



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Replacement Local Development Plan 2023 - 2038

**Candidate Sites Assessment
Methodology**
(November 2023)



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1. Introduction

1.1. Context

- 1.1.1. Neath Port Talbot Council (NPTC) adopted its Local Development Plan (LDP) in January 2016. The Plan provides a clear vision for the County Borough setting out where, when and how much new development will take place over the plan period (2011-2026).
- 1.1.2. In accordance with Section 69 of the Planning and Compulsory Purchase Act 2004 and Regulation 41 of the Town and Country Planning (LDP) Regulations 2005 as amended in 2015, in January 2020, given that four years had passed since the adoption of the LDP, NPTC commenced a review of its LDP. Following public consultation January-March 2020, the LDP Review Report¹ was approved for publication in July 2020.
- 1.1.3. Following approval of the Delivery Agreement (DA) for the Replacement LDP (RLDP) by Council in December 2021, and subsequent agreement by Welsh Government (WG) in January 2022, the Council began preparing its RLDP. In line with the DA, a Call for Sites (CfS) was held between 1st March 2022 to 31st May 2022. In total, 229 sites were submitted.
- 1.1.4. Preliminary findings from the CfS, alongside information obtained from the Council's Annual Monitoring Reports (AMRs) and growth projections, indicated that there was a requirement for additional housing and to be identified in addition to existing infrastructure and viability matters that required additional time to overcome.
- 1.1.5. Given this, the Council decided to stop the preparation of the RLDP and start again. The Council approved a new DA in October 2023 which was subsequently approved by the WG. The new DA outlines the timeframes for the preparation of the new RLDP which will cover the plan period of 2023-2038, starting with a CfS in November 2023.
- 1.1.6. As part of the preparation of the RLDP, the Council will re-consider all aspects

¹ Review Report Available at:

of the current LDP, including all current policies and site-specific allocations. The RLDP will set out where, when and how much growth will take place over the next 15 years (2023-2038).

1.2. Candidate Sites and the RLDP Process

1.2.1. As set out in the DA, one of the key stages in the preparation of the RLDP, is the submission and consideration of Candidate Sites for site specific allocations, for a range of development types. The key principle of the Candidate Sites assessment process is to gather suitable evidence from site promoters to robustly demonstrate the suitability, deliverability and financial viability of sites for inclusion in the RLDP.

1.2.2. The 'CfS' is the first formal stage in the preparatory stages of the RLDP following agreement and publication of the DA. In line with the October 2023 DA, the Council will formally request nominations for sites November-December 2023. Sites submitted in 2022 CfS do not need to be re-promoted as part of this subsequent Call, however, additional information can be provided where relevant.

1.2.3. As part of the Call, site promoters are able to submit sites to be considered for inclusion in the RLDP. Sites will then be assessed, and a determination made as to whether each site is suitable, deliverable and financially viable.

1.3. Document Structure

1.3.1. This document sets out:

- Part 1: Candidate Sites Assessment Methodology
- Part 2: Candidate Site Submission Guidance

1.3.2. The document has been prepared to ensure compliance with legislative

requirements, national planning policy² and national guidance³ as appropriate. It will ensure that the identification of suitable sites for allocation is founded on a robust, transparent and credible assessment of land submitted.

²As contained within Future Wales: The National Plan 2040 (available at: <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf> and Planning Policy Wales (PPW) (Edition 11, 2021) (available at: https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf).

³As set out in the Development Plans Manual (DPM) (Edition 3, 2020) (available at: <https://gov.wales/sites/default/files/publications/2020-03/development-plans-manual-edition-3-march-2020.pdf>).

Candidate Sites Assessment Methodology

2. Candidate Site Assessment Methodology

2.1. Methodology Overview

2.1.1. The Table below provides an overview of the Candidate Sites Assessment Methodology and anticipated timeframes for each step.

Table 1: Candidate Sites Overview

| | |
|--|------------------------------|
| Step 1: CfS | November - December 2023 |
| Step 2: Preparation of Candidate Sites Register (CSR) | November 2023 – October 2024 |
| Step 3: Stage 1 Initial Candidate Sites Assessment | January - February 2024 |
| Step 4: Stage 2 Detailed Candidate Sites Assessment Additional Information Request | January - October 2024 |
| Step 5: Stage 2 Detailed Candidate Sites Assessment | February - October 2024 |
| Step 6: Preferred Strategy including CSR Consultation | November - December 2024 |
| Step 7: Post Preferred Strategy Consultation Review of Information Submitted | January - July 2025 |
| Step 8: Deposit Plan Consultation | November - December 2025 |
| Step 9: Post Deposit Plan Consultation Review of Information Submitted | January - April 2026 |

2.1.2. In accordance with national guidance (DPM (Edition 3, 2020, Paragraph 3.65)), the Council will undertake a two stage assessment process:

- Staged 1: Initial Candidate Site Assessment
- Staged 2: Detailed Candidate Site Assessment

2.1.3. To be as effective as possible, the Candidate Sites Assessment will incorporate the Integrated Sustainability Appraisal (ISA) for Candidate Sites to avoid assessment duplication. A refined set of sustainability indicators and a transparent scoring system has been included within the ISA Scoping Report (2023) to allow prospective site promoters to consider the likely performance of their candidate site against the assessment criteria.

2.1.4. In addition to these sustainability indicators, a number of other site suitability criteria will need to be taken into consideration in site selection. These are provided within Appendix A.

2.2. Step 1: Call for Sites (CfS)

The CfS is the appropriate time to submit sites for potential inclusion in the Plan.

2.2.1. Through the CfS, the Council will invite developers, landowners, site promoters, public bodies, service providers and others with an interest in land to submit sites which they wish to be considered as a potential allocation for either development or protection.

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

- Housing;
- Employment;
- Community facilities;
- Tourism;

- Green Infrastructure;
- Waste;
- Education;
- Social Care;
- Gypsy and Traveller pitch provision;
- Retail;
- Recreation;
- Renewable energy;
- Biodiversity;
- Transport Infrastructure;
- Minerals; and
- Protection

2.2.3. As part of the CfS, each site promoter will be required to submit a Candidate Sites Submission Form which should be completed as fully and accurately as possible. The Candidate Sites submission form will be made available on the Council's website (www.npt.gov.uk/cs) and in the Deposit venues.

Please note that failure to submit a suitably completed Candidate Sites Submission Form will result in the Candidate Site not being registered.

2.2.4. In line with national planning policy and guidance, all site promoters will be required to provide viability information.

