



**Gwynedd Local
Development Plan
(2024-2039)**

**Candidate Site Submission
Form**

July 2024

1. Instructions

This form is also available electronically online at: www.gwynedd.llyw.cymru/candidatesites

The Council encourages site proposers to complete the Candidate Site submission form online. The online form enables site proposers to produce and submit a map, obtain constraints information, view guidance notes and upload supporting documentation.

The information submitted in the Candidate Site form will be used by the Local Planning Authority (LPA) to assess each Candidate Site against the Candidate Site Assessment Methodology. **The submission of a Candidate Site gives no guarantee that the site will be allocated in the Gwynedd LDP.**

Site proposers should refer to both the 'Guidance Notes' and the 'Candidate Site Assessment Methodology' when making their Candidate Site submissions. Both documents are available electronically and paper copies are available by contacting the Planning Policy Service.

A separate Candidate Site submission form must be completed for each site submitted. If alternative uses are proposed for the same site, a separate Candidate Site submission form will be required for each use.

The Candidate Site submission form sets out all the information required for the LPA to undertake a robust assessment. It is therefore important that site proposers complete all relevant sections of the form. If submissions are not being made via the electronic form, a map of the Candidate Site will need to be provided (see Section 3) for the submission to be accepted.

The Call for Candidate Sites will open for a period of 12 weeks on the 10 July 2024. **Completed Candidate Site forms need to be received by the LPA 2024.**

How we will use your information

On 25th May 2018 the General Data Protection Regulation (GDPR) came into force, placing restrictions on how organisations can hold and use personal data and defining rights with regard to that data. Any personal information disclosed to us will be processed in accordance with our Privacy Notice. The Council's Privacy Notice can be found at [Privacy notices and cookies \(llyw.cymru\)](#)

All Candidate Sites will be available for public inspection in the form of a Candidate Site register and cannot therefore be treated as confidential. Details of Candidate Sites will also be circulated to internal and external stakeholders to allow them to be assessed as part of the Gwynedd LDP process. No personal information will be included as part of this.

Contact details of all site proposers and their agents (where applicable) will be added to the Council's LDP database. The Council will correspond with all stakeholders via email unless otherwise specified.

All forms and documents are available in both Welsh and English. The language choice submitted will be treated as the preferred language of communication.

2. Contact Details

1. Please complete the following Candidate Site proposer and agents' details (if applicable):

	Proposer	Agent
Name:		
Organisation / Company:		
Address:		
Postcode:		
Email*:		
Telephone:		

* Where an email address has been provided this will be used by the LPA as the main method of communication.

3. Candidate Site Details

All Candidate Sites submitted **must** be accompanied by a location plan. The location plan must be on an up-to-date Ordnance Survey based map and be at a scale of 1:1,250 or 1:2,500 and illustrate the site and its surrounding context. The land subject to the Candidate Site submission 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**. Candidate Site submissions not accompanied by a site plan, or with a site plan which does not comply with the above requirements will not be accepted.

When completing the Candidate Site submission form site proposers should refer to the 'Guidance Notes'. The Guidance Notes provide an explanation of the terms used and details on how the submission form should be completed to satisfy the requirements of the LPA.

Please complete the following details for the Candidate Site:

2. Site Name:	
3. Site Address (include postcode if known):	
4. Grid Reference	
5. Area (hectares):	
6. Existing land use(s):	
7. Adjacent land use(s):	

8. Has an appropriate scale location plan been attached to the Candidate Site submission?

Yes / No

9. Percentage of Candidate Site that is Previously Developed Land* / Greenfield Land

	%
Greenfield	
Previously Developed Land	

* For definition see p37 [Planning Policy Wales Edition 12.](#)

4. Candidate Site Proposal

Details of Candidate Site proposed use:

	Details
10. Proposed Use:	
11. Description:	

Please complete questions 12,13 and 14 as appropriate to the proposed use.

12. Residential Proposals:

	Open Market	Affordable Housing	Other
Estimated number of proposed units:			

13. Employment / Retail Proposals: Estimated use class and floorspace (net) in metres squared.

Use Class	Net Floor Space

14. Renewable Energy Proposals:

Type	Outputs (Mega Watts)

5. Land Ownership

Questions relating to Land ownership / Developer Interest:

	Yes	No	Don't know	Details
15. Is the site and its proposed access, wholly in the ownership of the site proposer? *				
16. Are all landowners in support of developing the land**?				
17. If the land is in public ownership, is it in a disposal strategy or has it been determined through Council resolution that the land is to be retained/or sold by the Council?				
18. Is the site proposer the intended developer of the site?				
19. Is the site currently on the market: 'For Sale' or has a 'Sale been agreed'? ***				
20. Have any discussions with potential developers				

	Yes	No	Don't know	Details
e.g., house builders, taken place? If 'Yes', please provide details, including the status of those discussions or advise of any agreements (e.g., land agreements, etc.) which may have been reached.				
21. Are there any known covenants or legal restrictions or constraints that could prevent or restrict the development of the site e.g., ransom strips, clawback, use restrictions, access restrictions. If 'Yes', please provide details and explain how these will be overcome.				

