promoter is asked to indicate whether any of the following are present on site by selecting the relevant tick box (yes/no).

- Existing gas pipelines
- Existing mains sewer system(s)
- Overhead cables
- Railway lines or
- Any other infrastructure that could affect the site's development.

The developer should use their existing knowledge of the site to provide information in this regard. Utility companies will be contacted at Stage 2 of the Candidate Site process to provide comments on any site that has progressed to that stage.

The Site Promoter is asked to provide any relevant information in the 'Details' box below the question.

Minerals: The subsection is solely concerned with mineral resource areas.

Is the site within an area of known mineral resource: This question asks the Site Promoter to tick the relevant box (yes/no) to indicate whether the site is within an area of known mineral resources.

The Council must maintain a ten-year landbank of minerals, inclusive of sandstone and limestone. These resources must be protected from any development that would potentially sterilise the mineral. The mineral layers can be found on the Council's plan, using the link below:

[LDP 2RP Candidate Sites English](#)

The Site Promoter is invited to provide additional, pertinent information in the 'Details' box below the question.

Ground Conditions: This section is solely concerned with the ground conditions inclusive of potentially contaminated land, land in coal mining risk areas, ground stability, topography that could potentially prohibit development or any other physical constraint. Furthermore, it asks whether the site is previously developed land, greenfield or a combination of the two.

Is there a possibility that the site contains potentially contaminated land: The Site Promoter is asked to select the relevant tick box to indicate whether the site is within a known area of potentially contaminated land.

The Site Promoter should utilise any knowledge that they have on the historic uses of the site, where there is potential for contamination, this should be declared. The Council's Environmental Health department will be asked to provide comments on sites that reach Stage 2 of the process.

The Site Promoter is invited to provide any relevant information in the 'Details' box below the question, particularly if further investigation is likely to be required.

Is the site identified as being within a coal mining risk area: The Site Promoter should indicate by ticking the relevant box (yes/no) whether the site is in a coal mining risk area. The data is available on the Mining Remediation Authority's website however it can also be found on the Council's *Candidate Site's Constraints Plan*. Please note however that this is third party data.

[Mining Remediation Authority Map Viewer](#)

[LDP 2RP Candidate Sites English](#)

The Site Promoter is asked to provide further information in the 'Details' box below the question, this will be particularly relevant if the site is within a high-risk coal mining area, where further investigation may be required. Any other constraints in relation to the area's coal mining legacy should also be identified.

Are there likely to be any issues in terms of ground stability on the site: The Site Promoter should tick the relevant box (yes/no) in relation to the likelihood of ground stability issues. Additional information should be provided in the 'Details' box below the question.

Does the site's topography present a constraint to development: The Site Promoter should tick the relevant box (yes/no) in relation to the potential for the site's topography to prove a constraint to development, appreciating that further information or studies may be required.

Any pertinent information in relation to potential topographical issues should be input into the 'Details' box below the question.

Is the site affected by other known physical constraints that would prevent development: The Site Promoter should indicate (yes/no) whether there are any other known physical constraints that could potentially prevent development. Details should be provided in the box below the question.

Is the site: The Site Promoter should indicate whether the site is:

- Brownfield (previous developed land)
- Greenfield or
- A mixture of the two (mixed).

The relevant box should be ticked. Any pertinent information should be provided in the 'Details' box below the question. The link below provides the definition of

previously developed land in national planning policy, which may include land that has nature conservation value.

[Planning Policy Wales - Edition 12](#) (Pages 35-37)

Section 8

Historic and Natural Environment: This section is concerned with the historic and natural environment, inclusive of whether the site is within a historic or environmental designation, whether the site has Tree Preservation Orders or indeed whether the development of the site would result in the removal of trees. The removal of trees will need to be replaced at a ratio of 3:1, in line with national planning policy.

Historic Environment: This section is specifically concerned with the cultural and historic environment designations, or any relevant designation that may affect the site's development or delivery.