2.2.5. Residential and employment-led sites of 50 or more houses or 1.0ha+ are required to submit a high-level viability appraisal using the Mid and South West

Wales Development Viability Model (DVM) and an accompanying high level viability statement.

2.2.6. Residential and employment sites below the thresholds above will be required to complete a viability questionnaire available on the Council's website (www.npt.gov.uk/cs) and in deposit venues. Further information including a completed DVM and High Level Viability Statement will be required later in the process as part of the Stage 2: Candidate Site Assessment (see viability guidance notes for further information).

2.2.7. Sites being promoted for other uses, should provide a proportionate amount of viability evidence. A detailed viability appraisal will be required later in the assessment process.

2.2.8. The fees for the DVM are set out below:

- Sites 1 to 9 units: £195
- Sites 10-50 residential units: £345
- Sites 51-100 residential units:£495
- Sites 101 or more residential units: £ to be agreed with the Council depending on size and complexity of the proposal, but no less than £495
- Employment: £ to be agreed with the Council depending on the size and complexity of the proposal, but no more than £495⁴

2.2.9. Site promoters of sites proposing 50 or more residential units or 1.0ha or more employment land will be required to pay the full fees during the CfS. Site promoters should use the viability assumptions which have been agreed by the Council's viability stakeholder group (as set out in the Viability Guidance Notes) and provide supporting evidence where the assumptions have not been used.

2.2.10. Where required, to obtain a copy of the DVM, CfS site promoters should

⁴ The initial fee for Employment uses and Sites 100 or more residential units will be £495. Additional fees may be required depending on the size and complexity of the proposal. Any additional fee will be discussed with the site promoter prior to further work being undertaken.

contact the Council prior to the submission of their sites to obtain a copy of the site-specific DVM by email (ldp@npt.gov.uk) providing a telephone number for the Council to ring back on and take payment. Following payment, the Council will issue the site-specific DVM, high-level viability statement template and instructions for use.

- 2.2.11. Please note that following discussions with the Council's Legal Team and the development industry, in accordance with national planning guidance (DPM, Edition 3, 2020, Paragraph 5.95), the Council will apply an 'open book' approach to viability information submitted to ensure transparency of evidence.
- 2.2.12. Please note that the fee does not include any allowances for discussion between the Council Officers and site promoters. Whilst a high-level review of the appropriateness of the information submitted will be undertaken by the Council, this will only be made available as part of the viability evidence at the Preferred Strategy consultation. Neither this nor a detailed viability report will be provided to the site promoter.
- 2.2.13. To enable the completion of the viability evidence as above, in accordance with national guidance (DPM (Edition 3, 2020, Paragraph 3.50)), the Council has prepared Viability Guidance Notes which are available on the Council's website: www.npt.gov.uk/cs.

Please note:

- **Failure to provide a sufficient viability information as above will result in the site being considered unviable and therefore not progress any further in the Candidate Sites assessment process.**
- **The Council will only accept viability appraisals for sites of 50+ residential units or 1Ha+ of employment uses to be submitted using the DVM.**
- **Each copy of the DVM is site-specific.**
- **A detailed viability report will not be provided for site promoters.**
- **The fees do not allow for either completion of the model by Council Officers or engagement between Council officers and site promoters with regards to assumptions/ completion of the model etc. Detailed guidance notes, user guide and videos will be provided to aid completion of the model.**

2.2.14. Any other relevant studies, reports and information to support the Candidate Sites submission should also be provided. This should be proportionate to the nature and scale of the development proposed. The information submitted will help to enable the Council to assess whether:

- The site is in a **sustainable** location and it can be freed from all fundamental constraints
- The site is capable of being **delivered**
- The site is **viable**

2.2.15. Information on how sites can be submitted, timeframes for submission and further guidance on how to complete the Candidate Sites Submission Form is provided within the Guidance Section of this document.

2.3. Step 2: Preparation of Candidate Sites Register (CSR)

2.3.1. Following the submission of sites and closure of the CfS, the Council will prepare a CSR. The CSR will record all sites submitted with the following information:

- Spatial area
- Ward
- Candidate site number (for example, RLDP/AMV/0001)
- Candidate site name
- Site area (ha)
- Current use (existing use, greenfield/ brownfield)
- Proposed use
- Site promoter
- OS map detailing site boundary

Please note that the inclusion of a site on the Candidate Sites Register does not imply a commitment to its suitability for inclusion within the plan.

2.4. Step 3: Stage 1 Initial Candidate Sites Assessment

2.4.1. The Stage 1 Initial Candidate Sites Assessment will include the following three stage desk-based assessment of all submitted sites.

Table 2: Stage 1 Initial Candidate Sites Stage 1 Assessment Filter

| |
|--|
| Stage 1a: Site Size Filter |
| Stage 1b: Fundamental Constraints Filter |
| Stage 1c: Deliverability Filter |

Stage 1a: Site Size Filter

- 2.4.2. Residential sites will initially be filtered according to whether they meet the site size threshold of 10 units⁵. Sites below this threshold may not be allocated for development; they will however still be included on the CSR and will be used to inform the windfall analysis, urban capacity assessment and settlement boundary review.
- 2.4.3. Sites submitted for other uses will not be filtered according to their size. Instead, the Council will use its discretion as to whether allocation is appropriate. The approach taken will be clearly detailed in the CSR.

Stage 1b: Fundamental Constraints Filter

- 2.4.4. GIS software will then be used to filter sites according to whether they have any of the following fundamental constraints:
- Site overlaps with or is within:
 - Ramsar; and/or
 - Special Area of Conservation (SAC); and/or
 - Site of Special Scientific Interest (SSSI); and/or
 - National Nature Reserve (NNR); and/or
 - Class 1 Agricultural Land Classification (ALC); and/or
 - Scheduled Monument (SM); and/or

⁵ This is in line with the threshold in the current LDP previously agreed thresholds as part of the JHLAS work; and is reflective of planning permissions granted since the beginning of the Plan period.

- Historic Park and Gardens; and/or
- Development proposed by the private sector on common land⁶; and/or
- The site proposes highly vulnerable development (TAN15 (December 2021)) within Flood Zone 3⁷.

2.4.5. If the constraint forms part of the site boundary, further consideration will be given to whether the impact of the development could be mitigated.

