



Gwynedd Local Development Plan (LDP)

Candidate Sites Process and Methodology

April 2025

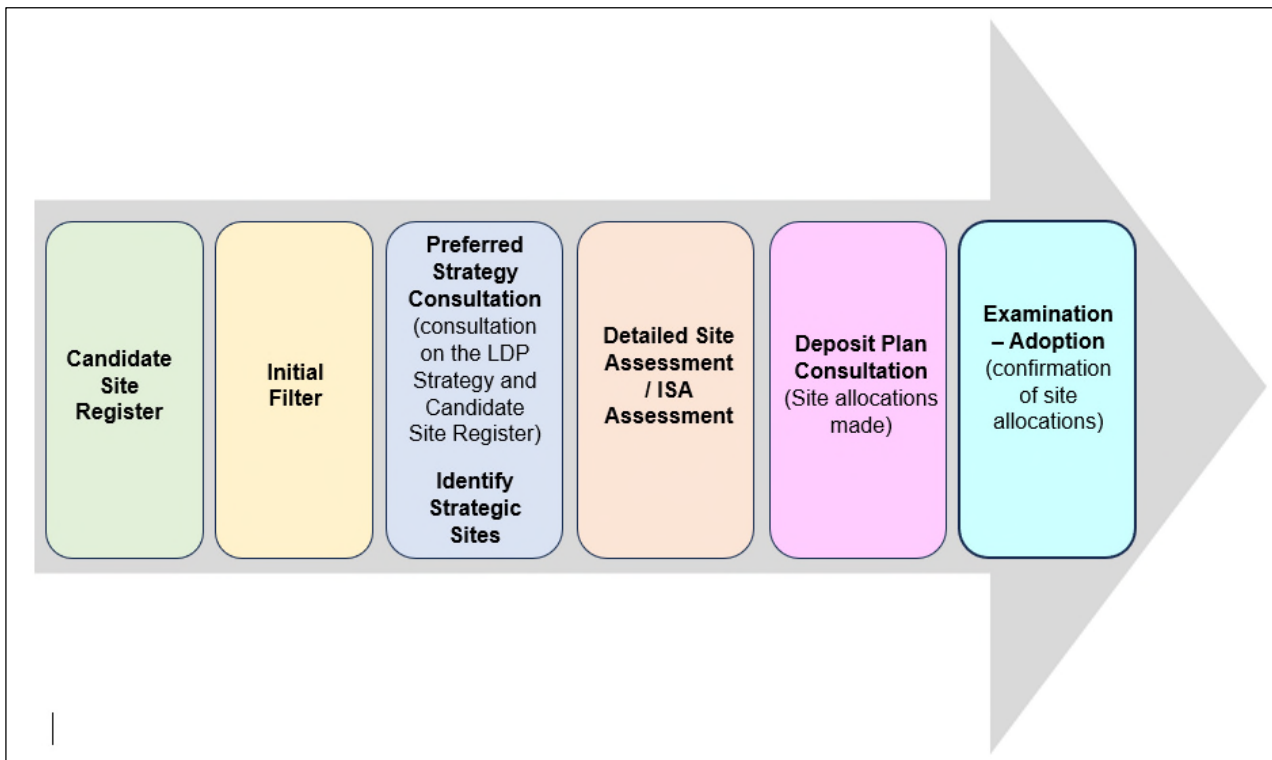
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1.0 Introduction

- 1.1 Following the publication of the Delivery Agreement, the Call for Candidate Sites is the first formal stage of preparing the Gwynedd Local Development Plan (LDP). The process enables all interested parties to submit potential sites for inclusion in the Plan to the Local Planning Authority (LPA). All sites submitted will be placed on a Candidate Sites Register (CSR). It will then be a matter for the LPA to assess each site and determine if they are suitable, or not, for inclusion in the LDP.
- 1.2 The purpose of this document is to set out the process and methodology to be used for assessing the suitability of potential development sites (known as Candidate Sites) for inclusion within the LDP. The methodology reflects national planning guidance within National Planning Policy ([Planning Policy Wales: Edition 12 \(2024\)](#)) and [Future Wales: The National Plan 2040 \(2021\)](#) together with the requirements set out in Welsh Government guidance on the preparation of LDPs as set out in the [Development Plans Manual \(Edition 3 March 2020\)](#).
- 1.3 The Development Plans Manual states that the deliverability of sites is an important consideration when assessing the suitability of sites and is critical in the identification of development allocations within the LDP. Therefore, the assessment process detailed in this document will be applied to all sites submitted for consideration at the Call for Candidate Sites stage, including Candidate Sites submitted on undeveloped allocated sites in the Adopted Joint Local Development Plan (2011-2026), and any other sites considered appropriate and identified through the LDP process.
- 1.4 The evaluation of sites will draw upon a range of information held by the Council, supporting evidence submitted by site proposers and consultation will be undertaken with specific consultation bodies to enable the full consideration of sites.
- 1.5 As part of the call for sites process the LPA will ask for supporting evidence by site submitters. Failure to submit sufficiently detailed information as requested by the LPA may result in a site not being taken forward.
- 1.6 **It is important to state that the candidate site process does not represent a commitment on the part of the Council to take sites forward into the Gwynedd LDP.** Also, as the LDP is a new development plan, land included in the current adopted development plan (the Joint Local Development Plan) is not automatically included within the new LDP.
- 1.7 A flowchart summarising the candidate site process can be found on the following page.