Is the site within or affected by a cultural and/or historic environment designation: The Site Promoter is asked to indicate whether the site is affected by any of the following cultural or historic environment designations (yes/no, per designation). These include:

- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Historic Parks and Gardens
- Urban Character Areas and
- Any 'other' cultural or historic environment designation.

The Site Promoter is invited to provide further information in the 'Details' box below the question. This should include whether the development would undermine the potential for development or otherwise how the development will successfully integrate into its surroundings. The designations listed above can be viewed on the Council's website, [here](#).

[LDP 2RP Candidate Sites English](#)

Natural Environment: This section is specifically concerned with designations relating to the natural environment including ecological, geological and geomorphological.

Is the site within or affected by any of the following national, regional or local designations: The Site Promoter is asked to indicate whether the site is affected by any of the following natural environment designations (yes/no, per designation). These include:

- Sites of Special Scientific Interest (SSSI)
- Sites of Importance for Nature Conservation (SINC)
- Regionally Important Geological and Geomorphological Sites (RIGS) and

- Local Nature Reserves (LNR).

The Site Promoter is invited to provide further information in the 'Details' box below the question. This should include whether the development would undermine the designation, or where the Site Promoter believes that mitigation can be provided, details should be included. The designations listed above can be viewed on the Council's website, [here](#).

[LDP 2RP Candidate Sites English](#)

Is there a Tree Preservation Order (TPO) on the site: The question seeks to ascertain whether there is a TPO on site, the Site Promoter should tick the relevant box to indicate whether this is the case (yes/no). A 'Details' box is provided below the question to provide any additional, pertinent information concerning TPOs, inclusive of what the Site Promoter plans to do where a TPO is in place. The TPO designation layer can be viewed on the Council's website, [here](#):

[LDP 2RP Candidate Sites English](#)

Will development of the site involve the removal of trees: The Site Promoter should indicate whether the development of the site will involve the removal of trees (yes/no). If so, information should be provided in the 'Details' box below the question.

The removal of trees will require replanting, in line with national planning policy. For every tree removed, three must be planted. Further information is available via the link below.

Tree planting 3:1 [Addressing the nature emergency through the planning system: update to Chapter 6 of Planning Policy Wales | GOV.WALES](#)

Is the site wholly or partially within, or will it affect an ancient woodland: The Site Promoter should indicate whether the site will affect, or whether development is proposed within an ancient woodland (yes/no). Additional information should be provided in the 'Details' box below the question. National planning policy is clear that irreplaceable habitats, such as ancient woodlands, should be protected from harm and/or development, unless there are wholly exceptional reasons.

[Ancient Woodland Inventory 2021 | DataMapWales](#)

Is the site located on Grade 1, Grade 2 or Grade 3A agricultural land (Agricultural Land Classification): This question is concerned with the best and most versatile agricultural land (BMV). The best agricultural land should be protected from development where lower grade land is available for development. The Site Promoter is asked whether the site is proposed on Grade 1, Grade 2 or Grade 3A agricultural land (yes/no), the Site Promoter should select the relevant tick box. Further information should be provided in the 'Details' box below the question. A map of Agricultural Land Classifications can be viewed via the link below.

[Predictive Agricultural Land Classification \(ALC\) Map | DataMapWales](#)

Is the site within a Special Landscape Area (SLA): The question asks whether the site is located within a Special Landscape Area (yes/no), the Site Promoter should select the relevant tick box. Proposed development within an SLA will not necessarily preclude development however further information may be required, inclusive of a *Landscape Visual Impact Assessment* (LVIA).

The Site Promoter should provide any pertinent information in the 'Details' box below. The Special Landscape Area layer can be viewed online using the link below,

[LDP 2RP Candidate Sites English](#)

Are there any important features associated with the site (hedgerow, boundary walls etc.): The Site Promoter is asked to indicate whether there are any important features associated with the site (yes/no), the Site Promoter should tick the relevant box.

The Site Promoter is invited to provide any pertinent information in the 'Details' box, below the question. There may be features that require protection, inclusive of hedgerow, which provide habitat and connectivity for biodiversity.

