

TORFAEN  
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BOROUGH



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**Torfaen Replacement Local Development Plan (2022-2037)**

*Cynllun Datblygu Lleol Newydd Torfaen (2022-2037)*

**Call for Candidate Sites: Submission Form Guidance Note**

*Galwad am Safleoedd Ymgeisiol:*

*Nodyn Canllaw ar gyfer y Ffurflen Cyflwyno Safle*

**May 2023 / Mai 2023**

## **Introduction**

This guidance note has been prepared to assist proposers of candidate sites in considering their site for submission, to assist with the completion of the Candidate Site submission form and to identify the additional information that should be provided. Torfaen Council has adopted OpusConsult (including OpusMap) to aid with the consultation and engagement elements of the RLDP process which will provide the forms electronically, associated mapping and ability to upload accompanying documents to support the Call for Candidate Sites.

All of the information requested on the candidate site form is required to enable the Council to undertake the assessment of the submitted site in line with the published methodology and it is therefore important that all questions are answered and that all of the information required is provided. Sites will be subject to a robust assessment and only those that meet sustainability and deliverability objectives and are in accordance with the plan strategy will be allocated. A separate candidate site form must be completed for each site submitted. If alternative uses are proposed for the same site, a separate candidate site form will be required for each use.

## **Overview of the Call for Candidate Sites**

The Council will undertake an initial 8 week Call for Candidate Sites, publicised in accordance with the RLDP Delivery Agreement 'Community Involvement Scheme and facilitated by OpusConsult. Submissions will be invited from interested parties who wish to have land considered for inclusion within the RDLP, either for development, re-development or protection from development. Potential land uses include housing, employment, community facilities, tourism, green infrastructure, waste, health, education, social care, Gypsy and Traveller provision, retail, recreation, renewable energy, biodiversity, transport infrastructure and minerals.

The threshold for submission of a residential development is either 10 dwellings or a minimum site size of 0.33ha. Smaller residential sites will be considered through the RLDP settlement boundary review. There are no minimum thresholds for any other land use site submissions.

Previously submitted candidate sites (2018 or 2020/21) and existing Local Development Plan allocations without current planning consent will need to be resubmitted. If a candidate site was ruled out previously, or the site was allocated but has not been developed, any new submission should consider the reasons why the site has not progressed and provide any additional information (e.g. surveys) to explain how any constraints can be overcome and why the site should be reconsidered for allocation.

The Council will run at least one workshop event to assist landowners / developers and the wider community with submitting Candidate Sites and we will also offer an optional submission service for a (cost based) fee.

A 'Candidate Sites Register' listing all submissions will be published for information following the Call for Candidate Sites. **It is important to note that inclusion of a site within the Candidate Sites Register should not be taken to indicate in any way that a site will be developed, or that it will be included in the Replacement Local Development Plan, or that the Council considers that it should be developed.**

All sites submitted during the 'Call for Candidate Sites' will be assessed using the Council's candidate site assessment methodology. The methodology is available on the Council's web site and provides more detailed information on how the Council will consider the information provided on the candidate site submission form.

A Second Call for Sites running concurrently with the Preferred Strategy consultation will accept new sites and provide existing site proposers the opportunity to submit additional supporting information to address any outstanding issues. Stage 2 viability assessments (DVMs) and Preliminary Ecological Assessment Reports will be required at this time. It is not expected that the Council will accept any new Candidate Sites following the close of the Second Call for Sites.

## **Guidance for Sites**

Before submitting candidate sites, site proposers should be aware that the Council will only seek to allocate sites that adhere to national planning guidance as set out in Planning Policy Wales (PPW)11 and the Technical Advice Notes (TANs) i.e.

- new development in the open countryside, away from established settlements, is unlikely to be acceptable;
- sites that are subject to international or national designations for biodiversity will not be acceptable; and
- proposals for highly vulnerable development (which includes housing, public buildings and emergency services) within the highest risk areas of the flood plain will not be acceptable.