Diagram 1: Summary of Candidate Site Process



2.0 Key Principles – The Call for Candidates Sites

2.1 Site Proposers and Land Uses

2.1.1 The Call for Candidate Sites allows all parties (landowners, community councils, local organisations, etc.) to submit any potential sites for a specific use to be considered for inclusion in the LDP. These will then be assessed, and a determination made as to whether each site is suitable as an allocation in the LDP for the proposed use, or not.

2.1.2 The LDP, through the Candidate Site process, will identify land to meet the County's development needs for various land uses including (please note this list is not exhaustive):

- Residential (local market, open market or affordable)
- Employment
- Retail
- Tourism
- Green Infrastructure / Open Space / Recreation
- Gypsy and Travellers
- Minerals
- Waste
- Renewable Energy
- Transport Infrastructure

2.2 Sustainability, Deliverability and Financial Viability

2.2.1 The Gwynedd LPA will use the Candidate Site process to gather suitable evidence from site proposers that robustly demonstrates the sustainability, deliverability and financial viability of sites. Evidence needs to be submitted by site proposers to enable the LPA to assess the following:

- That the site is in a **sustainable** location and is free or can be freed from all constraints.
- That the site is capable of being **delivered**.
- That the site is **viable**.

2.2.2 The Development Plans Manual (Edition 3) states that the evidence submitted from site proposers to demonstrate deliverability and viability should address the following points:

- The site is in a sustainable location (in accordance with the site search sequence set out in Planning Policy Wales (Edition 12) (which has informed the LPA's candidate site assessment methodology).
- The site is available now or will be available at an appropriate point within the plan period.
- The site is generally free from physical constraints, such as land ownership, infrastructure, access, ground conditions, biodiversity, landscape, heritage, flood risk issues and pollution.
- The planning history - does the site benefit from an extant planning permission, or is it identified as an allocation in the currently Adopted JLDP?
- If appropriate, a clear explanation and justification of how and when any barriers to delivery can be overcome.

- That there is development potential for the proposed use. The site is generally attractive to the market (both private and/or public sector) for development at the proposed location.
- The site can accommodate the broad levels of affordable housing, other policy / Section 106 requirements and infrastructure costs as set out by the LPA.
- If there are financial shortfalls inhibiting development from coming forward, funding mechanisms are, or can be secured, to make the site financially viable.

2.2.3 To assist site proposers in addressing the points listed, the Candidate Site Submission Form will contain a series of questions in relation to the above, to allow for the assessment of the site and its deliverability. The criteria contained within the submission form will be selected to enable the LPA to identify sites that are deemed suitable for further consideration and to encourage the submission of additional information where appropriate.

2.2.4 The LPA will require submitted sites that progress to the detailed site assessment to be supported by a Financial Viability Assessment (see section 4.4). It may also request additional information such as ecological surveys, flood consequences assessments, drainage studies, traffic impact assessments, and any other evidence that may be required to demonstrate that a site is deliverable. The site proposer is responsible for undertaking any technical work (including financial costs) needed to support the possible inclusion of a site in the Gwynedd LDP. Please note that none of potential costs can be reclaimed from the LPA. Failure to provide the necessary supporting evidence could result in the site not being included within the LDP.

2.2.5 To support the preparation of Candidate Site submissions, the LPA has produced an interactive constraints map which can be found [here](#). This will enable site proposers to easily identify any constraints associated with sites, and to identify whether additional information will be required as part of the LPA's candidate site assessment process.

2.3 Existing National, Regional and Local Planning Policy

2.3.1 Planning Policy Wales (PPW) requires LPAs to prioritise the use of previously developed land in the site selection process. It also advises that new house building and other new development (retail, employment etc) in the open countryside, away from established settlements, should be strictly controlled. Candidate Sites proposed for uses, such as housing and employment, in isolated locations away from defined settlements are unlikely to be acceptable.

