

**BRIDGEND COUNTY BOROUGH COUNCIL**

**REPORT TO DEVELOPMENT CONTROL COMMITTEE**

**30 August 2018**

**REPORT OF THE CORPORATE DIRECTOR – COMMUNITIES**

**BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP)**

**CANDIDATE SITE ASSESSMENT QUESTIONNAIRE**

**1. Purpose of the Report**

- 1.1 The purpose of this report is to inform Development Control Committee of the Candidate Site Assessment Questionnaire (attached at Appendix 1). The Development Planning Section has undertaken 5 weeks of targeted consultation on the draft Candidate Site Assessment Questionnaire at the same time as the Draft Sustainability Appraisal (SA) Scoping Report and the Draft Initial Habitats Regulation Appraisal (HRA) Screening Report (see separate item).

**2. Connection to Corporate Improvement Objectives/Other Corporate Priorities**

- 2.1 The Bridgend Replacement Local Development Plan (LDP) is a high level strategy which must be prepared by the Council. The LDP sets out in land-use terms all the priorities and objectives of the Corporate Plan. The future Replacement LDP will be required to express in land-use terms the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.

**3. Introduction and Background**

- 3.1 A key element in preparing the Replacement Bridgend Local Development Plan (LDP) is the identification of suitable sites for new housing, employment and other uses such as community and recreation. The Candidate Site Assessment Questionnaire is an important part of this process and will help ensure that interested parties include sufficient information and data to allow the Local Planning Authority to make a robust assessment.

**4. Current Situation**

- 4.1 The Welsh Government advises that early consideration should be given to engagement with developers, landowners and other interested parties to obtain information on potential developments sites that may be included in the Replacement Bridgend Local Development Plan. Engagement will demonstrate that the LDP strategy (yet to be determined) is deliverable and the information collected will allow consultation at the preferred strategy stage to be informed by credible candidate site options.

- 4.2 The candidate site call is the appropriate time to submit sites so that sufficient information is received to inform the deposit plan and examination process. As such, prior to the statutory consultation on the Preferred Strategy Bridgend, the Local Planning Authority will issue a formal 8 week 'candidate site call' between September and December 2018 inviting anyone, including developers, landowners and other interested parties, to put forward proposals and to indicate the basis on which they are proposed.
- 4.3 The Candidate Site Assessment Questionnaire (attached as Appendix 1) has been designed to ensure integration between the Sustainability Appraisal and site selection process. The questionnaire will help ensure that interested parties include sufficient information and data to allow the Local Planning Authority to make a robust assessment.
- 4.4 Draft Candidate Site Assessment Questionnaire – Targeted Consultation
- 4.5 The draft Candidate Site Assessment Questionnaire (attached at Appendix 1) was subject to 5 weeks targeted stakeholder consultation commencing 23 July 2018 and ending 27 August 2018. The consultation was advertised by sending an email to all 'specific consultation bodies', Town and Community Councils and other Local Planning Authorities in the Cardiff Capital Region with details on how to respond.
- 4.6 A summary of the comments received during the consultation will be reported to Development Control Committee along with any recommended changes to the Candidate Site Assessment Questionnaire.

## **5. Effect Upon Policy Framework and Procedure Rules**

- 5.1 The Planning and Compulsory Purchase Act 2004 and regulations of the Town and Country Planning (Local Development Plan) (Wales Regulations 2005) require that a Local Planning Authority must commence a full Review of its LDP every 4 years.
- 5.2 The LDP Manual (2005) states that for the preparation of an LDP Revision, a revised Delivery Agreement is necessary, with the Local Planning Authority undertaking engagement and/or consultation as it considers appropriate.

## **6. Equality Impact Assessment**

- 6.1 The policies contained within any Replacement LDP will require an Equalities Impact Assessment to be carried out.

## **7. Financial Implications**

- 7.1 The cost of the Replacement LDP will be met from the Development Planning budget and carried out by Development Planning Staff with expert advice and evidence procured from consultants and through collaboration with neighbouring Authorities as required.

## **8. Wellbeing of Future Generations (Wales) Act 2015**

8.1 The Replacement LDP will be prepared in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

## **9. Recommendations**

9.1 That Development Control Committee:

- a) endorse the Candidate Site Assessment Questionnaire; and
- b) give delegated authority to the Group Manager Development, Communities Directorate to make any factual corrections or minor amendments to the Candidate Site Assessment Questionnaire as considered necessary.

**Mark Shephard**

**Corporate Director Communities**

**30 August 2018**

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**Background documents**

NA

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# APPENDIX 1

## Bridgend LDP Candidate Site Assessment Questionnaire

Please complete one form for every site proposed. This form may be photocopied if necessary. Forms and Plans should be submitted to the Corporate Director - Communities, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB by 4.30pm on **XX-XX-XXXX**. Please note that the content of all plans and assessment forms submitted will be made available for public inspection.

