

This document is available to view and download on the Council's web-site at: www.conwy.gov.uk/ldp . Copies are also available to view at main libraries and Council offices and can be obtained from the Planning Policy Service, 26 Castle Street, Conwy LL32 8AY or by telephoning (01492) 575461. If you would like to talk to a planning officer working on the Local Development Plan about any aspect of this document please contact the Planning Policy Service on (01492) 575181 / 575124 / 575445 / 575447.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Planning Policy Service on (01492) 575461.

INTRODUCTION

This report sets out the changes that the Council considers it is necessary to make to the Supplementary Planning Guidance Documents following the public consultations held in March – April 2011.

The Supplementary Planning Guidance Documents were subject to public consultations which invited comments on all aspects of the document.

In addition to changes proposed in light of comments received, other changes to the document are also necessary to take account of new information not previously available. Minor editorial changes are also proposed to improve legibility or provide clarification. Collectively, the changes proposed in this report are referred to throughout as 'focussed changes'.

Where a change proposes deleting text, this is shown by a ~~strikethrough~~.

Where a change proposes adding text, this is shown by red text.

The changes proposed are shown in the order they appear in the document. Paragraph numbers indicate the original number within the document; any new paragraphs have not yet been given a paragraph number but are shown in the order they will appear in the final adopted document.

Consultation on this document will start on **Friday 31st August 2012**. All comments must be received by the Conwy County Borough Council **no later than 4.45pm on Friday 12th October 2012**. **Comments in response to this consultation must relate only to the focussed changes being proposed and not to other areas of the document.**

The Council encourages comments to be made via their website: www.conwy.gov.uk/ldp

Alternatively comments can be made using the Focussed Changes comment form – copies are available at the following Conwy County Borough Council Offices between the hours of 8.45 a.m. – 5.15 p.m. Monday to Thursday and 8.45 a.m. – 4.45 p.m. Friday:

Planning Policy Officer, 26 Castle Street, Conwy LL32 8AY
Civic Offices, Colwyn Bay LL29 8AR
Bodlondeb, Conwy LL32 8DU

Copies are also available at Local Libraries (please call individual libraries for opening times).

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/ Heading	Page No.	Change Proposed	Justification
LDP6 – 001	1.1	4	This draft Supplementary Planning Guidance (SPG) document has been prepared to give guidance to applicants on how the Local Planning Authority (LPA) will assess the potential impacts of development on aspects of the Welsh language within communities. It states what supporting information will be required for certain developments across the LPA area.	Minor factual change
LDP6 – 002	1.2	4	The SPG has been prepared with regard to emerging policy contained in the Conwy Deposit -Local Development Plan 2007 – 2022 revised edition 2010 (LDP). It has regard to policies contained in the Wales Spatial Plan (2008) Planning Policy Wales (PPW 2010), Technical Advice Note (TAN) 20 – The Welsh Language (2000), the draft revision to TAN 20 (2011) and the LPA’s relevant planning policies (see section 3). It is also based on guidance contained in the document ‘Planning and the Welsh Language – the way ahead’ (2005).	Minor factual and editorial changes and amended to reflect progress on the LDP process and emerging national planning guidance
LDP6 – 003	1.3	4	The Council has prepared this SPG through consultation with Anglesey and Gwynedd Councils and Snowdonia National Park Authority, as well as guidance from the Welsh Language Board, Menter Iaith Conwy and the Council’s Welsh language development officer.	Amended to reflect representations received on the revised Deposit LDP
LDP6 – 004	1.4	4	This document applies to the LPA area of Conwy County Borough Council, that is, the area of the County outside of the Snowdonia National Park boundary. Snowdonia has its own LPA and local planning policies, including an SPG on Planning and the Welsh Language (2007). This is hereafter referred to as the Plan Area.	Minor editorial change
LDP6 – 005	1.5	4	This SPG should be read alongside Background Paper 33 on Planning and the Welsh Language in Conwy. It Background Paper 33 on Planning and the Welsh Language in Conwy which provides background evidence and justification for the policy approach in the LDP and requirements of this document. All representations made on this SPG will be published in due course with Officer responses to the comments included.	Minor editorial changes