2.3.2 Site proposers should consider how the Candidate Sites they are proposing, align to the Adopted JLDP Strategy and settlement hierarchy in the first instance. However, as the Gwynedd LDP preparation progresses, it is anticipated that there will be revisions to the JLDP Strategy and settlement hierarchy, which will have an impact on site selection. In this respect, the role and function of the settlement, along with its position within the settlement hierarchy and the proximity of Candidate Sites to existing settlement boundaries will also form a part of the considerations when determining the suitability of sites. In preparing the Gwynedd LDP Strategy, the LPA will also have regard to Future Wales: The National Plan 2040 (2021), particularly the location of Regional Growth Areas.

2.4 Existing Joint Local Development Plan Allocations

2.4.1 Undeveloped site allocations in the current Adopted JLDP will need to be re-appraised through the Candidate Site assessment process. Consequently, owners / developers of

existing JLDP site allocations **must** make a Candidate Site submission to demonstrate that their site is deliverable and explain why planning permission has not been secured to date. In the absence of up-to-date evidence that an existing allocated site is available and deliverable, such sites may be considered suitable for re-allocation in the emerging LDP.

2.5 Sustainability Appraisal (SA) / Habitats Regulations Assessment (HRA)

- 2.5.1 The LPA has a statutory requirement to undertake a Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) of the Gwynedd LDP. This will be incorporated as part of an Sustainability Appraisal (SA), including a Health Impact Assessment, Welsh Language Impact Assessment, and the Equalities Impact Assessment. Further detail is provided in Section 5 on how and when Candidate Sites will be assessed as part of ISA.
- 2.5.2 The Council will also need to ensure that the Gwynedd LDP will have no significant effect (alone and in-combination) on the National Site Network (Habitats Regulations Assessment - HRA) during its implementation.

2.6 Submitting a Candidate Site – The Candidate Site Form

- 2.6.1 Evidence to support sites **will have** to be submitted via a standardised form. The Council encourages site proposers to complete the online 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.
- 2.6.2 The Candidate Site Assessment Form has been designed to ensure uniformity of assessments between different officers in the LDP team and to promote transparency. All sites submitted must have regard to international, national and local policy and sites that are clearly unfeasible for development will not be considered suitable for potential inclusion to the LDP. An example of which may be a proposed residential development located in an open countryside location and unrelated to existing settlements or a housing development proposed on land subject to flooding.

3.0 The Candidate Site Register (CSR)

3.1 All of the submitted Candidate Sites will be made available to view on the LPA’s webpages within what is called a 'Candidate Site Register'.

3.2 It is anticipated that a range of sites will be submitted for consideration which will include:

Strategic Sites	Large sites that will significantly contribute to the strategy of the LDP because of their nature, scale and location.
Non-Strategic Sites	Small to medium sites that are of sufficient size to accommodate local growth requirements.
Infill / Windfall Sites	Smaller sites that may not be required for the future allocation process but will be considered when the Planning Policy Team undertakes work on behalf of the Councils to define development boundaries in relevant settlements.

3.3 The Candidate Site Register will be published as part of the Gwynedd LDP Preferred Strategy statutory consultation (August 2025). Any sites identified that are key to delivering the overall strategy (Strategic Sites) will be published within the Preferred Strategy itself. The LPA will invite comments on both Strategic Sites and the sites within the Candidate Site Register during the Preferred Strategy Consultation.

3.4 The Candidate Site Register will include details on the status of each site following the assessment process and allow easy identification of sites that have been initially filtered out of the process and those that remain in the assessment process, as sites may be introduced later in the plan making or public examination processes if the need arises.

Please note the submission of sites is an open and transparent process, therefore submission forms cannot be treated as confidential. All forms submitted will be available for public inspection.

3.5 When the Plan is placed on deposit, the CSR (including the candidate site assessment) and SA will document the LPA’s evidence and conclude why sites have been included or excluded from, the Plan.

4.0 Candidate Sites Assessment Process

4.0.1 After a candidate site is submitted the site assessment process will begin to identify sites for inclusion in the Plan and to filter out any inappropriate sites. Although the LDP Manual does not prescribe a standard candidate site assessment methodology it does state that the LPA should undertake a phased assessment methodology consisting of an initial filtering of inappropriate sites and a detailed site assessment of remaining sites.

4.1 Initial Site Filtering

4.1.1 Sites that are proposed for development (e.g. housing, employment etc.) will all be subject to the initial site filter assessment. If sites are put forward for protection, these will be subject to a separate assessment as relevant, for example by being considered as part of the green infrastructure assessment.