Stage 1c: Deliverability Filter

2.4.6. Sites will then be filtered according to their deliverability.

2.4.7. Consideration will be given to whether:

- The site will be promoted for development in its entirety;
- The site being promoted for development is in more than one landownership, and whether all of the landowners are promoting the site for the type and scale of development envisaged;
- The site is being promoted by the current landowner(s)/ on their behalf. Or whether the site promoter/their client has an option agreement or equivalent to purchase the site from the landowner(s);
- There are any constraints to development such as ransom strips or covenants that are not in the process of being resolved/ removed;
- The site will be brought forward for development within the Plan period;
- Viability information has been provided to accompany the Candidate Site

⁶In the absence of further deliverability information, the proposal is likely to not be viable. Sites promoted by NPTC on common land will not be excluded on this basis, as their public ownership provides a delivery mechanism.

⁷ For the purposes of Candidate Site submissions, the Council will use TAN15 (December 2021) and Flood Map for Planning in accordance with the approach detailed in the Letter from Welsh Government dated 15 December 2021.

submission; and

- If the site is in public ownership, it has been identified in a published disposal strategy and/or through Council resolution if the land is to be retained/ sold by the Council.

2.4.8. National guidance (DPM (Edition 3, 2020, Table 18) is clear that existing LDP allocations should not automatically be 'rolled forward' into RLDPs. In line with national guidance, there will need to be a substantial change in circumstances to demonstrate that sites can be delivered and justified before being included in the RLDP. Existing allocation sites that have not already been promoted as part of the 2022 CfS will need to be re-submitted and re-appraised as part of this Candidate Sites assessment process; demonstrate that they are sustainable and compatible with the preferred strategy (when formulated); and provide clear evidence that they are deliverable, including information with regards to what has changed since the previous allocation/ how previous constraints to delivery have been overcome. If the site has been previously allocated in the existing NPT LDP, as part of this deliverability filter, consideration will be given to whether:

- The site promoter has provided a clear explanation of why the site has not been brought forward for development to date and justification of how and when this will be overcome going forward (including detailed viability information where required); and
- Evidence has been provided to demonstrate that there is a clear commitment to bring the site forward within the Plan period, including where relevant, identified/ committed funding streams.

2.4.9. A summary of the findings of the Stage 1 assessment will be reported in the CSR published as part of the Preferred Strategy consultation.

2.5. Step 4: Stage 2 Detailed Candidate Sites Assessment Additional Information Request

Viability Appraisal

- 2.5.1. As part of the Stage 2 Detailed Candidate Sites Assessment, the Council will contact site promoters of filtered employment and residential-led sites of less than 50 residential units and 1.0ha and ask them to pay the full viability appraisal fee and submit a detailed viability assessment (viability appraisal plus statement providing evidence to justify assumptions) using the DVM and the agreed viability steering group assumptions (or evidence to justify alternative values).
- 2.5.2. As stated above, please note that following discussions with the Council's Legal Team and the development industry, in accordance with national planning guidance (DPM, Edition 3, 2020, Paragraph 5.95), the Council will apply an 'open book' approach to ensure transparency of evidence.

Please note that the Council will not accept detailed viability appraisals submitted using other viability models and that failure to provide a detailed viability appraisal will result in the site being filtered out of the Stage 2 Assessment.

ISA and Candidate Site Suitability Assessment

- 2.5.3. Depending on the level of information provided during the CfS, the Council may also contact site promoters and ask them to submit more information to enable the completion of the ISA and Candidate Sites Suitability Assessment. This will be considered on a site-by-site basis. This may include information such as ground condition surveys and transport assessments/statements. Please note that failure to provide sufficiently detailed information will result in the site not being considered any further in the assessment process.

2.6. Step 5: Stage 2 Detailed Candidate Sites Assessment

2.6.1. A Stage 2 Candidate Sites Assessment will be undertaken of all filtered sites. The Stage 2 Candidate Sites Assessment will involve:

Table 3: Stage 1 Initial Candidate Sites Stage 1 Assessment Filter

| |
|--|
| Stage 2a: Viability appraisal |
| Stage 2b: ISA assessment (qualitative and quantitative) and Candidate Site Suitability Assessment; and |
| Stage 2c: Engagement with infrastructure providers |

Stage 2a: Viability Appraisal

2.6.2. The Council will review the information submitted taking into consideration factors such as:

- Does the viability appraisal submitted show the type and scale of development proposed to be financially viable?
- Does the viability appraisal submitted use the assumptions the Council has provided (for example with regards to affordable housing/ infrastructure/ other policy costs)? If not, is evidence provided to justify why different assumptions have been used? and does the Council consider that the viability appraisal, including assumptions, submitted is appropriate?
- If the site is financially viable, has the site promoter confirmed that there is sufficient value/ return on the development to provide an adequate profit margin for the developer?
- If the site is not financially viable, does the site promoter/ landowner have access to any funding mechanisms or an alternative delivery model that would make the site viable?

Engagement with Infrastructure Providers

2.6.3. The Council will engage with the infrastructure providers provided within

Appendix B to identify infrastructure constraints.

- 2.6.4. Following engagement with infrastructure providers, the Council may request further information from site promoters. This will be site-specific and may include discussions regarding mitigation methods and further viability work.

ISA and Candidate Site Suitability Assessment

- 2.6.5. The Council will then undertake detailed ISA and Candidate Site Suitability Assessment of all filtered sites. See ISA Scoping Report 2023 Appendix C and Appendix A for more information, including detailed site assessment criteria.

- 2.6.6. The following factors will be taken into consideration as part of the overall ISA and site suitability assessment:

- Has a detailed ISA been undertaken?
- Has the site been appraised against the Candidate Site Suitability Assessment criteria and is it considered to be suitable for development?
- Does the site contribute towards achieving the overall objectives of the Plan? i.e. Does the site have a positive impact in the context of its environment in relation to the objectives of the ISA?
- Have any infrastructure constraints been identified? If infrastructure constraints have been identified, have mitigation measures been proposed which are acceptable, achievable and do not impact on the overall viability of the site and has this been confirmed by the site promoter?
- Is the Council satisfied that the site is not contrary to the ISA and objectives of the Plan and that any infrastructure constraints can be viably mitigated?

- 2.6.7. A summary of the findings of the Stage 2 assessments will be reported in the CSR published as part of the Preferred Strategy consultation.

2.7. Step 6: Preferred Strategy Consultation

2.7.1. As part of the Preferred Strategy consultation, the public and stakeholders will have the opportunity to:

- Comment on any policies and sites proposed at this stage;
- Indicate which of the Tests of Soundness they consider the plan fails; Submit representations requesting an amendment of any proposed allocation boundaries;
- Propose the deletion or addition of sites; and
- Comment on the CSR including Initial ISA and Candidate Site Assessment Suitability Report.

