

# **LDP** **Ceredigion**

**Local Development Plan  
2018- 2033 First Review**

**Replacement Plan  
Candidate Site Assessment Methodology  
June 2018**



Cyngor Sir  
**CEREDIGION**  
County Council



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## 1. Introduction

- 1.1 This document sets out the initial stage of methodology for evaluating the suitability of potential development sites for inclusion in the Replacement Ceredigion Local Development Plan (LDP). This methodology will be added to once the LDP vision and strategic options and the LDP Preferred Strategy are agreed.
- 1.2 It identifies the guiding principles for, an initial review of sites on the Candidate Sites Register which are consistent with national planning policy.
- 1.3 Sites for consideration include those on the Candidate Site Register and any other sites considered appropriate by the Local Planning Authority.
- 1.4 This document will be used as part of the evidence base to support the Authority's approach towards identifying those sites included within the Replacement LDP, in addition to those omitted from the Plan.
- 1.5 The methodology is prepared to reflect National Planning Policy and legislative provisions to ensure that the identification of sites is founded on a robust and credible assessment of the suitability and availability of land. The deliverability of sites will be an important aspect of the methodology and will be essential in the identification of sites for inclusion within the Replacement LDP.
- 1.6 This methodology will form the basis for the consideration of sites throughout the preparatory process of the Replacement LDP. It will however be subject to ongoing iteration to provide further information in relation to requirements and specific considerations at subsequent stages. In this respect the following provides further clarity on the Candidate Site stage.

## 2. Candidate Sites

- 2.1 The Local Development Plan Manual – Edition 2 (August 2015) advises that it should be made clear that the Candidate Site call is the appropriate time to submit sites so that sufficient consultation can take place to inform the examination process. It is vital that the promoters of potential sites appreciate that bringing them forward after the preferred strategy stage will mean that it is unlikely they can be considered for inclusion in the Deposit plan.
- 2.2 The submission of sites at the Candidate Site stage **is only part of the information gathering exercise and** should not be interpreted as a commitment that they will be included within the Plan. To be considered they will need to meet a criteria-based assessment as set out in this and further Methodology Papers. It should be noted that the invitation for Candidate Site submissions will be undertaken over a set period of time. Any sites which are submitted outside this time period for the invitation of sites will be deemed as 'not-duly made'.
- 2.3 When putting forward sites, the promoter should include sufficient data to allow a robust assessment to be made including affordable housing and infrastructure, and that the development is financially viable e.g. the amount of

infrastructure the developer anticipates providing and an indication that they are aware of, and have factored in, the costs of any mitigation requirements on development.

- 2.4 In terms of viability promoters expectations in terms of land values must recognise that the fundamental planning requirement is to deliver sustainable developments which have regard to planning policy (including the contribution to affordable housing) and that this is the basis upon which viability and values will be assessed
- 2.5 It should be noted that the Candidate Site Register (register of all the sites put forward during the Candidate Sites Consultation) will be made available for public viewing as part of the Pre-deposit Preferred Strategy. However, the assessment to support the inclusion or exclusion of the sites within the LDP will be considered at the Replacement Deposit LDP stage, when interested parties will have the opportunity to comment on the sites included in the Replacement Plan.

### **3. Site Assessment Methodology**

- 3.1 This initial methodology aims to provide the basis for the framework for the comprehensive appraisal of the development potential of sites. It is however noted that this cannot replicate the detail considerations required through a planning application. Rather, it and further methodology papers are designed and intended to provide confidence around the acceptability and deliverability of sites for inclusion within the Development Plan.
- 3.2 The LDP stages for landowners, agents and developers to get involved are highlighted below in chronological order:

#### **Call for Candidate Sites**

- The invitation to allow promoters of land to submit sites for inclusion within the Replacement Local Development Plan. Such submissions may include a range of uses including: residential, employment, retail etc. The invitation also includes potential to submit sites to safeguard from development.

#### **Preferred Strategy Stage**

- The register of Candidate Sites is published with the Preferred Strategy. At the Preferred Strategy stage, it is not a consultation to support or object to site submissions.