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP6 – 006	3.1	5	The role of planning to sustain the Welsh language is supported by the Welsh Assembly Government’s documents, such as including PPW and TAN 20. It is also reflected in development plan policies in Conwy. Strategic Policy 5 of the Gwynedd Structure Plan and Policy CG6 of the Colwyn Borough Plan currently guide planning decisions in Conwy (see Background Paper 33 for further information). Eventually, these plans will be replaced by the Conwy LDP (see section 4 below).	Minor editorial changes
LDP6 – 007	4.1	6	<p>The Council consulted on the Deposit LDP between April and July 2009. Following comments received on the draft plan, policy CTH/5 has been amended to read as follows:</p> <p>POLICY CTH/5 – THE WELSH LANGUAGE</p> <p>The Council will ensure that development supports and sustains the long term well-being of the Welsh language, and will resist development which, because of its size, scale or location, will significantly harm the character and linguistic balance of a community. This will be achieved by requiring proposals which are likely to have a significant effect (including cumulative impact) on the Welsh language to be accompanied by a linguistic statement and/or, in some cases, by a linguistic impact assessment (including cumulative impact).</p> <p>The following sentence will be inserted at the end of the supporting text to the policy:</p> <p><i>‘The Council will prepare Supplementary Planning Guidance to inform applicants of the requirements. Background Paper 33 provides evidence to support this approach.’</i></p> <p>The LDP strategy and policies state that only affordable housing for local need is permitted in minor villages and hamlets (see policies DP/2, HOU/1 and HOU/2).</p>	Amended to reflect progress in the LDP process

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			In preparing the LDP the Council has identified the Welsh language as a priority issue. Spatial Objective 16 states that the LDP will ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of the communities within the County Borough.	
LDP6 – 008	New paragraph		<p>In line with national planning policy and guidance, the LDP has been assessed for Welsh language impact. The Welsh language has been considered at different stages of the LDP process as detailed in BP/33. As a result of this work, a Welsh language policy has been prepared which states:</p> <p>POLICY CTH/5 –THE WELSH LANGUAGE</p> <p>1. The Council will ensure that development supports and sustains the long term well-being of the Welsh language, and will resist development which, because of its size, scale or location, will significantly harm the character and linguistic balance of a community. This will be achieved by requiring proposals which are likely to have a significant effect (including cumulative impact) on the Welsh language to be accompanied by a linguistic statement and/or, in some cases, by a linguistic impact assessment (including cumulative impact). The LDP strategy has been assessed for Welsh language impact and the following requirements identified:</p> <p>a) Allocated housing sites in Abergele and Llanrwst and the allocated mixed use site in Dolgarrog will require ‘Mitigation Statements’ in line with the results of the Welsh Language Impact Assessment;</p> <p>b) A ‘Community Linguistic Statement’ should accompany:</p> <ul style="list-style-type: none"> • housing applications on windfall sites of ten units or more in the Urban Development Strategy Area and five units or more in the 	Text amended and included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP.

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>Rural Development Strategy area;</p> <ul style="list-style-type: none"> • a commercial, industrial or tourist development with an area of 1,000 square metres or more in the Plan area; and • development which is likely to lead to the loss of community facilities as defined in Policy CFS/6; <p>c) Once housing windfall delivery is met for a spatial strategy area in line with figures in table 4 HOU1a, this will trigger a review which would introduce assessment of all housing windfall applications against the Welsh language;</p> <p>d) A more detailed assessment in the form of a 'Community and Linguistic Impact Assessment' should accompany applications in the Plan area of a larger scale, substantially over all of the above thresholds, including large scale residential, commercial, industrial, tourism and infrastructure developments.</p> <p>2. The Council will encourage throughout the Plan area both the provision of bilingual signs and the retention of traditional Welsh names for new developments and streets</p>	
LDP6 – 009	Moved from 5.2		<p>Policy CTH/5 proposes three types of assessment. Whether a Mitigation Statement, Community and Linguistic Statement or a Community and Linguistic Impact Assessment is are required depends on the proposal type, scale and location. The following development types and thresholds have been set with regard to the LDP</p>	Amended to reflect representations received on the Revised Deposit LDP