4.1.2 The initial site filter will involve a high-level, desk-based assessment which will identify and dismiss unsuitable sites early in the process.

4.1.3 Any sites which are identified as being totally unrealistic to develop, do not comply with international, national or adopted local policy or have fundamental constraints that cannot be overcome or mitigated will not be taken forward to the next stage. However, these sites can be submitted as an Alternative Site at the Deposit Stage if the proposer can prove how the original reason(s) for non-inclusion has been overcome.

4.1.4 The table below shows the Initial Site Filter Considerations:

Consideration	Explanation
Site Threshold	<p>Sites proposed for residential purposes that fall below the minimum threshold of 0.2 ha (or 5 dwellings) will not be allocated.</p> <p>However, these sites will be considered as windfall sites (if required) when the LPA undertakes work to define development boundaries.</p>
Relationship to Existing Settlement	<p>Is the site within, at the edge of, or outside of a settlement (as defined in the current LDP)?</p> <p>If the site is proposed for housing, employment or retail use and is outside of or is not closely related to a settlement it is highly unlikely to progress because it would be contrary to national planning policy i.e., unsustainable development in the open countryside.</p> <p>Please note that there are some uses that can be considered acceptable for development in the open countryside (e.g., renewable energy, tourism etc.), these will not be excluded based on the relationship to an existing settlement.</p>
Flood Risk	<p>An update to TAN 15 (2004) was due to be adopted in 2023. However, a written statement by the Minister for Climate Change (dated 12 May 2023) has however indicated that the</p>

	<p>new TAN 15 is not expected be adopted until Spring/Summer 2024.</p> <p>Sites located within the following flood zones that do not meet the justification tests and acceptability of consequences criteria (regarding vulnerability of uses and previously developed land) will be filtered out.</p> <ul style="list-style-type: none"> • Technical Advice Note TAN 15 (2004): Zones C1 and C2 as identified on the Development Advice Maps (DAM). <p>Or,</p> <ul style="list-style-type: none"> • Emerging TAN 15: Zones 2 or 3 (including in Defended Areas) as defined in the Flood Map for Planning (FMfP) when this TAN is adopted.
Deliverability Issues	<p>Consideration will be given to the deliverability of sites for example, through, the presence of major physical site constraints, planning history (e.g., refusals), legal constraints or covenants that restrict the site being brought forward in the Gwynedd LDP period.</p> <p>Proposals located within the catchment of phosphate sensitive Riverine Special Areas of Conservation will be filtered out unless they can demonstrate that they can achieve phosphate neutrality or betterment, in line with the latest guidance from NRW.</p>

4.2 Detailed Site Assessment

- 4.2.1 Following the initial assessment a more detailed site assessment will be undertaken for all sites which have proceeded following the initial filtering process. The detailed assessment, which will include assessing the sites against the LDP’s SA objectives, will be undertaken following the preferred strategy consultation.
- 4.2.2 The assessment criteria reflect the information requested on the Candidate Site Form, thereby enabling site proposers to identify whether a site is affected by one or more constraints/designations. Site proposers are required to provide supporting information explaining how the site can address any matters associated with the site. The LPA may request additional information from site proposers where necessary.
- 4.2.3 The information provided by each site proposer will be verified by the planning policy team, in consultation with other service areas of the Council and where necessary, external organisations (such as: NRW, Heneb, infrastructure providers etc.). A copy of the Officer’s Site Assessment form can be found in Appendix 1 and the Candidate Site Assessment Guidance can be found in Appendix 2.
- 4.2.4 Following the initial assessment a detailed site-specific assessment will be undertaken for sites that have successfully filtered through initial assessment. The assessment is divided into the following areas:-

- **Accessibility** – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes and accessibility by foot or cycle to a range of community facilities.
- **Environmental Issues** – considering whether or not the site is at risk from flooding, whether there would be any loss of best and most versatile agricultural land, whether the site is greenfield or brownfield, whether there is a potential risk of contaminated land, whether or not it is protected by environmental designations, whether it is considered to have environmental value.
- **Site Context and Character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on views/vistas, whether the site is in close proximity to existing infrastructure and whether or not there would be potential adverse impact from adjoining land uses.
- **Continuity and Enclosure** – whether development of the site would provide continuity and enclosure in respect to adjacent land uses.
- **Climate Change Mitigation** – would the proposal be vulnerable to the effects of climate change including issues of flooding or drainage, would the development be able to incorporate renewable energy sources or energy conservation measures.
- **Viability** – Viability is a key consideration in the Candidate Site assessment process, alongside sustainability and deliverability considerations. Candidate sites should be sustainable, deliverable and financially viable in order to be considered for inclusion in the plan. The Development Plan manual states that all development proposals for housing or employment use must be accompanied by a Viability Assessment.