The PPW11 site search sequence will be followed, prioritising previously developed land (brownfield) and/or underutilised sites within settlements in the first instance; then suitable and sustainable greenfield sites within or on the edge of settlements. Where insufficient deliverable brownfield sites are available to meet future requirements, the Council will need to consider the release of greenfield sites on the edge of settlements.

In summary, the broad parameters of where sites could potentially be acceptable are:

- where they focus on the most sustainable settlements identified within the Council's Sustainable Settlement Appraisal;
- where they comply with the site search sequence set out in PPW11;
- where they would contribute positively to the National Sustainable Placemaking Outcomes (PPW11); and
- where there is a focus on minimising the need to travel in accordance with the Sustainable Transport Hierarchy (PPW11).

## **Disclaimer**

In accepting submissions, the Council makes no guarantee that the candidate site will be included (allocated) in the Replacement Local Development Plan (RLDP). All sites will need to be assessed in accordance with the Candidate Site Assessment Methodology (May 2023).

The draft Stage 1 results of the assessment will be published for public consultation alongside the Preferred Strategy. Comments received and the resulting completed draft candidate sites assessment will be published for public consultation alongside the Deposit RLDP. Consultation responses received will be addressed and incorporated into the Final Candidate Sites Assessment and Register to be submitted for Public Examination.

## Personal Information

Site submissions necessitate the provision of personal data including names and contact information for landowners and agents. Anonymous submissions will not be accepted. All personal information provided will be treated in accordance with our RLDP Privacy Notice in line with the General Data Protection Regulations (GDPR).

## Help and Advice

OpusConsult has been adopted by the Council to enable the Call for Candidate Sites and subsequent stages of the RLDP process. It contains a user guide and help function however, if you have any problems completing the candidate site form or uploading any accompanying information, please contact a member of the planning policy team for advice at [ldp@torfaen.gov.uk](mailto:ldp@torfaen.gov.uk)

The Council will hold at least one workshop to provide advice and instruction on submitting Candidate Sites. Details of the workshops will be publicised as part of the Candidate Site's promotion and on the website.

An optional Candidate Site submission service will also be provided for a cost-based fee. Details of this service are available via the website.

## Submission Form

The submission form has been developed to enable the robust assessment of each site, following the Candidate Site Assessment Methodology (May 2023). As a minimum, each submission should comprise:

- A completed candidate site submission form inputted via OpusConsult;
- Identification of the site boundaries, plotted directly within or uploaded to OpusConsult (the site itself should be outlined in red, and any additional land in the ownership or control of the site proposer (or joint owners) should be outlined in blue);
- A Stage 1 viability statement (see the separate Financial Viability Guidance Note (May 2023))

The Council recognises that the submission of a candidate site and the willingness of the proposer to develop a site does not necessarily indicate that a site is readily available for development. The candidate site form includes specific questions on the anticipated timetable for site delivery along with identification of any legal restrictions or covenants which may directly impact future site delivery. It is important that this information is provided to enable the Council to fully assess the deliverability of the site in accordance with national planning policy. An inadequate level of information to demonstrate the deliverability of a site (including financial viability) is a valid reason for rejecting a site from Stage 1 of the assessment process.

Completed submission forms must be received by the stated deadline to allow the Council sufficient time to undertake the assessment process. A significant amount of information has been published well in advance of the Call for Candidate Sites starting to enable site proposers to review the methodology and begin to compile any relevant information they may require to supplement their submission.

All 'duly made' candidate site submissions will be registered and acknowledged via OpusConsult. Each candidate site will be allocated a unique site identification number which should be used in any future correspondence with the Council regarding the site.

## **Supporting Information**

Site proposers should answer each question as fully as possible and provide supplementary information where necessary. If the answer to any questions is currently unknown, site proposers may wish to carry out further assessments or surveys to address this. The level of information submitted should be proportionate to the scale of the proposal and any potential issues. If there is a significant constraint that would prevent the site passing through Stage 1 of the assessment process successfully, (e.g. part of the site is within the flood plain, or the site has significant ecological value, etc.) then it is within the site proposers interest to submit information in respect of this constraint to accompany the initial site submission.