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/ Heading	Page No.	Change Proposed	Justification
			Vision and Strategy. It is listed in accordance with the LDP settlement hierarchy (see section 3 of the LDP and Background Paper 8 on Hierarchy of Settlements). Please note there may be certain instances where a Statement or Impact Assessment is requested despite the proposal being below the requirement thresholds. In such cases, the Council will inform the applicant early in the application process and provide reasons for this request. Details of the requirements for the three assessment types are covered individually in sections five, six and seven of this SPG.	Previously paragraph 5.2
LDP6 – 010	New paragraph		Other relevant LDP Polices relating to the Welsh language are referenced in this SPG and listed in Appendix 1.	Minor editorial changes
LDP6 – 011	5	6	When to submit a Community and Linguistic Statement or Community and Linguistic Impact Assessment Submitting a Mitigation Statement and Details of Mitigation Measures	Amended to reflect representations received on the Revised Deposit LDP
LDP6 – 012	5.1	6	The sites proposed for development within the LDP and non-allocated sites will be subject to meeting the requirements of Policy CTH/5 of the revised deposit LDP at planning application stage to ensure the Welsh language and culture is protected and, where possible, enhanced. BP/33 – Welsh Language Impact Assessment details the assessment of the LDP Spatial Strategy for Welsh language impact. As a result of the Welsh Language Impact Assessment (see BP/33), applicants should submit a Mitigation Statement at planning application stage to determine the nature of any mitigation for the housing allocations in Abergele and Llanrwst and the mixed use site in Dolgarrog. The relevant allocated sites are listed in table 1 below. These sites have been assessed for suitability and considered appropriate for allocation on Welsh language grounds subject to details of mitigation measures being submitted by the applicant(s).	Text amended and included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP.
LDP6 – 013	5.2	6	Whether a Community and Linguistic Statement or a Community and Linguistic Impact Assessment is required depends on the proposal type, scale and location.	Text included to reflect work undertaken based on

LDP6 – WELSH LANGUAGE SPG

Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification																																				
			<p>The following development types and thresholds have been set with regard to the LDP Vision and Strategy. It is listed in accordance with the LDP settlement hierarchy (see section 3 of the LDP and Background Paper 8 on Hierarchy of Settlements). Please note there may be certain instances where a Statement or Impact Assessment is requested despite the proposal being below the requirement thresholds. In such cases, the Council will inform the applicant early in the application process and provide reasons for this request.</p> <table border="1" data-bbox="645 563 1720 1179"> <thead> <tr> <th colspan="2" data-bbox="645 563 981 616">Abergele</th> <th colspan="2" data-bbox="981 563 1375 616">Llanrwst</th> <th colspan="2" data-bbox="1375 563 1720 616">Dolgarrog</th> </tr> <tr> <th data-bbox="645 616 757 719">Site Ref</th> <th data-bbox="757 616 981 719">Site Name</th> <th data-bbox="981 616 1093 719">Site Ref</th> <th data-bbox="1093 616 1375 719">Site Name</th> <th data-bbox="1375 616 1487 719">Site Ref</th> <th data-bbox="1487 616 1720 719">Site Name</th> </tr> </thead> <tbody> <tr> <td data-bbox="645 719 757 871">481</td> <td data-bbox="757 719 981 871">Abergele Business Park</td> <td data-bbox="981 719 1093 871">287</td> <td data-bbox="1093 719 1375 871">Bryn Hyfryd / Ffordd Tan yr Ysgol</td> <td data-bbox="1375 719 1487 871">MS25</td> <td data-bbox="1487 719 1720 871">Dolgarrog Aluminium Works</td> </tr> <tr> <td data-bbox="645 871 757 1078">79 / 80 / 81 / 82 / E3</td> <td data-bbox="757 871 981 1078">Rhuddlan Road / Tandderwen</td> <td data-bbox="981 871 1093 971">455</td> <td data-bbox="1093 871 1375 971">Site A North of Llanrwst</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td data-bbox="981 971 1093 1078">458</td> <td data-bbox="1093 971 1375 1078">Site D East of Llanrwst</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td data-bbox="981 1078 1093 1179">459</td> <td data-bbox="1093 1078 1375 1179">Site E Adjacent to Bryn Hyfryd</td> <td></td> <td></td> </tr> </tbody> </table> <p data-bbox="645 1182 1720 1217">Table 1: Allocated Sites Requiring Mitigation Statements at Application Stage</p>	Abergele		Llanrwst		Dolgarrog		Site Ref	Site Name	Site Ref	Site Name	Site Ref	Site Name	481	Abergele Business Park	287	Bryn Hyfryd / Ffordd Tan yr Ysgol	MS25	Dolgarrog Aluminium Works	79 / 80 / 81 / 82 / E3	Rhuddlan Road / Tandderwen	455	Site A North of Llanrwst					458	Site D East of Llanrwst					459	Site E Adjacent to Bryn Hyfryd			<p>representations received on the Deposit LDP and Revised Deposit LDP.</p>
Abergele		Llanrwst		Dolgarrog																																				
Site Ref	Site Name	Site Ref	Site Name	Site Ref	Site Name																																			
481	Abergele Business Park	287	Bryn Hyfryd / Ffordd Tan yr Ysgol	MS25	Dolgarrog Aluminium Works																																			
79 / 80 / 81 / 82 / E3	Rhuddlan Road / Tandderwen	455	Site A North of Llanrwst																																					
		458	Site D East of Llanrwst																																					
		459	Site E Adjacent to Bryn Hyfryd																																					
LDP6 – 014			<p>The following lists below provides examples of possible mitigation measures that could be included in development proposals. The list is not exhaustive and many are</p>	<p>Minor editorial change and amended to reflect</p>																																				