#### **Deposit LDP**

- The Deposit LDP will indicate those sites included in the Plan. This includes sites allocated for a particular land use as well as those areas protected and safeguarded, in addition to the drawing of development limits. Representations may be submitted as part of the Deposit LDP consultation process. Representations, including those on sites submitted during this stage will be presented for consideration at the Examination as below.

## LDP Examination

- The Deposit LDP, the Pre-Deposit documents, along with all the responses submitted as part of every consultation stage will be submitted for examination to be considered by an independent Planning Inspector. It should be noted that comments and representations submitted during Pre-Deposit stages will not be for consideration at the Examination.

## 4. The Candidate Site Process

- 4.1 The Candidate Site submission form sets out the questions necessary to fulfil the requirements of the initial methodology. This will allow an initial assessment of the site and its deliverability to take place. The Site Assessment Methodology for the Candidate Site Stage will include criteria to filter sites out where they may be contrary to National Policy, or unsuitable due to overarching constraints. A landowner or developers commitment to the delivery of the site and additional supporting evidence including the potential viability of a site will be important factors. This will be drawn out from the submission form, however there may be instances where the proposer maybe contacted by the Local Authority for further information e.g. if insufficient evidence is provided to fully consider the site it may be disqualified at the early stages it is therefore important as the Candidate Sites form is completed fully..
- 4.2 There is a requirement to undertake a Sustainability Appraisal (SA) as well as a Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. It is intended that the SA process will be combined with the requirements for an SEA into a single appraisal process (SA/SEA). The Council will also need to create a LDP that will have no significant effect (alone and in-combination) on the European Sites resource (Habitats Regulations Assessment - HRA) during its implementation. In this regard, those emerging proposals (including site selection) will need to be informed by an iterative review against such frameworks as the plan making process proceeds towards deposit.
- 4.3 Development sites which may have planning permission (outline or detailed) will not automatically be carried forward as allocations in the Replacement Plan. Consideration will be given to the commitment of the landowner/developer, as well as the viability and other informing factors for bringing that site forward. Current allocations that are undeveloped (irrespective of planning status), should be re-submitted as Candidate Sites during this period as they will not automatically be renewed.
- 4.4 In certain instances there will be sites submitted as part of the Candidate Site process which may be suitable; however they may be omitted simply on the grounds of appropriate land elsewhere, which has been supported by robust evidence of their deliverability.
- 4.5 The potential implications arising from any revision to the LDP Strategy will also have an impact on site selection. In this respect, the role and function of the settlement, along with its position within the settlement strategy will have a

direct bearing on the selection of sites. A further stage in the Candidate Site methodology will deal with this aspect.

### **Assessment of Sites**

4.6 There are 2 phases to the sites assessment as set out below.

- Phase 1 will assess those sites that would contribute towards meeting the LDP objectives, including those for housing, employment land allocations and other land uses.
- Phase 2 - In relation to those sites that proceed through Phase 1 and are to be included within the Deposit LDP stage, the Council will ensure that they are reviewed against the SA/SEA framework and potentially the HRA.

4.7 It should be noted that the initial sieving process outlined below reflects a number of established sustainability principles and represents an important mechanism in screening sites in advance of any formal assessment through phase 2.

### **Phase 1**

4.8 The LDP Manual (edition 2) states that “to avoid unduly raising expectations of development in totally unsuitable locations” the Council should publish a clear public statement indicating the types of location which would be judged to be sustainable.

4.9 The settlement strategy will seek to guide future development within the County, while at the same time affording the necessary protection to the environment. In particular, the Authority considers that new housing proposals should be directed to settlements where they will lend support to services and facilities and promote the Plan’s sustainable objectives. As part of this methodology, the Candidate Site submission form seeks to guide promoters of land to submit this information. Therefore we will only be accepting Candidate Sites locations in the context of the existing LDP settlement strategy or settlement serving a similar local service function i.e. larger villages and towns of Ceredigion that have services available such as shop’s, pubs, petrol stations etc. (please see Appendix 1 of this document for a list of the settlements with allocations in the current LDP as examples). The settlement strategy will be agreed after consultation on the LDP Preferred Strategy. Once the Settlement Strategy has been agreed the Candidate Sites Methodology will be developed further.



## Candidate Sites Representation Form

### Section 1, 2 & 3 Personal Details

### Section 4: Site Details

#### Section 4a – Location

Site submissions should identify on an OS map (red outline) as to the location of the proposed site. This should be at 1:1250 or 1:2500 scale.