Further surveys that may be required to demonstrate that a site is suitable / deliverable can be submitted during the Second Call for Sites / Call for Additional Supporting Information. These could include Preliminary Ecological Appraisal Report (PEAR), Green Infrastructure Assessment (including arboricultural surveys), Contaminated Land Assessment, Coal Mining Risk Assessment, Aggregate Resource Report, Transport Assessments, LANDMAP Characterisation Study, Visual Impact Assessment, Agricultural Land Survey, Air Quality/Noise/ or Light Assessments, Flood Consequences Assessment, Ground Investigation Study, Heritage Impact Assessment and any other information deemed necessary. It is the duty of site promoters to engage positively in the plan preparation process at all stages, working with the LPA to ensure that the relevant information is available at the appropriate stage.

Sites put forward for inclusion within the RLDP will need to be evidenced as realistic and suitable, therefore the more information that can be submitted to demonstrate that a site is compliant, and any constraints can be overcome, the greater the likelihood of a site being included. A high level illustrative concept masterplan could be provided to show that the arrangement of a site has been considered.

## **Financial Viability**

Viability assessment forms a key part of the Candidate Sites assessment process. DPM3 states that all Candidate Sites submissions must be accompanied by a viability assessment. An Initial Stage 1 viability assessment will need to have been submitted with the initial Candidate Site submission. If one has not been received, it is expected that the site will not progress beyond the Stage 1 Candidate Site assessment. A fully detailed viability assessment (DVM) will then be required to be submitted as part of the Call for Additional information. Further details on the nature of such an assessment are included within the Councils Financial Viability Guidance Note (May 2023).

## **Sources of Information**

Much of the information requested on the form is general information about you and the proposed candidate site and will therefore already be known e.g. ownership, current use, etc. Other information, for example, predicted agricultural land quality, flood risk or proximity to an existing or programmed Active Travel Route will require more detailed investigation.

The Council has compiled sustainability, constraints and opportunities information within the Geographical Information System (GIS) resource, OpusMap that can be used to inform your submission. The Call for Candidate Sites Mapping is freely available on the Council's website.

## Detailed Notes for Form Completion

- Contact Details:** Please provide up to date contact details. Please note that where an agent is nominated to act on behalf of a site proposer, all Candidate Site correspondence will be sent to the agent only. Should there be any changes to contact details during the RLDP process, these should be updated directly via OpusConsult.
- Language:** OpusConsult has bi-lingual functionality so that Candidate Sites can be submitted in the Welsh language. Please specify if you wish the Council to contact you in Welsh for the remainder of the RLDP process.
- Communication:** To increase efficiency and reduce costs, the default position will be for the Council to correspond by email. If this is unacceptable to your circumstances, please check the letter option to receive communication via the postal service. Please also ensure that all contact details for a postal address are provided.
- Site Identification:** The site boundary should be plotted / inserted via the 'drag and drop' function within OpusMap. The site itself must be outlined in red with any additional land in the ownership of the proposer outlined in blue. Existing or proposed vehicular and / or pedestrian access points under the control of the proposer should be identified and annotated in green.
- Site Name:** If the site has an existing name, please provide it here. If not, please provide a suitable name for the site, this is usually based on the site's location e.g. "Land east of North Street, Southtown".
- Site Address:** Please provide the full postal address of the site including a postcode (if available). If this is not available, please provide an approximate address for the site e.g. "Land east of High Street" or a field parcel number.
- Grid Reference:** Autofill from site plotted within OpusMap / This should be taken from Ordnance Survey maps and include both eastings and northings to enable accurate site identification. Coordinates should be taken to the approximate centre of the site and use a six-figure grid reference number. The link below may be of assistance.  
<https://gridreferencefinder.com/#>
- Gross Site Area (Ha):** Autofill from site plotted within OpusMap / The gross site area is the total land area of the site including car parking, open space, non-developable areas etc. and can be identified from the plotted site in OpusMap. Please note that Candidate Site submissions must meet the site thresholds set out above.
- Net Developable Area (Ha):** This is the resulting area of land on the site available for development taking into account the need for associated infrastructure e.g. roads, open space and schools. The Council uses a gross to net site area ratio as follows: Up to 0.4 ha, 100%; 0.4ha to 2ha, 90%; and over 2ha, 75%.