* Please provide the contact details of all other people with a legal ownership or interest in the site and the nature of their ownership e.g., joint owner, legal covenant/easement. This information must be accompanied by a plan on an up-to-date Ordnance Survey based map which clearly identifies the parcels of land owned by each party relating to the Candidate Site (as well any adjoining land if relevant).

** Please provide further information in respect of each additional owner and/or interested party and outline how any issues arising from joint site ownership will be addressed to ensure site deliverability.

*** Please provide details on how long the site has been on the market and any interest to date. If the site is in the process of being sold are the buyers aware and supportive of the Candidate Site submission (please provide evidence).

6. Planning Status and Site Surveys

Questions relating to the Planning Status and any Site Surveys:

	Details
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<p>22. Is the site allocated within the Adopted Joint Local Development Plan, either partially or in its entirety? If yes, please provide details including the LDP reference number and why development has not progressed/delivered to date.</p>	
<p>23. Current Planning Status? Has any development already commenced / has the site got planning permission?</p>	
<p>24. Site Planning History (including any lapsed planning permissions granted or reasons for refusal)? Please provide reference numbers.</p>	
<p>25. Have any pre-application discussions taken place with the Council? Please provide reference numbers.</p>	

7. Location, Accessibility and Highway Capacity

Questions relating to the location of the Candidate Site, including Accessibility and Highway Capacity:

	Yes	No	Don't know	Details
<p>26. Is the site within or would it form a logical extension to a settlement? If yes provide settlement name.</p>				
<p>27. Is the site within 800 metres of the</p>				

	Yes	No	Don't know	Details
<p>centre of a settlement that has a range of services and community facilities?</p> <p>If yes provide details. If no, then what is the distance to the nearest? Is it connected by public transport?</p>				
<p>28. Are there any designated Active Travel routes or other pedestrian and cycle routes to the centre of the settlement available from the Candidate Site?</p> <p>If no would the provision of new pedestrian and cycle routes be feasible?</p>				
<p>29. Is there public transport provision connecting the Candidate Site to a range of services / facilities?</p> <p>If yes, please provide details on frequency of service and route. If no, what is the distance to the nearest bus stop / railway station.</p>				
<p>30. If no active travel / public transport opportunities are available could the</p>				

	Yes	No	Don't know	Details
Candidate Site proposal demonstrate accordance with the Transport Hierarchy in Planning Policy Wales (Edition 12)?				
31. Would any highway improvements be required to enable safe access that meets highway standards? Please provide a separate site plan indicating the proposed site access arrangements. If the site is currently not accessible from the public highway network, please provide information on how access will be achieved.				

8. Site Character and Context

Questions relating to the Character and Context of the Candidate Site:

	Yes	No	Don't know	Details
32. Is the site affected by any topographical characteristics (such as steep gradients) or ground instability that may present an obstacle to development? If 'Yes', please provide further information and details of any				

	Yes	No	Don't know	Details
mitigation measures proposed.				
<p>33. Is the site affected by any physical developments (such as structures, pipe work, railway lines, pylons) that may present an obstacle to development? If 'Yes', please provide further information and details of any mitigation measures proposed.</p>				
<p>34. Is the site affected by conflicting neighbouring uses that may have an adverse impact on amenity (noise, odour, light or dust pollution)? If 'Yes', please provide further information and details of any mitigation measures proposed.</p>				
<p>35. Is there any known contamination on the site? Where 'Yes' please provide details to demonstrate that remediation is possible and viable.</p>				

9. Landscape and Environmental Impact

Questions relating to the impact of the Candidate Site proposal on the Environment including Landscape:

	Yes	No	Don't know	Details
36. Would the development of the site impact on any environmental designations? Please provide details including nature of designation, distance from site and any ecological surveys that have been undertaken.				
37. Would the development of the site impact on any historical designations or their settings? Please provide details including nature of designation, distance from site and any surveys or assessments that have been undertaken.				
38. Will the site include Green Infrastructure or provide areas of habitat connectivity?				

10. Flood Risk

Questions relating to the Risk of Flooding to the Candidate Site:

	Yes	No	Don't know	Details*
39. Is any part of the site (including				

	Yes	No	Don't know	Details*
<p>access) located within either DAM zones C1 or C2, or, Flood Map for Planning (FMfP) Rivers and Sea - Zones 2 or 3.</p> <p>If 'Yes', please provide details.</p>				
<p>40. Has consideration been given as to how Sustainable Drainage Systems (SuDS) will be incorporated within the proposed developed?</p> <p>If 'Yes', please provide details.</p>				

* Please provide details of any Flood Consequence Assessments that have been undertaken for the site.