2.7.2. Sites promoted through the Preferred Strategy consultation will be required to undertake a Stage 1 Initial Candidate Sites Assessment and Stage 2 Detailed Candidate Sites Assessment and align with the Preferred Strategy (see Preferred Strategy and Deposit Plan Submitted Sites chapter for more information). More information will be provided during the Consultation.

2.8. Step 7: Post Preferred Strategy Consultation

2.8.1. Following the Preferred Strategy consultation, the Council will:

- Consider representations received (including those promoting new sites and those commenting on the Tests of Soundness);
- Review Stage 1 and Stage 2 assessments of newly submitted sites and sites for which additional information has been received;
- Update and re-publish the CSR to detail additional sites submitted and additional information submitted;
- Undertake further ISA and Candidate Site Suitability Assessment where

required⁸;

- Identify sites to be allocated in the Deposit Plan;
- Prepare final site allocations; and
- Prepare the Initial Consultation Report which will include a schedule of individual site related comments and suggestions for new site allocations.

2.9. Step 8: Deposit Plan Consultation

2.9.1. The Deposit Plan consultation provides an opportunity for the public and stakeholders to:

- Comment on the policies and sites proposed in the Deposit Plan;
- Indicate which of the Tests of Soundness they consider the Plan falls;
- Comment on the updated CSR, Initial ISA and Candidate Site Assessment Suitability Report (including Stage 1 and Stage 2 Candidate Sites Assessment), Initial Consultation Report and any other relevant background information;
- Submit representations requesting amendments to proposed allocation boundaries and settlement limits; and
- Propose the deletion or addition of new sites.

2.9.2. Sites promoted through the Deposit Plan consultation will be required to undertake a Stage 1 Initial Candidate Sites Assessment and Stage 2 Detailed Candidate Sites Assessment and align with the Preferred Strategy (see Preferred Strategy and Deposit Plan Submitted Sites chapter for more information).

⁸ As most of the technical work will have been completed in preparing the Initial ISA and Candidate Site Suitability Report, the Report will only be updated if necessary to include: the results of assessing any revised or new options resulting from public consultation; any further ISA and Candidate Site Suitability Assessment work undertaken (for example where new data has been released); any representations received on the Initial ISA and Candidate Site Suitability Report at Preferred Strategy; and any new policies added/ amended.

2.10. Step 9: Post Deposit Plan Consultation

2.10.1. Following the Deposit Plan consultation, the Council will:

- Consider all duly made representations⁹, including any new sites proposed and conclude whether any amendments to the Plan are necessary; and
- Undertake an appropriate level of assessment to enable an accurate and effective response to any potential questions from the appointed Inspector at examination.

2.10.2. A copy of all duly made representations, the findings of any assessment undertaken and the Council's formal view on sites submitted will be recorded within the Consultation Report.

⁹ See the DA for more information on what are 'duly made' representation

Guidance Notes

3. Key Dates and Important Considerations before Submission

3.1. Introduction

3.1.1. This part of the document provides the following guidance for the submission of Candidate Sites. Information is provided with regards to:

- Key dates and important considerations before submission;
- Information required for submission;
- Guidance on how to complete the Candidate Sites Submission Form; and Information required for sites submitted as part of either the Preferred Strategy or Deposit Plan consultations.

3.2. When Can Sites be Submitted?

3.2.1. The CfS is the appropriate time for the submission of Candidate Sites. Sites submitted between 6th November until 18th December 2023 will help to inform the preparation of the Preferred Strategy and ensure successful 'frontloading' of the RLDP preparation.

3.2.2. Sites can be submitted as part of the Preferred Strategy and Deposit Plan consultations. Such sites will however need to align with the Preferred Strategy/ Deposit Plan strategy and will need to submit further details. Sites brought forward after the Preferred Strategy are unlikely to be considered for inclusion in the Plan.

3.3. What Uses Can Sites Be Submitted For?

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

- Housing;
- Employment;
- Community Facilities;

- Tourism;
- Regeneration;
- Green Infrastructure;
- Waste;
- Health;
- Education;
- Social care;
- Gypsy and Traveller pitch provision;
- Retail;
- Recreation;
- Renewable energy;
- Biodiversity;
- Transport infrastructure;
- Minerals; and
- Protection

3.4. How Can Sites Be Submitted?

3.4.1. Sites should be submitted using our online Consultation Portal¹⁰.

3.4.2. The Council will also accept submissions by:

- Email to: ldp@npt.gov.uk
- Post to: Mr Ceri Morris, Head of Planning and Public Protection, Neath

¹⁰Available at: <https://neath-porttalbot-consult.objective.co.uk/kse/>

Port Talbot Council, The Quays, Brunel Way, Baglan Energy Park,
Neath. SA11 2GG

Preferred Strategy and Deposit Plan Consultations

3.4.3. Sites submitted as part of either the Preferred Strategy (also known as Pre-Deposit Plan consultation) or Deposit Plan consultations, will be required to submit sites as representations to the Plan. Representations can be submitted via the Consultation Portal, email or post. Information will be provided as part of the Preferred Strategy and Deposit Plan consultations.

3.5. Important considerations prior to submission

3.5.1. Please note:

- In order to demonstrate compliance with the tests of soundness¹¹, it is essential that the land allocated for development in the RLDP meets the objectives and requirements of the Plan and is suitable for and capable of being developed.
- There is no guarantee that a Candidate Site proposal will be accepted and form part of the Plan.
- The inclusion of a Candidate Site within the CSR does not imply that a site is suitable for development.
- Sites not identified for development in the Preferred Strategy may be introduced later in the Plan preparation process.
- The responsibility of undertaking relevant technical work to support a site's inclusion in the Plan, including all financial costs, resides solely with the site promoter.
- The Candidate Sites assessment process will take place over a number of years, it is therefore important that you inform us of any changes to the

¹¹As specified in Table 7 DPM

landowner and site promoters contact details. Failure to do so may result in the site being filtered out of the Candidate Sites Assessment.

- In accordance with national guidance (DPM, (Edition 3, 2020, Paragraph 5.1 and Tables 18 and 22)), existing site allocations in the NPT LDP which have not progressed as anticipated (i.e. are partly developed/ have not been brought forward for development) will not automatically be 'rolled forward' into the RLDP. Sites will only be 'rolled forward' where there is clear evidence to demonstrate that there has been a substantial change in circumstances. As part of the initial CfS, where the Council has up-to-date contact information, we will contact the site promoters of such sites and encourage them to resubmit their sites as part of the CfS. Detailed information regarding delivery will need to be provided (see Deliverability Guidance section).