**Proposed Site Use:** Please select the proposed land use(s) that the site is being promoted for. If the proposed use is for a mix of uses or for a type of development that is not listed, select “other” and provide a brief description of the proposed use(s) being promoted.

**Proposal Summary:** Please provide a brief description of the proposal for which the candidate site is being submitted. Proposals for residential schemes should include the number (and type if known) of dwellings to be accommodated on site along with the density per hectare; proposals for retail uses should include an indication of the net retail floorspace (in square metres) and proposals for employment uses should indicate the type of use class being promoted e.g. B1: business, B2: industrial and B8: warehousing with floorspace in square metres. For infrastructure or transport schemes, information should be provided on the nature of the proposal for example, the type of renewable energy proposed and the amount of energy that will be generated or for transport schemes, the type of scheme, new road, cycle route etc. and why it is required.

### Location and Accessibility

**Settlement Sustainability:** The settlement to which the site primarily relates should be identified. Further to this, you should indicate whether the site is within, immediately adjoining, or outside of the settlement. An identified settlement is that outlined by a settlement boundary - these can be viewed on OpusMap.

**Placemaking:** Site promoters should indicate how development of the site would meet the national sustainable placemaking outcomes set out in Planning Policy Wales 11 (Figure 5):

- 1) Creating and sustaining communities
- 2) Growing our economy in a sustainable manner
- 3) Making best use of resources
- 4) Maximising environmental protection and limiting environmental impact
- 5) Facilitating accessible and health environments

**Active Connectivity:** Connectivity to existing local services / amenities can be established using the distance measuring function and the appropriate local services and facilities layers within OpusMap. ‘Essential’ facilities are considered to comprise convenience stores, schools, outdoor recreation / amenity space and healthcare (GP surgery or chemist). Planning for Walking (CIHT, 2015) p 29 provides the following guidance on walking distances *“Land use patterns most conducive to walking are ... mixed in use and resemble patchworks of “walkable neighbourhoods”, with a typical catchment of around 800m, or a 10 minute walk”*. Walking distances to facilities should be measured from the furthest point within the site and follow roads / footpaths rather than an ‘as the crow flies’ measurement. If the proposed site has the potential to provide any such essential facilities that are currently deficient this should be noted.

A wider list of services and facilities including community facilities is plotted within OpusMap to enable you to identify key connections and opportunities. Where the proposal would result in the loss of a community facility, you should provide information on why this would

be acceptable e.g. alternative provision available, community facility not operational.

**Active Travel:** Site promoters should demonstrate how development of the candidate site would promote and increase walking and cycling as feasible alternatives to the private car. How the site could be connected to the wider pedestrian network should be identified. Distances to existing and programmed Active Travel Routes (available within OpusMap) should be measured from the furthest point within the site and follow roads / footpaths rather than an 'as the crow flies' measurement.

**Public Transport:** Using a maximum walking distance of 800 metres in conjunction with the OpusMap data relating to bus stops and bus routes, the closest public transport opportunities for your site should be identified. Distances to the closest bus stops should be measured from the furthest part of the site along footpaths. The details of each bus / train route / timetable should be sourced from the service provider websites at the time of the assessment to ensure the data is as accurate as possible.