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			governed by Planning Obligations, whereas others may be more appropriate as conditions or unilateral undertakings. This list has been prepared having regard to the draft TAN 20 update.	progress on the LDP process and emerging national planning guidance Previously paragraph 10.1
LDP6 – 015	New paragraph		For the allocated housing sites in Abergele and Llanrwst, applicants are required to consider the ‘Housing’ and ‘Education’ sections listed below having regard for the LDP phasing plan (see section five of the LDP). The Dolgarrog Aluminium Works site allocation should consider the ‘Housing’, ‘Employment’ and ‘Education’ sections.	Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP.
LDP6 – 016			The lists below should be read alongside the Council’s draft SPG on Planning Obligations (LDP4). It will be imperative that whatever is sought has a direct relationship with the planning permission. It will be important to ensure that what is being asked for is reasonably related in scale and kind to the proposal and doesn’t make development unviable.	Minor editorial changes Previously paragraph 10.2
LDP6 – 017			Housing <ul style="list-style-type: none"> • Phasing the number of houses to be built having regard for the LDP phasing plan – see Policy HOU/3 and Appendix 1 of the LDP); • Provision of an appropriate mix of housing, including affordable housing for local needs (based on Policy HOU/5 and the Housing Need and Rural Housing Enabler studies, where available); • Agreements to provide for people on the local housing register; • Provision of street names / development names which have regard to local linguistic heritage. • Regionally targeted marketing and communication strategies (Conwy and neighbouring local authorities). • Monitor the household occupancy of new dwellings. 	Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance. Previously paragraph 10.4
LDP6 – 018			Employment (including retail) <ul style="list-style-type: none"> • Local labour contracts; 	Text included to reflect work undertaken based on

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<ul style="list-style-type: none"> Support for local skills training initiatives (including Welsh Language Plans which could cover issues such as providing bilingual customer services); Provision for bilingual signs within and outside the establishment. 	representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance. Previously paragraph10.5
LDP6 – 019			Education <ul style="list-style-type: none"> Support and funding for language induction and staff language lessons e.g. short targeted courses related to both the employers' and employees'/persons' needs; Support the funding for cultural and language initiatives/projects to encourage the use of the language within communities; Support for the provision of school places in the local Welsh medium school(s); Support and funding for language and cultural awareness courses. 	Minor editorial change Previously paragraph10.6
LDP6 – 020			Applicants should consult with local organisations to establish what language-related initiatives are currently available in Conwy and the surrounding area. Menter Iaith Conwy lists recent news and projects on its website and there is a list of 'courses in the community' on the Council's website. Please see section 12 for the full references.	Minor editorial change Previously paragraph 10.7
LDP6 – 021	5.3	7	In each case where a Community and Linguistic Impact Assessment is required, applicants will not be required to submit a Community and Linguistic Statement as well.	Minor editorial change Move to after paragraph 7.1
LDP6 – 022	5.4	7	Urban Areas: Abergelhe and Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy and Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Llanrwst, Mochdre, Penmaenmawr, Penrhyn Bay and Penrhynside, Towyn and Kinmel Bay	Minor editorial change