4.2.5 Parts of this assessment will require additional information to be provided by internal departments of Cyngor Gwynedd such as highways as well as external statutory consultees where appropriate.

4.2.6 As the LDP Strategic Options and Preferred Strategy have not been finalised it is not possible to provide details of them in this consultation document. However, a full public consultation on the objectives and Preferred Strategy will take place in order to give statutory consultees, stakeholders and members of the public an opportunity to be involved with formulating the strategic objectives, assessing options and formulating the Preferred Strategy.

4.3 Sustainability Appraisal

4.3.1 The LPA has a statutory requirement to undertake a Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) of the Gwynedd LDP. The LDP’s SA Scoping Report has not yet been commissioned and further information will be published prior to the detailed assessment once the SA Scoping Report has been finalised.

4.3.2 The Candidate Sites will be assessed against the following SA framework to identify the sustainability credentials of the candidate sites. Further information can be found in Appendix 2.

SUSTAINABILITY APPRAISAL KEY	
Green	Positive – No constraints to development.
Amber	Amber – Constraints identified requiring mitigation/policy intervention. Further consideration required.

Red	Negative – Major constraints to development or contrary to national policy or the Plan’s Strategy.
Grey	Not applicable or not enough information (but does not act to exclude the Candidate Site from the process).

4.4 Site Viability

- 4.4.1 Viability is a key consideration in the Candidate Site assessment process, alongside sustainability and deliverability considerations. Candidate sites should be sustainable, deliverable and financially viable in order to be considered for inclusion in the plan. The Development Plan manual states that all development proposals for housing or employment use must be accompanied by a Viability Assessment.
- 4.4.2 Proposals for the protection of sites (e.g., green infrastructure) do not require a viability assessment (these sites are treated separately see paragraph 4.1.1).
- 4.4.3 Financial viability information will be required during the site assessment process and a failure to submit viability information when requested may result in the proposed site not being taken forward. The LPA intends for a Development Viability Model (DVM) developed nationally to be used by site promoters to assess the viability of Candidate Sites submitted for housing. The DVM will be made available for all sites that have reached the detailed assessment stage.
- 4.4.4 Further guidance regarding the DVM will be published prior to the detailed assessment stage following the preferred strategy consultation.

5.0 Final Site Selection Stage, Deposit LDP Consultation and Alternative Sites

- 5.1 The detailed site assessment stage will be used to filter out Candidate Sites that are unable to demonstrate sustainability, deliverability and viability. The sites left within the process will be carefully considered to determine which are best suited to be the allocations in the Gwynedd LDP. There will be extensive engagement with statutory consultees throughout the Candidate Site assessment process and consultation with the public and other relevant parties/organisations will be undertaken during the Deposit LDP consultation.
- 5.2 Where there are multiple sustainable, deliverable and viable sites to select from within a settlement, consideration will also be given to representations made on the Candidate Sites Register (made at the time of the Gwynedd LDP Preferred Strategy consultation), in some instances further stakeholder feedback maybe sought.
- 5.3 **Alternative Sites:** Justification will be provided as to why a site was discounted and not included in the Deposit LDP. If the reason for non-inclusion can be overcome or alternative locations can be proposed, they can be resubmitted as an Alternative Site during the consultation period of the Deposit LDP. The final decision on which sites are included in the LDP lies with an independent Planning Inspector and not the LPA.

Appendix 1 – Candidate Site Officer Assessment Form

Candidate Site Officer Assessment Form

1) SITE DETAILS

Site Reference:	
Site Name:	
Proposed Use of Site:	
Total Area (ha): • Brownfield (ha): • Greenfield (ha):	
Compatibility with Preferred Strategy (Size, Location, Proposed Use):	
Assessed by :	
Date of Site Visit (if req'd):	
Location of photographs (if taken)	

2) INITIAL FILTERING

		Reasoning / Justification
Is the site located in or adjoining a town/city, village or rural cluster?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If not, the site does not comply to national planning policy (PPW 3.60) and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to the detailed assessment stage.
Is the site over 0.2 hectares?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If not, the site is too small to allocate therefore it will be considered as a windfall/infill sites when the Planning Policy Service undertakes work to define development boundaries and will not be taken forward to the detailed assessment stage.
Would development of the site be in whole or part vulnerable to fluvial/ tidal flooding?	Yes <input type="checkbox"/> No <input type="checkbox"/> Part <input type="checkbox"/>	Sites located within Flood Map for Planning (FMfP) Zones 2 or 3 (including in Defended Areas), that will not meet the justification tests and acceptability of consequences Criterion (regarding vulnerability of uses and previously developed land) will not be