3.5.2. In order to avoid the submission of sites which are fundamentally inappropriate, we would suggest reading the detailed Candidate Sites Assessment Methodology in order to understand the filtering process.

3.6. Candidate Sites Publicity

3.6.1. The Council will publicise the Candidate Sites process in accordance with the DA.

4. Information Required for Submission

4.1.1. Each Candidate Site is required to submit a Candidate Sites Submission Form which should be completed as fully and accurately as is possible. The Candidate Site Submission Form will be made available on the Council's website and in the Deposit Venues ahead of the CfS.

Please note that failure to submit a suitably completed Candidate Sites Submission Form will result in the Candidate Site not being registered.

4.1.2. Sites will also be required to provide viability information.

- Residential and employment-led sites providing more than 50 residential units or 1.0ha+ of employment land will be required to submit a viability assessment using the DVM and provide an accompanying high level viability template.
- Residential and employment-led sites below the above thresholds, will be required to submit viability questionnaire to demonstrate that their site could be delivered viably. Sites promoted for other uses will be required to provide proportionate viability evidence to demonstrate that the site is viable and deliverable.

4.1.3. Sites promoted through the Preferred Strategy/ Deposit Plan consultations will also need to provide a detailed viability appraisal (see 'Preferred Strategy and Deposit Plan Submitted Sites' Chapter for more information).

4.1.4. Any other relevant studies, reports and information to support the Candidate Sites submission should also be provided. This should be proportionate to the nature and scale of the development proposed.

5. Completing the Candidate Site Form

5.0.1. The following guidance has been produced to help site promoters to complete the Candidate Sites Submission Form as comprehensively as possible. The guidance follows the format of the Candidate Sites Submission Form which will be made available on the Council's website and in the Deposit venues during the CfS and Preferred Strategy and Deposit Plan consultations..

5.0.2. Not all questions will relate to all proposals, where not applicable, please leave blank.

5.1. Section A: Contact Details

5.1.1. This section requires the following information to be provided:

- Name;
- Address;
- Email; and
- Telephone number

5.1.2. Agents contact details should be provided in this section if an agent is promoting the site on behalf of a landowner or developer.

5.1.3. The General Data Protection Regulation (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 Sites. Please indicate whether you are happy for us to hold your contact details for these purposes.

5.2. Section B: Site Location

5.2.1. This section requires the following information to be submitted:

- Site address including post code;
- Grid reference;
- Ordnance Survey (OS) base map; and
- Site area (Ha)

5.2.2. Grid references can be accessed using the Grid Reference website¹².

5.2.3. An up-to-date OS base map should be provided with the site submission. The plan should:

- Contain sufficient information to ensure that the site can be easily identified;
- Have the land being promoted edged red and other land in control of the site owner/ site promoter edged blue; and
- Be drawn to a recognized scale (such as 1:2,500 or 1:1,250).

5.2.4. Please note that a site will not be processed without an appropriate location plan. Plans can be purchased from the Planning Portal website¹³.

5.2.5. Site area should be measured in hectares (ha).

5.2.6. A site name (such as Site A/ Site 1) should be provided if you are submitting multiple submissions for the same site as this will help to avoid any confusion. Please bear in mind that should the site be successful in progressing through to allocation in the deposit draft plan, a relatable site name should be provided.

5.3. Section C: Existing Use

5.3.1. This section of the Candidate Sites Submission Form requires information to be provided with regards to the existing use of the site and the extent of the site greenfield/ brownfield.

¹² Available at: <https://gridreferencefinder.com/>

¹³ Available at: https://www.planningportal.co.uk/homepage/4/buy_a_planning_map

Existing Site Use

5.3.2. Information should be provided regarding either:

- What the site is currently used for, for example, car showroom or agricultural field; or
- What the site was most recently used for, for example, a school.

5.3.3. If there is more than one use, please specify all uses and the extent of each use in net and gross areas. If appropriate, please provide a map delineating the extent of each use.

Greenfield/ Brownfield

5.3.4. Information should be provided regarding the extent of greenfield/ brownfield land (gross and net in hectares).

5.3.5. In order to identify the proportion of greenfield/ brownfield land, consideration should be given to the following definition of previously developed land in PPW (Edition 11, 2021, pp.37):

“Previously developed (also known as brownfield) land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings and land used for mineral extraction and waste disposal (see note 2 below) where provision for restoration has not been made through development management procedures.

Excluded from the definition are:

- *Land and buildings currently in use for agricultural or forestry purposes;*
- *Land which has not been developed previously, for example parks, recreation grounds, golf courses and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;*

- *Land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;*
- *Land which is species rich and biodiverse and may qualify as Section 7 habitat' or be identified as having nature conservation value in the Environment Act; and*
- *Previously developed land subsequently put to an amenity use.*

Notes:

1. *The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site will also be defined as previously developed. However this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as a hospital) the whole site should not normally be developed to the boundary of the curtilage. The planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations such as policies for the protection of open space, playing fields or development in the countryside. They should consider such factors as how the site relates to the surrounding area and requirements for on-site open space, buffer strips and landscaped areas.*
2. *This relates to minerals and waste sites which would otherwise remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to greenfield status, by virtue of the planning condition. It should be recognised, however, that non-hazardous landfills may not be able to accommodate built development without significant investment and long-term monitoring.*
3. *Nature conservation value may be identified through Green Infrastructure assessments”.*

5.3.6. If the site includes both greenfield and brownfield land, please provide an indication of the area of each (gross and net, ha) and a map delineating greenfield and brownfield land.

5.4. Section D: Proposed Use

5.4.1. This section of the Candidate Sites Submission Form requires information to be provided with regards to:

- The type of use you wish the site to be considered for development (for example, residential or employment); and
- The scale of development (for example, 25 homes or 2,500sqm office block)

5.4.2. Where mixed uses are proposed (for example, 200 homes, 1 shop and open space), a detailed mix should be provided including the number and/ or size of each use. A map should be provided to detail mixed uses where appropriate.

Residential

5.4.3. For residential sites, site capacity should be informed by:

- Future Wales¹⁴ Strategic Placemaking Principle (pp.66) for new developments in urban areas to aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations¹⁵.
- The existing NPT LDP density requirements:

¹⁴ Available at: <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

¹⁵ When considering central and accessible locations, consideration should be given to existing transport hubs (train stations, bus stations, strategic road junctions) and future transport hubs (for example, consideration of the emerging Swansea Bay and West Wales Metro. More information available at: <https://gov.wales/swansea-bay-and-west-wales-metro>.