Will the site's development provide Green or Blue Infrastructure/habitat connectivity: The Site Promoter is asked to indicate whether their development proposal will include Green or Blue Infrastructure (yes/no), the Site Promoter should select the relevant tick box.

Green and Blue Infrastructure has many typologies which have significant benefits, inclusive of building climate resilience, alleviating flood risk, improving community health and well-being and providing a haven and connectivity for biodiversity. Therefore, any pertinent information, inclusive of the type of Green or Blue Infrastructure proposed, should be added to the 'Details' box below the question.

Section 9

Wider Benefits, Climate Change and Place-making: This section seeks to ascertain whether there are any wider benefits associated with the site's development, inclusive of community facilities or open space. Furthermore, it tries to ascertain whether the development has been designed to limit pollution and contribute towards the Welsh Government's zero carbon targets. Moreover, it seeks to understand how the development will contribute to the seven Well-being Goals and the National Sustainable Place-making Outcomes.

Wider Benefits: This subsection is solely concerned with the wider benefits of the site, inclusive of whether the Site Promoter plans to provide community facilities or open space.

Are there any other potential benefits associated with the site? (E.g. Community facilities, open space etc.): This question seeks to establish whether the Site Promoter plans to include wider benefits into their site design (yes/no, the relevant box should be ticked).

The Site Promoter should provide additional, pertinent information in the 'Details' box below the question.

Climate Change: This subsection is solely concerned with establishing how the development will contribute towards meeting targets in relation to climate change, including the introduction of low or zero carbon technologies onto the site. Furthermore, it seeks to ascertain whether the site will link with existing active travel routes to promote walking, cycling and the use of public transport.

Will the site contribute to national climate change targets by including low or zero carbon technologies: The question seeks to ascertain whether the Site Promoter plans to contribute to national climate change targets, including the introduction of low or zero carbon technologies on the site (yes/no, the relevant box should be ticked).

The Site Promoter is invited to provide further information in the 'Details' box below the question. This should include any details of how the site, and its design will contribute to the national climate change targets.

Has the proposed development been designed to reduce exposure to pollution: The Site Promoter should indicate whether development has been designed to reduce exposure to pollutants (yes/no, the relevant box should be ticked).

The Site Promoter should include any relevant information in the 'Details' box below the question, this may include how the Site Promoter plans to introduce screening to the site, and/or locate/orientate development away from the source, such as a nearby road.

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: The question seeks to ascertain whether the Site Promoter plans to introduce active travel onto the site or indeed connect with existing, surrounding active travel routes (yes/no), the relevant box should be ticked.

The Site Promoter should provide any pertinent information in the 'Details' box provided below the question. Existing active travel routes can be viewed under Section 6 of the Council's *Candidate Site Constraints Plan*, via the link below.

[LDP 2RP Candidate Sites English](#)

Place-making: This subsection is solely concerned with place-making, inclusive of how the development will contribute the well-being goals within the Well-being of Future Generations Act and the Council's Well-being plan, alongside the National Sustainable Place-making Outcomes, as contained within *Planning Policy Wales* (ed. 12).

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 PPW 12 and the Council's Corporate Well-being

Plan? Please provide details: The Site Promoter is invited to explain how the development will contribute towards the Well-being goals, set out in the *Well-being of Future Generations (Wales) Act, 2015* and the Council's *Corporate Wellbeing Plan (2023-2028)*. Furthermore, it should describe how the development will comply with the National Sustainable Place-making Outcomes, as detailed in *Planning Policy Wales (ed. 12)*. The links to *Planning Policy Wales*, the well-being goals and the Council's Well-being Plan are provided below:

[Planning Policy Wales - Edition 12](#)

[Corporate Wellbeing Plan 2023-2028](#)

[Well-being of Future Generations Act 2015 - Future Generations Wales](#)

Site Promoters should utilise all relevant data in support of their Candidate Site. This will include the information contained within these Guidance Notes, the *Candidate Site Constraints Plan*, signposted third party data and any other pertinent information that may be considered appropriate.

End of Guidance Note.