#### Section 4b – Is all or part of the site an Allocated Site in the Current LDP (2007 – 2002).

**If yes please provide the site Allocation Reference Number**

**If yes and development not yet started please indicate the reasons why not.**

Current allocations that are undeveloped (irrespective of planning status), should be re-submitted as Candidate Sites during this period as they will not automatically be renewed.

#### Section 4c – Is the site within, immediately adjoining, or closely linked to an identified settlement in the adopted LDP? If yes please identify the Settlement

Sites immediately adjoining the existing Urban or Rural Service Centre are defined as those which have a direct link to the existing Urban or Rural Service Centres.

Sites which are divorced from and unrelated to any existing Urban or Rural Service Centres and will not be automatically taken forward to the next stage of the sieving process.

#### Section 4d – Ordnance Survey Reference (e.g. SN 234 235)

#### Section 4e - Site Area

Candidate site submissions should identify the area of the proposed site.

Sites under 0.15ha for housing will not be taken forward to the next stage of the sieving process

### Section 5 – Site Ownership

#### Section 5a Is the site wholly in the ownership of the proposer?

#### Section 5b If No, is the Landowner(s) aware of this submission?

#### Section 5c If any part of the site is in multiple ownership, please provide contact details of the other owners of the site

Proponents of land must indicate if they own the site which they are proposing. This is to identify the potential success of delivering the site.

#### Section 5d Does the proposer own or control any land adjoining the proposed site? (If yes please mark boundary in blue on the map noted in Section 4)

Proponents of land must indicate if they own or control and adjoining land. In some circumstances there may be a requirement to provide visibility splays or other

mitigation proposals in order to support the development of the Candidate Site. This land should be identified on the map noted in section 4a (blue outline)

**Section 5e Are there any restrictive covenants relating to the use of the land?  
e.g. Deed of Covenant, Section 106**

**If Yes, please give details**

Are there any restrictive covenants that may affect the delivery of the site e.g. Deed of Covenant or Section 106?

**Section 5f Does the site currently have planning permission?**

**If yes please provide the planning application number**

**And information on whether development has started or not.**

**If development not yet started indicate the reasons why not.**

Will provide evidence of the potential success of delivering the site

**Section 6 – Site Use**

**Section 6a Existing Use of the Site, (please tick as appropriate):**

The Candidate Site submission should identify the current land use of the site. This includes land uses such as housing, retail, employment, agriculture etc. Where appropriate please provide the Use Class. Use Class information can be found at [https://www.planningportal.co.uk/wales/en/info/3/common\\_projects/6/change\\_of\\_use](https://www.planningportal.co.uk/wales/en/info/3/common_projects/6/change_of_use)

**Section 6b Proposed use, (please tick as appropriate):**

The Candidate Site submission should identify the proposed land use of the site.

This includes land uses such as housing, retail, employment, mixed use, retention of current use etc.

**Section 6c - If you are proposing Residential Use, please specify the number of units proposed**

**And**

**Section 6d - When would you intend to bring the site forward for development?**

**Short Term (2021- 2024)**

**Medium Term (2024-2029)**

**Long Term (2029-2033)**

**If development is to be phased number of units per phase and timing of phases**

Please identify the anticipated number of homes proposed for the site. This will allow the Local Authority to understand the scale of development you are wishing to propose. Sites that accommodate less than 5 units (taking into account ecological & access requirements etc. will not be allocated).

This will allow the Local Authority to recognise the applicant's intentions for the site, and to allow the consideration of the development strategy for each settlement and to identify the appropriate level of land supply through the LDP period

**Section 6e - Submissions for proposals for residential use, should also include a general viability statement. (Please see the guidance notes for the type of information required)**

The site submissions should, in broad detail specify how and when the site will be delivered.

- An understanding of the marketplace, and the deliverability of the site, taking into account current LDP policies e.g. Affordable Housing. And infrastructure requirements etc.
- A broad indicative layout accompanied by supporting information to allow the Local Planning Authority to understand the manner in which the site is proposed to be developed. Please note that this indicative layout does not need to be to scale
- A supporting statement to identify the site's characteristics. Whilst this list is not exhaustive, it should consider factors such as the character of the area, its impact on the amenity of neighbouring uses, accessibility to services and facilities, the topography of the site etc. – all of which would support the inclusion of a site.
- Promoters of land should include a supporting statement which identifies the site's potential infrastructure connections to the wider network, e.g. sewerage, electricity and water connections.