Table 4: NPT LDP Density Requirements

| Strategy Area ¹⁶ | Locality | Density Requirement (Dwellings per Hectare) |
|--------------------------------|--|---|
| Coastal Corridor Strategy Area | Neath and Port Talbot Spatial Areas | 35 |
| Valleys Strategy Area | Afan, Amman, Dulais, Neath, Swansea Valleys and Pontardawe Spatial Areas | 30 |

Affordable Housing Led Schemes

- 5.4.4. Affordable housing led schemes will need to indicate the proportion of affordable housing proposed to be provided.
- 5.4.5. Please note, that in accordance with national planning policy (PPW¹⁷(Edition 11, 2021, Paragraph 4.2.32)), affordable housing led schemes should include at least 50% affordable housing.

Custom and Self Build

- 5.4.6. If you are proposing either a custom or self-build scheme, please indicate this within this section.
- 5.4.7. Self build schemes are schemes where someone builds their own home. The level of input can vary with a person either carrying out much of the work themselves or employing a builder/ contractor to build it for them. Guidance regarding self build schemes, including purchasing land and property, project planning and financing is available on the Planning Portal website¹⁸¹⁹.

¹⁶ The interactive constraints map provided details the strategy areas and spatial areas

¹⁷ Available at: https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

¹⁸ Available at: https://www.planningportal.co.uk/info/200130/common_projects/49/self-build_homes

¹⁹ Please note that this is different to the WG Self Build Wales scheme (<https://selfbuild.wales/>).

5.4.8. Custom build schemes are self build schemes where a developer is involved in some way. It could be that an individual commissions a builder to build a one off house for them, or a group of homes are built by a developer where the individual is able to design the home to their own specifications. Guidance regarding custom build housing is available on the Home Building website²⁰.

Student Accommodation

5.4.9. If you are proposing student accommodation, please indicate this within this section.

5.4.10. Please provide as much information about the nature of the proposal and the scale of development, including for example:

- Whether it is intended that accommodation is provided as Houses of Multiple Occupation (HMOs) or purpose built student accommodation;
- Number of bed-spaces proposed; and
- The nature of any facilities proposed.

Specialist Accommodation

5.4.11. Please indicate in this section if you are promoting a site for specialist accommodation (housing for older people, those with support needs, other specialist accommodation). Please provide information regarding the type of specialist accommodation and the scale of the specialist accommodation.

Community

5.4.12. Please indicate in this section if you are proposing a site for community uses.

5.4.13. Please note that in view of the current financial constraints on the Council it is unlikely that ownership or management of any such proposals suggested by private individuals/ residential site promoters would be adopted by the Council. Information should therefore be provided regarding:

²⁰ Available at: <https://www.homebuilding.co.uk/advice/what-is-custom-build>

- What is being promoted;
- Why it is being promoted;
- How it will be funded; and
- How it will operate once open.

5.4.14. If it is anticipated that a local community council or group will run the facility, please provide evidence of such discussions and evidence to demonstrate agreement.

Healthcare/ Education

5.4.15. Due to the nature of funding and planning for healthcare and education facilities, healthcare/ education facilities should only be promoted for development:

- By a healthcare/ education provider; or
- By a site promoter where they have evidence to demonstrate that there is an interested healthcare or education provider (evidence to demonstrate this should be provided).

Commercial/ Retail/ Employment

5.4.16. Commercial, retail and/or employment submissions should provide an estimate of the amount of floorspace proposed in square metres (sqm).

Tourism

5.4.17. Submissions for tourism development should provide as much information regarding the proposed development, including for example:

- The nature of the proposal (e.g. holiday cottages, adventure park, theme park etc.)
- The scale of each component (e.g. 20 holiday chalets, 500sqm restaurant accommodation etc.)

Renewable Energy

- 5.4.18. Renewable energy proposals should provide as much information as possible regarding the type and nature of the proposal. An estimation of the Megawatt generating capacity (MW) should also be provided.
- 5.4.19. Consideration should be given to Future Wales Policy 17 'Renewable and Low Carbon Energy and Associated Infrastructure' and Policy 18 'Renewable and Low Carbon Energy Developments of National Significance'. The Pre-Assessed Areas for Wind Energy are detailed on the Council's interactive constraints map.

Waste Sites - treatment and/or disposal

- 5.4.20. Waste site proposals should provide information regarding the volume and capacity of the site in cubic meters. Information should also be provided with regards to the type of waste, for example whether or not it is hazardous.

Gypsy and Traveller Accommodation

- 5.4.21. Proposals for Gypsy and Traveller Accommodation should provide information regarding:
- The number of pitches and/or plots proposed; and
 - The nature of any communal facilities/ other uses proposed.
- 5.4.22. Planning Aid Wales Gypsies and Travellers, including Travelling Showpeople Guidance provides further guidance for the submission of Gypsy and Traveller Accommodation²¹.

Infrastructure

- 5.4.23. Information should be provided regarding the nature of the proposed infrastructure provision.
- 5.4.24. For residential and employment-led schemes, information should be provided

²¹ Available at: <https://planningaidwales.org.uk/gtguide/>

as to whether the provision of the infrastructure has been included within the Viability Statement and if so whether it demonstrates that the development can viably provide the level of infrastructure proposed.

Biodiversity/ Green Infrastructure/ Protection

5.4.25. Sites being promoted for biodiversity, green infrastructure and/or protection are only required to provide information regarding the type of use you wish the site to be considered for and future management and maintenance.

5.4.26. Sites promoted for biodiversity, green infrastructure or protection may include sites being promoted for:

Table 5: Sites Promoted for Biodiversity/ Green Infrastructure/ Protection

| | |
|-------------------------------------|---|
| Nature Stepping Stones or Corridors | Local landscape features that are of importance for biodiversity, such as trees, woodland, hedgerows and other field boundaries, watercourses, wetlands and ponds and green lanes. |
| Amenity greenspace | Informal recreation spaces, communal green spaces in and around housing and village greens. |
| Natural and semi-natural open space | Woodland, scrub, grassland, wetlands, open and running water. |
| Green Wedges | <p>Green Wedges are local designations which essentially have the same purpose as Green Belts but are reviewed as part of the preparation of replacement LDPs. They may be used to provide a buffer between the settlement and statutory designations and safeguard important views into and out of the area.</p> <p>Within a Green Wedge there is a general presumption against development which is inappropriate in relation to the purposes of the designation.</p> <p>(PPW, Paragraphs 3.64-3.78).</p> |

5.4.27. If you are not the landowner of such sites, information should be provided regarding landownership. Including where possible, information regarding landowner's intentions to bring forward the site for such uses.