### For Office Use Only

Date received:

Date acknowledged:

Data captured:

Representor Number:

Site reference:

The plan submitted with the site should be on an Ordnance Survey base and contain the following information:

- An outline of the site submitted in **Red**
- Any additional land in the ownership of the proposer outlined in **Blue**
- Indicative access points to the site with any third-party land required for access outlined
- Any proposed changes to an existing settlement boundary from the adopted Bridgend Local Development Plan
- Any areas of the site liable to flooding
- Any information given in answer to the questions below that can displayed spatially.

Contact Details of Site Proposer (incl. phone/email)  
(Details as per previous consultation forms)

Contact Details of Site Proposer's agent if applicable (incl. phone/email)

Note that if agent's details are included all correspondence will be sent to agent and not the proposer.

Name/Location/Post Code of Site:

OS Grid Reference:

Area of Site in Hectares:

(Please note that if your site is below 0.25ha it will be considered as part of the Settlement Boundary Review or other land-use assessment)

Existing Use of Site:

Proposed Use of Site:

If residential, please indicate number of units:

If commercial, please specify the type of any employment generating uses:

Current Planning Status of Site:

### General

Question	√ response		Further Information Required	Further Information <small>(continue in space below or separate sheet if necessary)</small>
	Yes	No		
Is the site wholly in the ownership of the proposer?			If no, has the owner/s been notified of the site's submission? Please provide an OS Plan identifying the parcels of land owned and give contact details of all owners.	
Are there any restrictive covenants relating to the use of the land/buildings contained within the site?			If yes, please give details and attach copies of any such covenant where available.	
Would the allocation of the site require an alteration to a settlement boundary contained within the adopted Bridgend LDP?			If yes, please state which settlement boundary would be affected and indicate on the submitted plans the existing and proposed settlement boundary.	
Would the allocation of the site require a change to a land-use allocation contained within the adopted Bridgend LDP?			If yes, please state the name and policy number of the existing allocation.	

## Accessibility

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site accessible from the public highway?			If no, have third-party land holders been notified of the site's submission for consideration? Please give contact details where necessary.	
Is the site located within 400m of a public transport access point, i.e. train station or bus stop?			If yes, please give route frequency and destination information.	
Is the site located within 400m of an active travel route?			If yes, please give details of the actual or proposed routes if known.	
Is the site located within 400m of a community facility?			If yes, please give details (shops/commercial services etc).	
Is the site located within 400m of existing public open space?			If yes, please give details.	

## Environmental

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site located in an area of flood-risk or adjacent to watercourse?			If yes, please give details of flood-risk data and extent to which the site is affected.	
Is the site on Previously Developed Land?			Previously Developed Land is defined by <i>Planning Policy Wales</i> . Please give details of how site meets criteria.	
Would development of the site result in the loss of agricultural land (in current/previous use)?			If yes, please give the site's Agricultural Land Classification.	
Is the site located in an area protected by a local, regional or national area for landscape, ecological or cultural purposes?			If yes, please give details of classification.	
Would the proposal give rise to impacts on landscape character, visual amenity or the setting of heritage assets?			If yes, please give details, explaining how any likely impacts would be satisfactorily mitigated	
Is there a risk that the site could consist of contaminated land?			If yes, please give details of possible contamination sources.	
Have any site surveys been undertaken, such as protected species?			If yes, please give further details.	
Would the proposal include low or zero carbon energy generating technologies?			If yes, please give further details	
For non-residential proposals, would the use require other authorisations, for example an environmental permit, water abstraction, impoundment licence or waste management licence?			If yes, please give further details	

## Site Context

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
For residential proposals, are there any industrial/ employment uses adjacent to the site?			If yes, please give details of their location and mark on accompanying plan.	
If the proposal is for employment/waste/minerals development, are there any residential properties adjacent to the site or within 200m of the site?			If yes, please give details of their location and mark on accompanying plan.	
Do you consider that the proposed use would integrate with existing surrounding uses?			Please explain your answer	
For proposals involving minerals extraction or the use of other natural resources, is there a specific need for the use at the site?			Please explain your answer	

## Utilities

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site capable of connection to the following services -				
Mains water supply?			If no, please describe how access to these services will be obtained.	
Electrical supply?			If no, please describe how access to these services will be obtained.	
Landline telephone?			If no, please describe how access to these services will be obtained.	
Mains sewerage?			If no, please describe how access to these services will be obtained.	
Gas supply?			If no, please describe how access to these services will be obtained.	
Broadband?			If no, please describe how access to these services will be obtained.	
Other (please specify):			If no, please describe how access to these services will be obtained.	

## Deliverability

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Have there been any discussions with potential developers to date?			If yes, please give details	
Is the site financially viable to come forward?			If yes, please provide a brief analysis. The Council may seek a viability assessment in order to demonstrate whether delivery is viable or not. Failure to provide this may result in your site not being allocated.	
Are there any known constraints to overcome?			If yes, please give details of how this would be achieved.	
Does the site's stability/topography present an obstacle to its development?			If yes, please give details of any remedial works necessary.	

Please indicate an approximate timescale for site delivery:

<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>2031/32</b>	<b>2032/33</b>

Please use this space (and additional sheets of paper where necessary) to give any additional information regarding the site which you feel may be relevant for its consideration.