The Candidate Site Guidance provides an example of the basic viability information that should be submitted with the Candidate Sites Form. Also Welsh Government will be producing revised guidance with regard to Candidate Sites and evidence required re deliverability of proposed allocated sites towards the end of 2018, which may require the proposer of the Candidate Site to provide more information.

**Section 7 – Accessibility**

For information please see Technical Advice Note (TAN) 18 Transport (2007)  
<http://gov.wales/docs/desh/publications/070301tan18en.pdf>

**Section 7a Is the site accessible from the existing highway network Is the site accessible from the existing highway network? (please tick as appropriate)  
 If no, please provide details of proximity to existing highway network? e.g. distance from highway and how access will be achieved?**

**Section 7b Is third part land ownership required in order to achieve access for the proposed use?  
 If Yes, have third party landowners been notified of the site's submission for consideration?**

**Section 7c Does the site have an available access point with adequate visibility?**

**If yes, please identify how this is achieved:**

A key consideration in recognising an appropriate site is whether it has an available access point with sufficient visibility. Site submissions should identify the location of

the access point for the development, and how it integrates with the remainder of the site.

Evidence should be submitted to express if any works are required to create adequate visibility, and if so, the mechanisms required to achieve it.

Evidence of third party landowners' agreement to provide access where necessary will be required as evidence of deliverability.

**Section 7d & e: Is the site located within walking distance of public transport access points i.e. bus stop, hail and stop?**

**If Yes, please provide further details as to what type of transport access i.e. bus stop, hail and stop etc. and approximate distance to the point of access.**

**Is the site located within walking distance of public services/facilities, such as shops, etc.? (please tick as appropriate)**

**If Yes, please provide further details as to what type of facility e.g. shop, garage, doctors surgery etc. and approximate distance to facility**

Identifying accessibility to services

## **Section 8 Environment, Infrastructure and Utilities**

**Section 8a Has the site been built on previously (Brownfield)? (please tick as appropriate)**

**If Yes, please describe the current condition of the site, e.g. derelict buildings on site, redundant buildings etc.**

**Section 8b Is the land potentially contaminated i.e. through dumping of waste or from previous use? If Yes, please provide details of possible contamination sources**

**Section 8c Is the site subject to flooding? If Yes, how often does it flood and to what extent the site is affected (e.g. southern half of the site). You may wish to provide photographic evidence.**

**Section 8d Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?**

<https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en>

In the first instance, the Council will not consider any highly vulnerable development sites which fall within C1 and C2 flood risk zones as delineated by TAN 15 flood maps.

If a site is located within a flood risk zone, it will be a matter for the landowner to provide the appropriate evidence to NRW to demonstrate to their satisfaction that the site is not subject to the identified flood risk.

For Candidate Sites within flood risk zones to be acceptable in principle, they must be supported by a Flood Consequence Assessment (FCA) which identifies that the

consequences of that development can be managed down to a level which is acceptable for the nature/type of development being proposed.

It is not the responsibility of the Local Authority to assess the acceptability of the FCA's, however, they must be accepted by Natural Resources Wales, and evidenced as such prior to the submission of the Candidate Site. This information will then form part of the evidence base for the assessment of that site.

Proposers should note that the Local Planning Authority may request further information / evidence during the Candidate Site process where consultation responses highlight issues including tidal, fluvial, surface water flooding and impacts of climate change.

**Section 8e Are there any historic or archaeological features or designations within or in close proximity to the site? (please tick as appropriate)**  
**Historic environment records (HERs) for each local authority area in Wales can be found:**

<https://www.archwilio.org.uk/arch/>

**If Yes, please give details:**

Proposers of land should identify if the development would negatively affect historic or archaeological features and designations. If so, please provide supporting information and explain how features within the site could be retained or enhanced.