5.4.28. In submitting a site, there should be clear and evidenced reasons for doing so, it should not be seen simply as an opportunity to prevent a parcel of land from being developed. You will need to evidence and explain why, if you want a site excluded from development, what it is that warrants protection, and there may be a number of reasons you have for this opinion. This should be appropriately

evidenced.

5.4.29. When proposing sites for Green Wedges, consideration should be given to national planning policy (PPW (Edition 11, 2021, Paragraph 3.64)) which says that proposals for Green Wedges should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust.

Minerals

5.4.30. Sites proposed for minerals uses should identify the type and extent of the resource to be extracted and anticipated time period.

5.5. Section E: Planning History

5.5.1. This section of the Candidate Sites Submission Form requires information to be provided with regards to the planning history of the site.

5.5.2. The following information should be provided:

- Current planning status:
 - Is the site allocated in the existing LDP/ does the site form part of an existing site allocation;
 - Does the site benefit from an extant planning permission? Does the site have a lapsed planning permission?;
- Overview of relevant planning history; and
- Whether pre-application discussions have taken place to date? (Include Pre-app reference number where known)

5.5.3. Please provide as much detail as possible where relevant/ appropriate, including for example relevant planning application reference and/or site allocation reference.

5.5.4. Where relevant/ appropriate, please indicate whether any relevant site surveys have been undertaken and provide a copy of relevant surveys/ reports.

5.5.5. Planning history can be obtained using the Planning Application Search Facility on the Council's website: <https://planningonline.npt.gov.uk/online-applications/>

5.6. Section F: Fundamental Constraints

5.6.1. This section of the Candidate Sites Submission Form requires information to be submitted with regards to fundamental constraints.

5.6.2. Site promoters should use the Council's interactive constraints map available on the Council's website (<https://www.npt.gov.uk/cs>) to assist in the completion of this section of the Candidate Site Form. Cadw's Archwilio Historic Environment Records of Wales interactive map can also be used to check whether there are any historic/ heritage sites within the proposed candidate site ([https://www.archwilio.org.uk/her/chi1/arch.html?county=Neath Port Talbot&lang=eng](https://www.archwilio.org.uk/her/chi1/arch.html?county=Neath%20Port%20Talbot&lang=eng)).

5.6.3. Please indicate the extent of the site within the following fundamental constraints:

- Ramsar; and/or
- Special Area of Conservation (SAC); and/or Site of Special Scientific Interest (SSSI); and/or National Nature Reserve (NNR); and/or
- Class 1 Agricultural Land Classification (ALC); and/or Scheduled Monument (SM); and/or
- Historic Park and Gardens; and/or
- Development proposed by the private sector on common land²²; and/or;
- The site proposes highly vulnerable development (TAN15 (December 2021)) within Flood Zone 3²³.

²² In the absence of further deliverability information, the proposal is likely to not be viable. Sites promoted by NPTC on common land will not be excluded on this basis, as their public ownership provides a delivery mechanism.

²³ For the purposes of Candidate Site submissions, the Council will use TAN15 (December 2021) and Flood Map for Planning in accordance with the approach detailed in the Letter from Welsh Government dated 15 December 2021

Highly vulnerable development defined in the now postponed updated TAN15 as *"development where the ability of occupants to decide on whether they wish to accept the risks to life and property associated with flooding, or be able to manage the consequences of such a risk, is limited. It also includes those industrial uses where there would be an attendant risk to the public and the water environment should the site be inundated"*.

Types of development include:

- All residential premises (including hotels, Gypsy and Traveller sites and caravan parks and camping sites);
- Schools and childcare establishments, colleges and universities; Hospitals and GP surgeries;
- Especially vulnerable industrial development (e.g. power generating and distribution elements of power stations, transformers, chemical plants, incinerators), and waste disposal sites;
- Emergency services, including: ambulance stations, fire stations, police stations, command centres, emergency depots; and
- Buildings used to provide emergency shelter in time of flood.

5.7. Section G: Deliverability

- 5.7.1. This section of the Candidate Sites Submission Form requires information to be provided with regards to deliverability.
- 5.7.2. The following information should be provided in order to demonstrate site deliverability for all residential and employment sites. For all other uses, please use the questions below/ in the Candidate Sites Submission Form to guide a response to the indicative deliverability of the site. Please note that national policy and guidance stress the importance of demonstrating deliverability and

'will the plan deliver' is the third Test of Soundness²⁴.

- Landownership contact details: Name, postal address, email address and telephone number of all landowners;
- Whether the site is in single or multiple landownership?
 - If the site is in more than one landownership, please provide a map delineating landownership
- Whether all of the landowners are willing to sell their land for the type and scale of development envisaged?
- Whether the site promoter is the current landowner/s or acting on behalf of the current landowner/s (i.e. agent)?
- Or if the site promoter is not the current landowner/s or acting on their behalf, whether the site promoter has an option agreement or equivalent to purchase the site from the landowner/s?
- Whether there are any issues which need to be overcome in order to deliver the site?
 - For example, ransom strips, restrictive covenants, known infrastructure and/or utility constraints. Please provide as much detail as possible.
- How the site is intended to be delivered?
 - Please provide as much information as possible, for example: By the landowners as a self-build project
 - By the landowners (a developer)
 - Sold to a developer who has an option agreement to buy the site

²⁴ More information regarding Tests of Soundness is provided within the DPM (Edition 3, 2020, pp.165-167).

following allocation

- Sold to a developer (currently unknown) following allocation
- Sold to a developer (currently unknown) following obtaining planning permission etc.
- Whether there has been any developer interest in the site to date?
 - If there has been developer interest in the site, please provide as much information as possible. For example:
 - Is the site owned by a developer?
 - Does a developer have an option agreement on the site?
 - Has a developer expressed an interest in purchasing the site (and if so how long ago was this)?
 - Has the site been marketed for development?
 - Has there been any interest in the marketing of the site for development? Etc.
- Whether the site is in public ownership?
- If the site is in public ownership:
 - Whether the site has been identified in a published disposal strategy; and/or
 - Whether there is a Council resolution if the land is to be retained/sold by the public body
- Broad time frames for delivery:
 - Please provide as much information as possible, including for example: Whether the site is intended to be brought forward for development within the Plan period (2023-2038)

