**Appendix D: Candidate Sites Submission Form**

#### D.1 Introduction

* + Neath Port Talbot (NPT) Council's emerging Replacement Local Development Plan (RLDP) will need to identify land to address the Council’s development needs over the Plan period of 2021 to 2036.

Candidate Sites can be submitted for a variety of uses including, but not limited to:

* + Housing;
  + Employment;
  + Regeneration;
  + Community facilities;
  + Tourism;
  + Green infrastructure;
  + Waste;
  + Health Education;
  + Social care;
  + Gypsy and Travellers;
  + Retail;
  + Recreation;
  + Biodiversity;
  + Transport infrastructure;
  + Minerals; and
  + Protection

A separate form should be submitted for each Candidate Site submission.

Please see the Council's Candidate Sites Assessment Methodology and Guidance Notes for guidance on completing and submitting this form.

Should you have any queries, please either:

Email: [LDP@npt.gov.uk](mailto:LDP@npt.gov.uk)

Telephone: 01639 686 821 65

#### D.2 Section A: Contact Details

* 1. Contact details should be provided of those promoting the site (agents contact details if an agent is promoting the site on behalf of the landowner and/or developer).

#### Table D.2.1 Contact Details

|  |  |
| --- | --- |
| Name |  |
| Address |  |
| Telephone Number |  |
| GDPR  confirmation | Yes/ No |

* 1. The GDPR requires that data protection principles, rights and obligations are applied to any personal data processing (data that the Council collects, holds and analyses) as part of the RLDP preparation process. Contact details provided will be used for all future correspondence to keep site promoters informed of the RLDP process and to request any additional information with regards to Candidate Site submissions. Please indicate whether you are happy for us to hold your contact details for these purposes.
  2. **Section B: Site Location Table D.3.1 Site Location**

|  |  |
| --- | --- |
| Site Name |  |
| Site Address |  |
| Grid Reference |  |
| OS Base Map | Please provide an OS Base Map as per guidance note |
| Site Area (Ha) |  |

**Section C: Existing Use**

**Table D.4.1 Existing Use**

|  |  |
| --- | --- |
| Existing use  (e.g. car showroom/ agricultural field) |  |
| Extent of site greenfield and/or brownfield |  |

* 1. **Section D: Proposed Use Table D.5.1 Proposed Use**

|  |  |
| --- | --- |
| Proposed use |  |
| Proposed capacity |  |
| Extent of site greenfield and/or brownfield (Ha) | Brownfield:  Greenfield:  *Please provide a map delineating extent of brownfield and greenfield land.* |
| Is infrastructure provision (e.g. new school/ health care etc.) proposed? | Yes/ No |
| If new infrastructure is proposed, how is this proposed to be funded?  For residential and employment-led sites, has the provision of this infrastructure been included within the Viability Statement and does the |  |

|  |  |
| --- | --- |
| Viability Statement prepared demonstrate that the development can viably provide the level of infrastructure proposed? |  |

* 1. **Section E: Planning History Table D.6.1 Planning History**

|  |  |
| --- | --- |
| Is the site allocated in the existing LDP? | Yes/ No |
| Does the site form part of a site allocation in the existing LDP? | Yes/ No |
| Please provide as much information as possible regarding the existing allocation if relevant |  |
| Does the site benefit from an extant planning permission? | Yes/ No |
| Does the site have a lapsed planning permission? | Yes/ No |
| Please provide an overview of planning history if relevant |  |
| Have pre-application discussions taken place? | Yes/ No |
| Please provide as much information as possible regarding pre-application discussions |  |
| Have site surveys been done to date?  Please provide a copy of any relevant surveys/ reports and provide a summary of the findings | Yes/ No |

* 1. **Section F: Fundamental Constraints Table D.7.1 Fundamental Constraints**

|  |  |
| --- | --- |
| Is development proposed by the private sector on common land? | Yes/ No |
| Is the site within or overlap with Site of Special Scientific Interest? | Yes/ No |
| Is the site within or overlap with National Nature Reserve? | Yes/ No |
| Is the site within or overlap with Special Protection Area? | Yes/ No |
| Is the site within or overlap with Special Area of Conservation? | Yes/ No |
| Is the site within or overlap with Ramsar Site? | Yes/ No |
| Is the site within or overlap with Marine Nature Reserve? | Yes/ No |
| Is the site within or overlap with Class 1 Agricultural Land? | Yes/ No |
| Is the site within or overlap with Ancient Woodland? | Yes/ No |
| Is the site within or overlap with Scheduled Monument? | Yes/ No |
| Is the site within or overlap with Historic Park and Garden? | Yes/ No |
| Does the development propose a highly vulnerable development (as defined in the now postponed TAN15) within Flood Zone 3? | Yes/ No |