**Section 8f Are there any landscape or ecological features / designations or protected species which may be impacted upon by the development of the site?**

**(Please see Nature Conservation Supplementary Planning Guidance (SPG) and the Special landscape Areas SPG**

**If Yes, please give details:**

[https://www.ceredigion.gov.uk/oldicm/utilities/action/act\\_download.cfm?mediaid=52246&langtoken=eng](https://www.ceredigion.gov.uk/oldicm/utilities/action/act_download.cfm?mediaid=52246&langtoken=eng) )

[https://www.ceredigion.gov.uk/oldicm/utilities/action/act\\_download.cfm?mediaid=52053&langtoken=eng](https://www.ceredigion.gov.uk/oldicm/utilities/action/act_download.cfm?mediaid=52053&langtoken=eng)

Promoters of Candidate Sites which have significant ecological/landscape issues/designations should consider how the impact could be mitigated.

**Section 8g Would the development affect existing landscape e.g. trees, hedgerows, features? (please tick as appropriate).**

**If yes please state**

Site constraints such as the siting of trees or hedgerows will need to be considered as part of the methodology. Any impacts will need to be addressed or mitigated against.

## **Section 9 – Site Context**

**Section 9a Is your site connected or connectable to utilities? e.g. water,**

**electricity and telecommunications systems (please tick as appropriate) If yes provide distances from connection points.**

**If not connectable to water or mains sewerage please identify how this can be achieved.**

The Local Authority will undertake liaison with technical and other officers of the Authority and external parties (incl. Natural Resources Wales, Dwr Cymru Welsh Water and the Dyfed Archaeological Trust) to assist and contribute to the plan-making process. This will assist in the screening or consideration of potential sites for inclusion, or otherwise within the LDP

**Section 9b Are there any incompatible uses adjacent to the site? e.g. industrial/employment next to residential (please tick as appropriate)  
If Yes, please give details of what the uses are their location and mark on the accompanying map**

**Section 9c Are there any residential properties adjacent to the site or within 200m of the site?**

**If Yes, mark the location of the residential properties on the accompanying map**

**Section 10: Any other comments**

**Please provide any other relevant information to support your submission.**

Please provide any further information which you feel may be relevant which has not been covered in the previous questions in order to support your submission.

## **5. Further Analysis and Considerations**

- 5.1 Where appropriate, the Local Authority may request further information from promoters of land.
- 5.2 This methodology will be further developed and added to once the LDP vision and strategic options and the LDP Preferred Strategy are agreed.

## **6. Consideration of Non-Residential Sites**

- 6.1 The allocation of non-residential sites submitted as part of the Call for Candidate Sites will be considered against any evidential documents and topical background papers which identify the requirements of such land uses.

## **7. Phase 2**

### **SA/SEA (And Potentially HRA) Appraisal**

- 7.1 In relation to the Deposit LDP stage, regard will be required to the SA/SEA. The Council's SA/SEA framework will be established by this stage. The Local Authority will ensure that its proposals (including sites) as set out within the Deposit LDP will be subject to review against the SA-SEA framework. Subsequent iterations of this methodology will identify further detail in relation to process and its requirements.
- 7.2 In relation to the HRA, it will be matter for the Council to produce a Plan that will have no significant effect (alone and in-combination) on the European Sites resource. In this regard, the Council will ensure that its proposals (including sites) as set out within the Deposit LDP will be subject to review against the HRA Report (should the initial pre deposit Screening fail to conclude that there is no potential effect).

## **8. Further Information**

- 8.1 For further assistance on the Site Assessment Methodology process or the LDP process in general email [ldp@ceredigion.gov.uk](mailto:ldp@ceredigion.gov.uk) or contact the Planning Policy Section on 01545 572123.

## **Appendix 1: List of Service Centres in current LDP 2007 - 2022**

### **Urban Service Centres**

Aberaeron (Llwynceilyn)  
Cardigan  
Aberystwyth/Llanbadarn Fawr/Waunfawr/Penparcau  
Adpar (Newcastle Emlyn)  
Lampeter  
Llandysul  
Tregaron

### **Rural Service Centres**

Aber-porth/Parclyn  
Bow St  
New Quay  
Cenarth  
Felinfach/Ystrad Aeron  
Llanarth  
Llanilar  
Llanon  
Llanrhystud  
Penrhyncoch  
Devil's Bridge  
Pontrhydfendigaid  
Talybont  
Borth