- Broad time frames for the sale of land, Pre-Application Consultation (PAC), obtain planning permission, lead in times and build out rates
- Whether it is intended that the site is brought forward in single or multiple phases
- Viability: See section below
- If the site was allocated in the existing LDP and has not been brought forward as intended and/or has a lapsed planning permission, please provide the following:
 - A clear explanation of why the site has not been brought forward for development to date;
 - Information on what has changed in order for the site to come forward for development within this plan period (i.e. ransom strip purchased, viability constraints overcome etc.); and
 - Evidence to show that there is a clear commitment to bring the site forward at a point in time within the Plan period, including where relevant, identified/ committed funding streams
- If the site has an extant planning permission please provide as much information as possible with regards to the anticipated delivery of the site, including:
 - Extant planning permission reference; and
 - Why the site has not been brought forward to date; and
 - Whether you intend to bring forward the site for the development granted in the extant planning permission; and
 - Information on what has changed in order for you to now bring forward the site for development; and

- If you do not intend to bring forward the site, whether you intend to bring forward the site for other uses? If so, please provide anticipated time frame and as much information as possible for us to understand when it is intended that the site will be brought forward for development.

5.7.3. With regards to existing site allocations, national guidance (DPM (Edition 3, 2020, Paragraph 5.1, Table 18 and Table 22)) is clear that existing site allocations which have not progressed as anticipated should not automatically be 'rolled forward' into the RLDP. In accordance with the guidance provided in the manual, sites will only be 'rolled forward' where there is clear evidence to demonstrate that there has been a substantial change in circumstances. As much information should be provided as possible in order to demonstrate the deliverability of such sites. This information will also help to inform the housing and employment trajectories and the infrastructure delivery plan for the RLDP.

5.7.4. Sites in public ownership includes land owned by the Council, WG, NRW, Health Boards and other Government Departments.

5.7.5. 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 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.

5.8. Section H: Viability

5.8.1. Please see above and the Viability Guidance Notes.

6. Preferred Strategy and Deposit Plan Submitted Sites

6.1.1. Sites promoted during either the Preferred Strategy or Deposit consultations will be required to submit:

- A Candidate Sites Form; and
- Stage 1 Initial Candidate Sites Assessment; and
- Stage 2 Detailed Candidate Sites Assessment.

6.1.2. Information will be provided as part of the Preferred Strategy and Deposit Plan consultations on how to submit sites.

Appendices

Appendix A: Site Suitability

A.1. In addition to the ISA criteria, consideration will also be given to the following in order to identify the suitability of the site:

- Buildings of Local Importance;
- Compatibility with neighbouring uses (light, noise);
- Conservation Areas and their settings;
- Disused railway or freight transport infrastructure;
- Existing use of the site;
- Green wedge;
- Land contamination;
- Land instability;
- Mineral Safeguarding Areas;
- Pre-Assessed Area for Wind Development;
- Quiet areas;
- Safe access to the site for all users;
- Site search sequence (see PPW, Paragraphs 3.41-3.48);
- Sequential approach in national policy (see Future Wales Policy 6 and PPW Paragraphs 4.3.18-4.3.24) for retail, education, health, leisure and public services;
- SuDS;
- Water (including groundwater pollution);
- Whether development would lead to the loss of existing playing fields

and/or recreational space?;

- Whether the site would lead to the redevelopment of previously developed land (see PPW, pp. 37)?; and
- Undeveloped coast.

A.2. Please note that other criteria may be taken into consideration as part of the assessment work. Where this is the case, this will be clearly identified Candidate Sites Assessment work.

Appendix B: Infrastructure Providers

B.1. The Council will engage with the following where appropriate.

| Infrastructure Type | Delivery Agency |
|---|---|
| Biodiversity and Ecology | <ul style="list-style-type: none"> • British Geological Survey • Cadw • Centre for Ecology and Hydrology • Neath Port Talbot Biodiversity Forum • NPTC Countryside and Wildlife • NRW |
| Community Facilities | <ul style="list-style-type: none"> • NPTC Community Services Team |
| Education | <ul style="list-style-type: none"> • NPTC Education • Neath Port Talbot Group of Colleges |
| Flood risk and surface water management | <ul style="list-style-type: none"> • NRW • NPTC SAB and Highway Development • WG |
| Green Infrastructure and Recreation Space | <ul style="list-style-type: none"> • NPTC Countryside and Wildlife • NPTC Planning Policy (Green Infrastructure and Recreation Space) • NPTC Play • NRW |
| Health | <ul style="list-style-type: none"> • Public Health Wales • Swansea Bay University Health Board |
| Heritage | <ul style="list-style-type: none"> • Cadw • Glamorgan Gwent Archaeological Trust • NPTC Environmental Design and Heritage Officer • Royal Commission on the Ancient and Historical Monuments of Wales |
| Natural Environment | <ul style="list-style-type: none"> • British Geological Survey Canal and Rivers Trust Coal Authority • Dwr Cymru Welsh Water • Glamorgan/ Gwent Archaeological Trust |

| Infrastructure Type | Delivery Agency |
|---------------------|---|
| | <ul style="list-style-type: none"> • NPTC Countryside and Wildlife • NPTC Highways and Drainage • NRW |
| Transport | <ul style="list-style-type: none"> • 2 B's • First Busses Ltd. • Great First Western • Network Rail Infrastructure Ltd (Western and Wales) Property • Network Rail Ltd • NPTC Active Travel • NPTC Highways and Drainage Services • NPTC Rights of Way • South Wales Trunk Road Agent (SWTRA) • Transport for Wales • WG |
| Utilities | <ul style="list-style-type: none"> • British Gas • BT Group Plc • BT Open Reach HQ • Centrica Energy • Dwr Cymru Welsh Water • Ecotricity • EDF Energy • EE • Good Energy • Hutchinson 3G UK Ltd. • Mid and West Wales Fire Service • National Grid • NPTC Education • O2 • Sports Council for Wales • South Wales Fire and Rescue Service • SSE/ SWALEC • Tesco Mobile LMT |

| Infrastructure Type | Delivery Agency |
|---------------------|--|
| | <ul style="list-style-type: none"> • Transco • United Utilities • Utilita Energy • Virgin Media • Vodaphone Group Plc • Western Power • Wales and West Utilities Ltd • Welsh Ambulance Service |
| Waste and Recycling | <ul style="list-style-type: none"> • NPTC Waste and Neighbourhood Services |

B.2. In addition to the above, where appropriate, the Council will engage with the key stakeholder groups, specific consultation bodies and general and other consultation bodies detailed in the DA.

Click on the QR code below
for further information



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council