11. Infrastructure / Utilities Capacity

41. Which of the Following Utilities are Available to the Candidate Site?

	Yes	No	Don't know	Details*
Mains Water Supply				
Mains Sewerage System				
Electricity Supply				
Gas Supply				
Landline telephone				
Broadband				

	Yes	No	Don't know	Details*
Electric Vehicle charging point				
Other				

* If the answer is 'No' to any of the categories, please provide details of how the services will be provided.

12. Delivery and Viability

42. Please indicate, if known, when you consider the site is likely to come forward during the Gwynedd LDP period (2022-2037):

	Date:
Submission of Planning Application (s)	
Commencement on Site:	

43. For housing sites please indicate the likely timescale for site delivery [completion(s)], if known. Please specify this in terms of the anticipated annual dwelling completions:

Year	Anticipated Delivery
2024-2025	
2025-2026	
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	
2036-2037	
2037-2038	
2038-2039	

Questions relating to the Deliverability / Viability of the Candidate Site:

	Yes	No	Don't know	Details
44. If you intend to develop the site yourself, is funding in place to cover development costs, including any infrastructure requirements (e.g. grant funding, secured loan, bank facility)?				
45. If you are not developing the site yourself, is a developer on board, via an option agreement or another contractual agreement? If not, at what point is a developer likely to be on board?				
46. Is the site able to accommodate the broad policy, infrastructure and Section 106 obligations that will be required? *				
47. Do you consider the site to be financially viable and deliverable? **				
48. If planning permission were in place now, is the site immediately available for development?				

* Please refer to the Adopted JLDP to determine likely policy requirements, in the first instance.

**In line with guidance all sites that progress to the detailed assessment stage will have to undertake a financial viability of the site.

13. Climate Emergency, Placemaking and Biodiversity Enhancement

Questions relating to how the Candidate Site proposal will take into consideration the Climate Emergency, Placemaking and Biodiversity Enhancement:

	Details
<p>49. What measures will be taken as part of the proposal to tackle the climate emergency? Will the proposals include any low or zero carbon energy generating technologies and/or adopt any sustainable building standards over and above standard building regulations?</p>	
<p>50. How will the proposal contribute to National Sustainable Placemaking Outcomes (see Figure 5 Planning Policy Wales (Edition 12))</p>	
<p>51. How does the site promote sustainable development and assist in achieving the requirements of the Well-being of Future Generations (Wales) Act 2015?</p>	
<p>52. Please provide details of any biodiversity enhancements to be provided. Will they be within the Candidate Site? If they are not within the Candidate Site, please provide a plan detailing where the enhancements will be</p>	

provided together with details of land ownership.	
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14. Important Information for Candidate Site Proposer

The above requirements are intended to be proportionate to the scale of development proposed.

It is the duty of the site proposer to engage positively in the Gwynedd LDP preparation process at all stages, working with the Council to ensure that the relevant information is available at the appropriate stage.

The responsibility of undertaking relevant technical work to support a site's inclusion in the Plan, including financial costs, resides with the site proposer. Please note that none of potential costs can be reclaimed from the LPA.

When submitting Candidate Sites, Candidate Site proposers should include as much supporting information as possible. Where site specific evidence is being prepared, the Council should be advised and informed of when it will be available to assist in the assessment of the site. Any additional supporting evidence must be submitted to the Council by 02 October 2024.

Submissions are welcome in either Welsh or English. Please note that by submitting this form your contact details will be added to our Gwynedd LDP database and you will be kept informed of progress on the preparation of the Gwynedd LDP. If you have any queries or would like to stop receiving information, please contact the Planning Policy team as detailed below.

Completed Candidate Site Submissions Forms and supporting information should be returned to Planning Policy:

Online: By completing the electronic form at: www.gwynedd.llyw.cymru/candidatesites

Email: planningpolicy@gwynedd.llyw.cymru

Post: Planning Policy,
Gwynedd Planning Policy, Landscape and Nature Service Unit,
Council Offices
Caernarfon
Gwynedd
LL55 ISH

Please ensure all relevant sections of the form have been completed.

Candidate Site Submissions Forms must be returned by the 02 October 2024.v Submissions received after this time will be considered as late submissions.

If you have submitted additional documents in support of the Candidate Site submission, please list these below.

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Signature:

Date:.....

It should be noted that the submission of any Candidate Site, and its consideration by the LPA must not in any way be construed as a commitment to its suitability for inclusion within the Gwynedd LDP.