

# Candidate Sites (Stage 2)

Essential guide of what you need to submit in support of your candidate site submission

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## Fill out Form

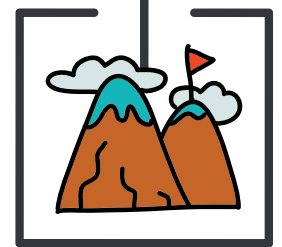


Please fill out all questions set out in the standardised form and provide as much detail as possible including a description of the proposed use.

## Is the Site Suitable?

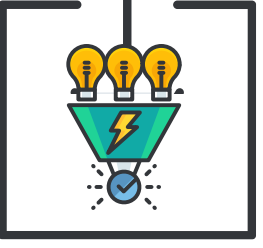
2

This sections questions whether the site has any known physical constraints i.e topography, contamination, etc. It also questions whether your site is within a C1 or C2 flood zone? If so, a **Flood Consequence Assessment** will be required.



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## What Utilities are Available?



Details must be provided on whether the site is capable of connection to the following services? Mains water supply, electrical supply, landline telephone, mains sewerage, gas supply, broadband, and if there are others please provide further details.

## Transport

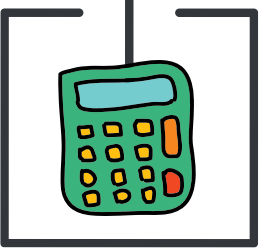
4

Proposers should indicate whether the site is currently accessible from a public highway and if not, how access will be achieved inc. details of third party land if needed and their contact details. Where is the nearest public transport stop? Is there a public right of way crossing or adjoining the site? Where is the nearest community facility? Is the site located in close proximity to a cycle route and/or active travel routes? Submissions should be accompanied with a **Transport Statement**.



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## Site Deliverability & Viability

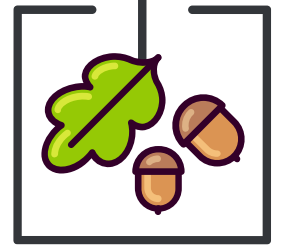


Please give an indication of the likely timescales for the submission of a planning application, commencement on site and an indication of the expected annual build rates during the period 2018-2033. Candidate sites must be capable of being delivered within the LDP proposed period. The Authority is requesting for all submissions to be accompanied by a **Viability Assessment**.

## Tree Survey

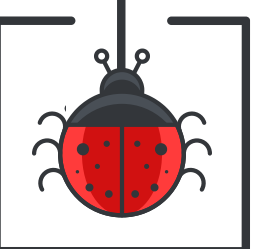
6

It will be necessary to provide a **Tree Survey** is for any candidate site where there are trees within or adjoining the proposed site. The statement should be produced in line with the guidelines set out in BS5837:2012. The British Standard requires an Arboriculturist to record information about trees on the site independently of and prior to any specific design for development.



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## Biodiversity

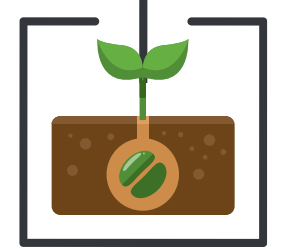


A **Biodiversity Survey and Report** will be required to accompany the submission indicating if the development is likely to affect European Protected Species, any significant wildlife habitats or features and illustrate the location of habitats of any species protected under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010, or the Protection of Badgers Act 1992.

## Environmental

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The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, sets out the circumstances in which an **Environmental Impact Assessment (EIA)** is required. EIA may obviate the need for other more specific assessments. Please can all submitters consider the EIA Regulations before submitting their sites to determine whether an EIA is required and provide a short statement.



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## Ecology

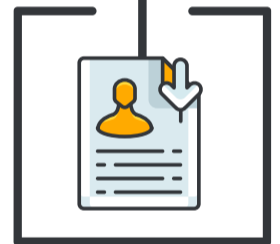


Ecological Impact Assessment is a more detailed process of identifying quantifying and evaluating the potential effects of a development, regarding impacts on species, habitats and/or the ecosystems. Early identification of any ecological constraints ensures that development proposals are not delayed and appropriate mitigation or compensation is incorporated into the scheme. All submissions should be accompanied with an **Ecological Impact Assessment**.

## Provide Additional Details

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In addition to the above, the Authority is requesting an **Ordnance Survey Based Map, of a minimum scale 1:2500, outlining the land for consideration in RED** to accompany the submission.



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## Submit



For Candidate Sites to be considered as part of the revised LDP the submission form, plan and detailed assessments must be returned by **midnight on Thursday 29th August 2019** via post or email to [strategy@beacons-npa.gov.uk](mailto:strategy@beacons-npa.gov.uk).

## What Happens Next?

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- An acknowledgement receipt will be received for your submissions;
- Details will be added to the LDP database;
- We may contact you for further information about your site and/or may wish to visit your site and will contact the landowner for permission to do so;
- Stage 3 Assessment including SA/SEA Assessment will commence;
- Candidate Site Registers will be updated;
- Deposit LDP including proposed Candidate Site allocations.