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/ Heading	Page No.	Change Proposed	Justification
			<p>In Urban Areas, a Community and Linguistic Statement is required for:</p> <ul style="list-style-type: none"> All residential applications where there is a net gain of 10 or more dwelling units (net gain of 5 or more dwelling units for proposals in Llanfairfechan, Llanrwst and Penmaenmawr); All employment applications where there is the net creation of 25 jobs or more (net creation of 10 jobs or more for Llanfairfechan, Llanrwst and Penmaenmawr); Any development proposal which is likely to lead to the loss of community facilities or job opportunities. <p>In Urban Areas, a Community and Linguistic Impact Assessment is required for:</p> <ul style="list-style-type: none"> All residential applications where there is a net gain of 50 or more dwelling units (net gain of 25 or more dwelling units for proposals in Llanfairfechan, Llanrwst and Penmaenmawr); All employment applications where there is the net creation of 50 jobs or more (net creation of 25 jobs or more for Llanfairfechan, Llanrwst and Penmaenmawr); Any proposal that is over and above the needs and aspirations of the local community and is unlikely to contribute to the community(-ies) in a sustainable manner. 	
LDP6 – 023	5.5	8	<p>Main Villages</p> <p>Tier 1: Llanddulas, Dwygyfylchi, Llysfaen, Glan Conwy</p> <p>In Main Villages, a Community and Linguistic Statement is required for:</p>	Minor editorial change

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<ul style="list-style-type: none"> All residential applications where there is a net gain of 5 or more dwelling units; All employment applications where there is the net creation of 5 jobs or more; Any development proposal which is likely to lead to the loss of community facilities or job opportunities. <p>In Main Villages, a Community and Linguistic Impact Assessment is required for:</p> <ul style="list-style-type: none"> All residential applications where there is a net gain of 10 or more dwelling units; All employment applications where there is the net creation of 10 jobs or more; Any proposal that is over and above the needs and aspirations of the local community and is unlikely to contribute to the community(-ies) in a sustainable manner. Examples, though not exclusive to these, include supermarkets or tourism developments. <p>Tier 2: Betws yn Rhos, Cerrigydrudion, Dolgarrog, Eglwysbach, Llanfair Talhaearn, Llangernyw, Llansannan, Trefriw and Tal y Bont / Castell</p> <ul style="list-style-type: none"> In line with LDP policy, tier 2 main villages will provide for affordable housing for local need only on both allocated sites and smaller scale windfall sites. It is considered that existing and proposed policy on affordable housing appropriately considers the needs and interests of the Welsh language, therefore no thresholds are requested for residential applications. A Community and Linguistic Statement may, however, be requested by the Council if it is considered that this would assist in determining the application. All employment applications with a net gain of jobs will require the submission of a Community and Linguistic Statement. Any proposal that is considered to be over and above the needs and aspirations of the local community and is unlikely to contribute to the 	

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			community (-ies) in a sustainable manner, will require the submission of a Community and Linguistic Impact Assessment. Examples, though not exclusive to these, include supermarkets or tourism developments.	
LDP6 – 024	5.6	9	<p>Minor Villages: Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr y Cennin, Llanellian, Llanddoged, Llangwm, Llanfeydd, Pentrefelin, Pentrefoelas, Rhyd y Foel, Rowen, St George, Tal y Cafn and Tyn y Groes</p> <ul style="list-style-type: none"> • In line with LDP policy, no market housing sites or employment sites will be allocated. Single or small estates of affordable housing for local need within, or at the edge of, minor villages and on windfall sites, will be acceptable as exceptions. It is considered that existing and proposed policy on affordable housing appropriately considers the needs and interests of the Welsh language, therefore no thresholds are requested for residential applications. A Community and Linguistic Statement may, however, be requested by the Council if it is considered that this would assist in determining the application. • Any other application will be assessed on a site by site basis to determine whether a Community and Linguistic Statement or a Community and Linguistic Impact Assessment is required. 	Minor editorial change
LDP6 – 025	5.7	9	<p>Hamlets: Bodtegwel, Bryn y Maen, Brymbo, Bryn Rhyd yr Arian, Bylchau, Capelulo, Cefn Berain, Cefn Brith, Dinmael, Glan Rhyd, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel Glyn Myfyr, Maerdy, Melin y Coed, Nebo, Pandy Tudur, Pentre Llyn Cymmer, Pente Isa, Pentre Tafarn y Fedw, Rhydlydan and Tan y Fron, and the open countryside</p> <ul style="list-style-type: none"> • In line with LDP policy, residential development will only be permitted in exceptional circumstances. A single dwelling may be supported within or at the edge of the settlement, or where this represents the conversion of a non-residential building in the open countryside, and where it is justified to meet affordable housing for local need. Again, it is considered that policy on rural exception sites and affordable housing for local need appropriately considers the needs and interests of the Welsh language; therefore no thresholds are 	Minor editorial change