In considering the level of public transport service required to effect change in travel modes, the Council takes the view that an acceptable standard of service comprises a minimum of one service per hour from 7am to 7pm Mondays to Saturdays plus a Sunday service. It is concluded that this standard of service would provide for a commute to employment with variation for shopping / social events and leisure outings at the weekend. In terms of a choice of destination, if either Cwmbran or Pontypool is accessible via the service, then it is considered acceptable to meet the majority of needs (Sustainable Settlement Appraisal). For all other destination settlements, a choice is considered necessary.

### Site Context and Character

**Brownfield / PDL Status:** Please indicate the proportion of the site that is greenfield and the proportion that is brownfield / previously developed land. The definition of previously developed land (brownfield land) is set out in paragraph 3.58 of Planning Policy Wales Edition 11, February 2021.

**Current Site Use:** Please provide a description/summary of the site's current (or last known) use e.g. residential, agriculture, employment, waste ground, tourism, storage. For mixed uses, please list the range of uses.

**Neighbouring Uses:** Please provide details of the current land uses of any sites that share a boundary with the submitted candidate site. Along with the proposed use, this will enable the Council to assess whether any adverse impacts will result from the proposal on adjacent users and/or site uses. Where there may be issues with incompatibility, it is advisable to consider whether / or what mitigation could overcome the concerns and provide details here.

**Physical Constraints:** Physical site constraints can limit the net developable area or even prevent the development of a site e.g. existing public rights of way, existing structures (that need to be cleared prior to development), mains gas or sewerage systems which run through the site or overhead power lines. Site promoters should provide details of all



existing constraints that may affect the future development of the site and provide details of how these constraints will be overcome. Public rights of way can be viewed on OpusMap.

**Topography / Ground Conditions:** As with physical constraints, the land condition itself may present issues for development e.g. the site topography, site stability or the presence of invasive species could have a bearing on development or site layout. Site proposers should provide details of such constraints and any mitigation measures proposed to overcome them.

**Land Contamination:** If there is any reasonable expectation that the site could be contaminated, either because of historic land uses or direct contamination through pollution incidents, you should identify details, source of contamination and the potential risk. The location of historic landfill sites can be found at:  
<http://lle.gov.wales/catalogue/item/HistoricLandfillSites/?lang=en>  
A Contaminated Land Assessment will be required to address the scale and nature of any contamination, the feasibility of the proposed use and any mitigation / remediation programme. Such information will be required to inform both viability of the site and delivery timescales so should be addressed by the site proposer earlier rather than later. The Council should receive the Contaminated Land Assessment as part of the Call for Additional Supporting Information.

#### Accessibility and Highway Capacity

**Highway Access:** Please provide details on whether the site is accessible from an existing highway network. If it is not currently accessible, please outline what infrastructure would be required to enable the site to be developed. Vehicular and pedestrian access points should be annotated on the submission mapping. If third party land is required to achieve access, details should be included of any contact made with the third-party landowner and/or any legal agreements reached to illustrate that site access will be achievable. If the site is accessed via a Trunk Road you are advised to contact Welsh Government Highways and provide the result of that consultation with your submission.

#### Landscape and Environmental Impact

**Ecological Assets:** OpusMap contains data identifying Local Nature Reserves (LNRs), Regionally Important Geological Sites (RIGS), Sites of Importance for Nature Conservation (SINCs), Ancient Semi Natural Woodland and Tree Preservation Orders. Please identify any designations that fall within or immediately adjoin your proposed site. Please note that the Council is taking a green infrastructure based approach to the design of new developments (see the Councils Site Design, Masterplanning and Development Briefs SPG adopted Feb 2023) and as such existing green and blue resources should be maintained and enhanced wherever possible. Please also note the Environment Wales Act (2016) requirement to provide for biodiversity enhancement in all developments. The Council has republished its Ecology Survey Guidance Note (May 2023) which sets out the survey requirements for each Candidate Site submission. Each Candidate

Site that progresses to Stage 2 assessment will be required to be accompanied by an appropriate ecological survey which should be undertaken by the site proposer and submitted in conjunction with the Call for Additional Supporting Information. The Guidance Note has been published at the earliest stage to enable survey work to be programmed at the appropriate time of year.