		taken forward to the detailed assessment stage, this includes proposals for highly vulnerable developments such as housing in FMfP River and Sea Flood Zones 3 and sites which are not on previously developed land in FMfP River and Sea Flood Zones 2.
Is the site within or adjacent to the following? <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) • Special Areas of Conservation (SAC) • Special Protection Areas (SPA) • National Nature Reserves (NNR) 	Yes <input type="checkbox"/> No <input type="checkbox"/>	<p>If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).</p> <p>If, at a later stage, the proposer can prove that the impact can be mitigated the site can be resubmitted as an alternative site during the Deposit LDP consultation.</p>





3) DETAILED ASSESSMENT


SUSTAINABILITY APPRAISAL KEY ¹	
Green	Positive – No constraints to development.
Amber	Amber – Constraints identified requiring mitigation/policy intervention. Further consideration required.
Red	Negative – Major constraints to development or contrary to national policy.
Grey	Not applicable or not enough information (but does not act to exclude the Candidate Site from the process).

Issue	Details/ Comments	Suitability of Site				Relevant SA Objective
Relationship with existing settlement						
1	Is the site located within the built form of a settlement or does it constitute a rounding off or a minor extension to a settlement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land Ownership						
2	Is the site and its proposed access, wholly in the ownership of the site proposer? If not are all landowners in support of developing the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Planning Status and History						
3	Does the site have current or previous planning permission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

¹ Please refer to Candidate Sites Detailed Assessment Guidance Note

Issue	Details/ Comments	Suitability of Site				Relevant SA Objective
						
Environmental						
4	Is there a risk of flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Is the site located in a Phosphate Sensitive Riverine Special Areas of Conservation Catchment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Is the site (or parts of the site) protected by landscape, ecological, geological, historical or cultural designations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8	Would development of the site lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragmentation of a green corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9	Is the site located within a Mineral Safeguarding Zone or Buffer Zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	Does the site constitute Brownfield land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11	Does the site have any amenity value as an open space or recreational importance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13	LANDMAP Evaluation: <ul style="list-style-type: none"> • Visual and Sensory: • Geological: • Landscape Habitats: • Historical: • Cultural: 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessibility and Ease of Movement						
14	Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	How far is the site from an existing recreational walking/cycling route?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16	Is the site accessible from a public highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue		Details/ Comments	Suitability of Site				Relevant SA Objective
							
17	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18	Please state the distance to the nearest community service/facility: <ul style="list-style-type: none"> • Post Office • Convenience Store • Primary or Secondary School • Supermarket • Surgery • Pharmacy • Dentist • Play Area • Other (please state) 		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
19	Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> • Electricity • Gas • Water • Sewerage • Telecommunications 		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Site Context and Character							
20	Do the topographical characteristics or physical structures on the site that may present an obstacle to development?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
21	Would development on the site have an adverse impact upon important views/vistas?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
22	Would development of the site have a detrimental impact on the character of the settlement?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
23	Would there be any adverse impact on amenity (noise, air, odour, dust or light) arising from potentially conflicting land uses?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Conclusions and Recommendations							

Issue		Details/ Comments	Suitability of Site	Relevant SA Objective
				
24	Additional Comments and Recommendations			

Appendix 2 - Candidate Sites Detailed Assessment Guidance

SUSTAINABILITY APPRAISAL KEY	
Green	Positive – No constraints to development.
Amber	Amber – Constraints identified requiring mitigation/policy intervention. Further consideration required.
Red	Negative – Major constraints to development or contrary to national policy or the Plan’s Strategy.
Grey	Not applicable or not enough information (but does not act to exclude the Candidate Site from the process).

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
1	Is the site located within the built form of a settlement or does it constitute a rounding off or a minor extension to a settlement?	The site is within, or would form a logical extension to a settlement that is identified as suitable for large scale housing or employment sites	<p>Housing: The site is within or adjoining a settlement not identified for large housing sites.</p> <p>Employment: The site is not within or adjoining a settlement, but evidence has been submitted to demonstrate how the site meets the justification tests set out in TAN 23</p>	<p>Housing: The site is located within a lower tier settlement without a development boundary or the open countryside.</p> <p>Employment: The site is located within a lower tier settlement without a development boundary or the open countryside and does not demonstrate how the site meets the justification tests set out in TAN 23.</p>	Proposed use does not require an urban location	<ul style="list-style-type: none"> Based on the JLDP development boundaries. Higher order settlements provide the most sustainable locations for growth. A large housing site is defined as five or more dwellings.
2	Is the site and its proposed access, wholly in the ownership of the site	Evidence shows the site is wholly in	Evidence shows the site is in multiple	Owner not known and no evidenced agreement		<ul style="list-style-type: none"> Refer to Candidate Submission Form