* 1. **Section G: Deliverability Table D.8.1 Deliverability**

|  |  |
| --- | --- |
| Landowner Name/s: |  |
| Landowner/s Address: |  |
| Landowner/s Email Address |  |

|  |  |
| --- | --- |
| Landowner/s Phone Number |  |
| GDPR confirmation for each landowner  *GDPR requires that data protection principles, rights and obligations are applied to any personal data processing (data that the Council collects, holds and analyses) as part of the RLDP preparation process. Contact details in this section will be added to the Council’s*  *Candidate Sites database. Contact details will also be added to the Planning Policy Consultation*  *Database in order to keep you informed of the RLDP process and any other emerging planning policy work*  *(i.e. preparation of supplementary planning guidance).*  *Please indicate whether all*  *landowners are happy for their contact details to be kept for these purposes* |  |
| Landownership Map  *If the site is in more than one landownership, please* |  |

|  |  |
| --- | --- |
| *provide a map delineating*  *landownership* |  |
| Are all of the landowners willing to sell their land for the type and scale of development envisaged?  *Please provide as much information as possible* | Yes/ No |
| Is the site promoter the current landowner/s or acting on behalf of the landowner/s (i.e. agent)? | Yes/ No |
| If the site promoter is not the current landowner/s or acting on their behalf, does the site promoter have an option agreement or equivalent to purchase the site from the landowner/s?  *Please provide as much information as possible* | Yes/ No |
| Are there any constraints to development which need to be overcome in order to deliver the site?  *Please provide as much detail as possible* | Yes/ No |

|  |  |
| --- | --- |
| How is the site intended to be delivered?  *Please provide as much information as possible* | Yes/ No |
| Has there been any developer interest in the site to date?  *Please provide as much information as possible* | Yes/ No |
| Is the site in public ownership? | Yes/ No |
| If the site is in public ownership:   * Has it been identified in a published disposal strategy? * Is there a Council resolution to dispose of the site/ develop the site?   *Please provide as much information as possible* |  |
| Will the site be brought forward for delivery in the Plan period?  Please provide as much information as possible with regards to the broad time frames for the delivery of the site | Yes/ No |

**Table D.8.2 Deliverability: Viability (Residential and Employment-led sites only)**

|  |  |
| --- | --- |
| Has a high level Viability Statement for residential and employment-led sites been provided with the submission? | Yes/ No |
| Does the Viability Statement show the site to be financially viable? | Yes/ No |
| If the Viability Statement shows the site to be financially viable, is there sufficient uplift for the landowner to release the site for development? | Yes/ No |
| If the Viability Statement shows the site to be financially viable, if relevant, is there sufficient value/ return on the development to provide an adequate profit margin for the developer? | Yes/ No |
| If the Viability Statement shows that the site is not financially viable, is the site promoter aware of any funding mechanisms which would make the site financially viable, and do they have access to such funding mechanisms (i.e. Registered Social Landlord and Social Housing Grant)? *Please provide as much information as possible* | Yes/No |

**Table D.8.3 Deliverability: Sites Allocated in NPT LDP/ Sites with Lapsed Planning Permission**

|  |  |
| --- | --- |
| NPT LDP Reference |  |
| Lapsed Planning Permission Reference |  |
| Why has the site not been brought forward for the development envisaged to date?  *Please provide as much information as possible* |  |
| What has changed in order for the site to come forward for development within this Plan period? *Please provide as much information as possible* |  |

|  |  |
| --- | --- |
| Please provide evidence to show that there is a clear commitment to bring forward the site at a point in time within the Plan period, including where relevant, identified/ committed funding streams |  |

**Table D.8.4 Deliverability: Sites with Extant Planning Permission**

|  |  |  |
| --- | --- | --- |
| Sites with Extant Planning Permission | | |
| Extant Planning Permission Reference | |  |
| Why has the site not been brought forward for the development envisaged to date?  *Please provide as much information as possible* | |  |
| Do you intend to bring forward the site for the development granted in the extant planning permission? | Yes/ No | |
| If you do intend to bring forward the site for the development granted in the extant planning permission, what has changed in order for the site to come forward for development within this Plan period?  *Please provide as much information as possible* |  | |

|  |  |
| --- | --- |
| If you do not intend to bring forward the site for the development granted in the extant planning permission, do you intend to bring forward the site for other uses?  *Please provide as much information as possible with*  *regards to uses, anticipated time frame etc.* | Yes/ No |
| Other deliverability information |  |
| Other information:  Please use this box to provide any other information to support your submission.  Information could be provided for example to explain why you are seeking to promote a site for protection |  |