**Historic Assets:** OpusMap contains data regarding Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, the Blaenavon Industrial Landscape World Heritage Site, Landscape of Outstanding Historic Importance designations and CADW Registered Parks and Gardens. Please identify any designations that fall within or immediately adjoin your proposed site. Proposals affecting either a listed building or conservation area must be supported by a Heritage Impact Assessment to be submitted as part of the Call for Additional Supporting Information. Further advice on Heritage Impact Assessments is available from Cadw at: <https://cadw.gov.wales/advice-support/placemaking/heritage-impact-assessment/heritageimpact-assessment>

### Deliverability

**Flood Risk:** The latest issue of the Natural Resources Wales Flood Map for Planning (<https://flood-map-forplanning.naturalresources.wales/>) should be used to ascertain the flood risk of a site and any relevant Flood Zone designation in relation to surface water and / or flooding from rivers or the sea. This data has also been included within the constraints in the Candidate Site Mapping provided via OpusMap for your convenience. If Flood Risk is identified as an issue within any part of the site or site access (TAN 15 Defended Zone, or Flood Zones 2 or 3), a Flood Consequences Assessment compliant with Technical Advice Note 15: Development, Flooding and Coast Erosion must be provided by the site proposer to enable any further consideration.

**Agricultural Land Quality:** OpusMap contains data relating to Grades 1, 2 and 3a of the Welsh Government Predictive Agricultural Land Quality mapping. Such land is designated as the Best and Most Versatile (BMV) land and national planning policy directs that it should be conserved as a finite resource for the future unless there is an overriding need for the development. If applicable, please provide details of the agricultural land classification i.e. Grades 1 – Excellent, Grade 2 – Very Good or Subgrade 3a – Good, along with the amount of BMV that would be lost to the proposed development measured in hectares. The measuring area tool within OpusMap can be used for this purpose. Where a site is indicated to impact BMV, an Agricultural Land Survey will be required to confirm and / or clarify the extent of resource present on site. This should be submitted as part of the Call for Additional Supporting Information. The Agricultural Land Survey, once submitted, will be assessed by Welsh Government to confirm the results.

**Coal Mining:** OpusMap can be used to identify the High Risk Development Areas for former coal workings and also identifies likely former mine entry points. Those sites which are impacted by the designation will need to undertake a Coal Mining Risk Assessment to establish whether the

site is suitable for developing. Submitted Coal Mining Risk Assessments will be sent to The Coal Authority for comment. This should be submitted as part of the Call for Additional Supporting Information.

**Mineral Resources / Buffer Zones:** OpusMap contains data relating to aggregates resources, Aggregate Safeguarding Area, Mineral Site Buffer Zone and Tir Pentwys Preferred Area. If applicable, please provide details of the aggregates resource or safeguarding constraints impacting the site. For those sites containing a Category 1 or 2 resource, a Ground Investigation / Desktop Study will be required to establish whether the resource is economic to extract (quality/quantity) or could be extracted prior to any other development or whether it should be safeguarded as a future resource. This should be submitted as part of the Call for Additional Supporting Information.

**Infrastructure Capacity:** Please indicate whether the site is or can be connected to existing utilities infrastructure with capacity to serve the proposed development? If any consultations with the statutory utilities undertakers in respect of available system capacity have been undertaken, information should be provided on the outcome of these investigations. Infrastructure considerations should include water supply and sewerage, (three phase) electricity, gas and broadband.

**Energy Opportunities:** The Council has the benefit of an Energy Opportunities Map, key elements of which have been incorporated into OpusMap. Potential opportunities can therefore be identified with regards to the renewable and low carbon energy generation potential of a proposed site. Please acknowledge that you have looked at the potential opportunities for your site and check those which you would consider incorporating within your development proposal.