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
	proposer? If not are all landowners in support of developing the land?	ownership of the proposer or multiple owners who supports the principle of development. Or, the land is in public ownership	ownerships with no evidenced agreement on the principle of developing the site	on the principle of developing the site		
3	Does the site have current or previous planning permission?	Current planning permission	Lapsed planning permission obtained during the JLDP period	Planning permission refused and reason(s) for refusal still exist	No planning permission	<ul style="list-style-type: none"> • Idox Planning System
4	Is there a risk of flooding?	Site is not an area identified as being of risk from river or coastal flooding in FMfP	<p>Highly vulnerable development: within a Defended Area and/or Zone 2, is on pdl and is supported by a SFCA and is acceptable in accordance with the criteria contained in section 11 of TAN15</p> <p>Less vulnerable development: within Zone 3 or Zone 2 (including Defended Areas), is on pdl and is supported by a SFCA and is</p>	Site is for highly vulnerable development within Zone 3, or is on greenfield land in a Defended Area or Zone 2		<ul style="list-style-type: none"> • Based on the Flood Map for Planning (FMfP) • TAN 15 (2021) • Consultation with NRW • Pdl – Previously Developed Land • FCA – Flood Consequence Assessment

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
			acceptable in accordance with the criteria contained in section 11 of TAN15			
5	Is the site located in a Phosphate Sensitive Riverine Special Areas of Conservation (SAC) Catchment?	Site not located in SAC catchment	Site located in SAC catchment and has demonstrated that the development can achieve phosphate neutrality or betterment	Site located in SAC catchment and has not demonstrated that the development can achieve phosphate neutrality or betterment		<ul style="list-style-type: none"> Proposals located within the catchment of phosphate sensitive Riverine SAC will be removed from process unless they can demonstrate that they can achieve phosphate neutrality or betterment, in line with the latest guidance from NRW.
6	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1,2 and 3a)?	Not classified as grades 1,2 or 3a or not agricultural land	Small (less than 50%) proportion of the site is BMVL	Majority (over 50%) of the site is BMVL		<ul style="list-style-type: none"> Based on Agricultural Classification Map. Consultation with WG Agricultural Division may be required
7	Is the site (or parts of the site) protected by landscape, ecological, geological or cultural designations?	No designation or no adverse impacts on designations	Site falls within a small proportion of the designation and any potential effects can be mitigated.	Majority of site falls within designation and any effects cannot be mitigated or the cost of mitigation is a constraint to the deliverability and viability of development		<ul style="list-style-type: none"> Based on existing information held in JLDP and NRW website. Consultation with NRW Consultation with Biodiversity Section
8	Would development of the site lead to the loss of an important habitat, priority species, trees, hedgerows or	No loss of important habitat and adverse impacts on protected species. No fragmentation of	Small proportion of the site contains important habitat. Priority species might be present –	Majority of the site contains important habitat. Evidence of priority species on site.		<ul style="list-style-type: none"> Consult with Biodiversity Section GIS datasets – TPOs, Wildlife Sites

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
	lead to fragmentation of green corridor?	green corridor. Opportunities for enhancement	further evidence may be required. Fragmentation of green corridor could be mitigated	Fragmentation of green corridor could not be mitigated		
9	Is the site located within a Mineral Safeguarding Zone or Buffer Zone?	Site is not within a mineral safeguarding area or within a buffer zone	Site within a mineral safeguarding zone or a buffer zone but the proposed development would not sterilise the safeguarded mineral resource	Site is within a mineral safeguarding area or a buffer zone and would result in the unnecessary sterilisation of the mineral resource		<ul style="list-style-type: none"> Consult with North Wales Mineral and Waste Planning Service. Refer to guidance in MTAN1
10	Does the site constitute Brownfield land?	The site is wholly or mainly brownfield within or adjoining an existing settlement	Housing: The site is greenfield within or adjoining an existing settlement. Non-Residential Uses: Brownfield in the open countryside	Housing: The site is a greenfield or a brownfield site in the open countryside		<ul style="list-style-type: none"> Based on definition PPW Existing Settlement – As noted in the existing JLDP
11	Does the site have any amenity value as an open space or recreational importance?	Site has no recreational or open space value	Part of the site has amenity value or recreational importance, but development would not impact on the overall amenity value or recreational resource	The majority of the site has amenity value or recreational importance, or part of the site has amenity value or recreational importance and		<ul style="list-style-type: none"> Based on, but not limited to, existing information within JLDP