**Climate Change:** In the vast majority of cases, development sites can be designed and planned in order to support decarbonisation in accordance with national planning policy principles and the Energy Hierarchy for Planning set out in PPW11. Site promoters should provide details of how the proposal will seek to combat climate change and provide a resilient development. This information could include:

- 1) Consideration of how the site will maintain and enhance green and blue infrastructure;
- 2) Consideration of energy efficiency measures to minimise demand – building fabric, technologies and user instruction
- 3) Potential for built in renewables
- 4) Potential for behind the meter / private wire renewables.

N.B: If the proposed site is located in either Pontypool or Cwmbran, or is for more than 100 residential units, the site will need to consider how it will meet the requirement for a district heat network as set out in Future Wales: National Plan 2040.

### Delivery and Viability

**Ownership:** Landownership for the entire site plus any proposed access points should be detailed. Where the site proposer does not have control of all of the required land, evidence that the remaining land owner(s) are in agreement with the Candidate Site proposal should accompany the

submission. If multiple landowners are involved, an Ordnance Survey Plan should be provided to clearly identify the parcels of land owned and contact details of all owners. This should include any adjoining land where applicable. If the site is within public ownership, evidence should be provided that the site is identified in a published disposal strategy and/or has a resolution for disposal.

**Legal Issues:** Details of any restrictive covenants, access rights or other legal issues should be provided. These could include covenants which prevent or restrict certain activities or uses, easements to third parties for access or claw back values which might affect the development of the site.

**Developer Interest:** Please confirm whether the named proposer is intending to develop the site. If not, please provide information on whether the site has been marketed for development or whether there is a developer involved in progressing the site e.g. major or SME housebuilder. Please provide details of the extent of involvement for example initial discussions, formal agreements etc.

**Site Surveys / Investigations:** To ensure that the Plan preparation process is effective, the Council requires as much evidence as possible to be provided at the Call for Candidate Site submission stage, alongside the submission form. This would include any relevant studies, reports and other information to evidence that the site is in a sustainable location, free from constraints, is deliverable and viable. If any site-specific surveys have been undertaken in respect of the site e.g. Flood Consequence Assessment, ecological assessment, these can be uploaded within OpusConsult.

**Delivery Time Frame:** Please indicate the anticipated timetable for site delivery including the timing for submitting a planning application(s), commencement of construction on site and the likely duration of development. For residential proposals, please provide an indication of when development may commence and the approximate number of dwellings that will be constructed per annum according to your proposed development schedule.

**Viability Assessment:** Please confirm that, taking into account site circumstances, market conditions, infrastructure needs and likely planning obligations (see Financial Viability Guidance Note (May 2023) for further information) you are sufficiently confident that the proposed development is financially viable. Please upload a Stage 1 Viability Statement to this effect. Please note that a full Development Viability Model (DVM) appraisal will be required for those sites which pass the Stage 1 Candidate Site Assessment. Failure to submit a viability statement with the initial submission and / or a DVM assessment in due course may result in your proposed site not being suitably evidenced and therefore not proceeding in the assessment process. A viability assessment will not be required where a candidate site submission seeks the protection of land to maintain the existing use.

### Planning History / Context

**LDP History:** Please identify if the site is allocated in the adopted LDP for a specific use and / or if the site was submitted as part of the 2018 or 2020/21

Call for Candidate Sites exercises. The Northern and Southern Proposals Maps for the adopted LDP can be accessed via the LDP webpage:

<https://www.torfaen.gov.uk/en/PlanningAndDevelopment/Planningpolicy/LocalDevelopmentPlan/Local-Development-Plan.aspx>

If the site has previously been submitted, please provide the Candidate Site reference number.

**Planning History:** Please record any previous or current planning applications relating to the site, including the application number and decision. Applications dating back to 2016 can be found on the Council's Public Access system: <https://planningonline.torfaen.gov.uk/online-applications/> Please also provide information on any correspondence or meetings regarding the site in preparation for the submission of a new planning application, including any reference numbers and details of what is proposed and advice received.