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
				development would impact on the overall amenity value or recreational resource		
12	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?	Current/previous use does not suggest land is contaminated	Current/previous use does suggest land is potentially contaminated	Land is known to be contaminated		<ul style="list-style-type: none"> • Consultation with Contaminated Land Officer
13	LANDMAP Evaluation: <ul style="list-style-type: none"> • Visual and Sensory: • Geological: • Landscape Habitats: • Historical: • Cultural: 	Low / Moderate	High / Outstanding	-		<ul style="list-style-type: none"> • Based on NRW LANDMAP database
14	Is the site located within walking distance of a public transport terminal/ bus stop? (Please specify distance and whether it is steep/obstructed route)	Site is accessible within 800m (approx. 10 min walk) to a public transport terminal	Site is accessible within 1200m (approx. 15-minute walk) to a public transport terminal	Site is greater than 1200m to a public transport terminal, or, due to the walking distance to a public transport terminal the site would most likely rely on private vehicular transport to access services		<ul style="list-style-type: none"> • Distance to nearest bus stop and/or train station along footpaths and roads not as the crow flies. • Based on guidelines from Institute of Highways and Transportation (IHT)
15	How far is the site from an existing recreational walking/cycling route?	Site is accessible to sustainable travel options and provides connections to	There are no sustainable travel options, but some	There are no sustainable travel routes and the cost of providing them		<ul style="list-style-type: none"> • GIS • Consult with the Highways Dept

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
		existing/proposed travel routes	can be provided at a cost	is a constraint to the deliverability and viability of development		
16	Is the site accessible from a public highway?	Direct access to main road network with more than adequate visibility splays	Some obstacles capable of being overcome or mitigated	Site landlocked, evidence of a ransom strip, on a sharp corner, poor highway network, some distance from main highway network.		<ul style="list-style-type: none"> Consult with Highways dept
17	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	Highways system able to accommodate potential development	Substandard highway system which could be improved	Substandard highway system which could only be improved with major economic input which would act as a constraint to the deliverability and viability of development		<ul style="list-style-type: none"> Consult with Highways dept
18	<p>Please state the distance to the nearest community service/facility:</p> <ul style="list-style-type: none"> Post Office Convenience Store Primary or Secondary School Supermarket Surgery Pharmacy 	Site is accessible within 800m (approx. 10 min walk) to a number of facilities	Site is accessible within 1200m (approx. 15-minute walk) to a number of facilities	Site is greater than 1200m to a number of facilities, or, due to the walking distance from facilities the site would most likely rely on private		<ul style="list-style-type: none"> Distance to nearest facilities along footpaths and roads not as the crow flies. Based on guidelines from Institute of Highways and Transportation (IHT)

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
	<ul style="list-style-type: none"> • Dentist • Play Area • Other (please state) 			vehicular transport to access services		
19	<p>Please state the distance to the nearest utility connection:</p> <ul style="list-style-type: none"> • Electricity • Gas • Water • Sewerage • Telecommunications 	Existing connections are available to services or there is evidence that connections can be made in a reasonable timescale	Existing services could be connected but would require local improvements	Existing or proposed services are a constraint to the deliverability and viability of development		
20	Do the topographical characteristics or physical structures on the site present an obstacle to development?	No topographical characteristics or physical structures on site or topographical characteristics or physical structures on site do not present an obstacle to development	Some topographical characteristics or physical structures on site but mitigation maybe possible to aid development	Topographical characteristics or physical developments on site that will act as a constraint to the deliverability and viability of development		<ul style="list-style-type: none"> • GIS Contour data • Aerial photographs • Site visit may be required
21	Would development on the site have an adverse impact upon important views/vistas?	No impact	Minor impact which could be mitigated	Prominent site from a distance, impact upon a World Heritage Site, Conservation Area and/or Listed Building and / or Scheduled Ancient Monumnet		<ul style="list-style-type: none"> • Site visit may be required
22	Would development of the site have a detrimental	No impact	Minor negative impact	Scale and type of development not in keeping with		

Detailed Assessment Criteria		Green	Amber	Red	Grey	Commentary
	impact on the character of the settlement?			settlement character		
23	Would there be any adverse impact on amenity (noise, air, odour, dust or light) arising from potentially conflicting land uses?	No conflicting adjoining land uses	Potentially conflicting adjoining or nearby uses however mitigation may be possible	Adverse impact on amenity arising from conflicting adjoining or nearby uses which is unlikely to be mitigated or the cost of mitigation would act as a constraint to the deliverability or viability of development.		