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>requested for residential applications. A Community and Linguistic Statement may, however, be requested by the Council if it is considered that this would assist in determining the application.</p> <ul style="list-style-type: none"> Any other application will be assessed on a site by site basis to determine whether a Community and Linguistic Statement or Linguistic Impact Assessment is required. 	
LDP6 – 026	5.9	10	<p>Community and Linguistic Statements and Community and Linguistic Impact Assessments should be submitted along with a planning application. The Linguistic Statement could be submitted as a paragraph / additional section of the Design and Access Statement. The earlier the statement/impact assessment is factored in the planning application process, the less delay there will be in assessing the document(s).</p>	Minor editorial change Moves to section 8
LDP6 – 027	5.10	10	<p>The Council acknowledges there may be uncertainty in whether a statement/impact assessment is required; therefore, we request that applicants contact the Council if they are unsure whether a proposal falls within one of the above categories (see section 12 for contact details).</p>	Minor editorial change Moves to section 8
LDP6 – 028	6.	10	<p>Submitting What to include in a Community and Linguistic Statement</p>	Minor editorial change
LDP6 – 029	New paragraph		<p>To clarify, policy CTH/5 states that a Community Linguistic Statement should accompany the following application types:</p> <ul style="list-style-type: none"> housing applications on windfall sites of ten units or more in the Urban Development Strategy Area and five units or more in the Rural Development Strategy area; (please see Appendix 1 for a list of settlements) a commercial, industrial or tourist development with an area of 1,000 square metres or more in the Plan area; and development which is likely to lead to the loss of community facilities as defined in Policy CFS/6; 	Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance.

LDP6 – WELSH LANGUAGE SPG																																																										
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed				Justification																																																			
LDP6 – 030	New paragraph		<p>A windfall site is not specifically allocated for development in the LDP but may unexpectedly become available during the lifetime of a plan. An allowance is made in the LDP for such windfall sites. In addition, once the housing windfall delivery is met for a spatial strategy area in line with figures in table 2 below, this will trigger a review which would introduce assessment of all housing windfall applications against the Welsh language. This would also require a Community Linguistic Statement to be submitted for housing applications creating one or more unit in that spatial strategy area (the spatial strategy areas are those areas listed in each row of table 2).</p>				Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance.																																																			
LDP6 – 031	New Table		<table border="1"> <thead> <tr> <th></th> <th>2010</th> <th>Completions</th> <th>Permissions</th> <th>Windfall</th> <th>Allocations</th> <th>TOTAL S</th> </tr> </thead> <tbody> <tr> <td rowspan="6">URBAN</td> <td>Llanfairfechan / Penmaenmawr</td> <td>106</td> <td>83</td> <td>94</td> <td>52</td> <td>335</td> </tr> <tr> <td>Conwy, Llandudno, Llandudno Junction</td> <td>295</td> <td>570</td> <td>497</td> <td>335</td> <td>1697</td> </tr> <tr> <td>Bay of Colwyn, Mochdre</td> <td>319</td> <td>248</td> <td>410</td> <td>535</td> <td>1512</td> </tr> <tr> <td>Abergele, Towyn, Kinmel Bay</td> <td>126</td> <td>97</td> <td>110</td> <td>800</td> <td>1133</td> </tr> <tr> <td>Llanrwst</td> <td>28</td> <td>0</td> <td>67</td> <td>200</td> <td>295</td> </tr> <tr> <td>Urban Total</td> <td>874</td> <td>998</td> <td>1178</td> <td>1922</td> <td>4972</td> </tr> <tr> <td>R</td> <td>Tier 1 Main</td> <td>16</td> <td>65</td> <td>50</td> <td>235</td> <td>366</td> </tr> </tbody> </table>					2010	Completions	Permissions	Windfall	Allocations	TOTAL S	URBAN	Llanfairfechan / Penmaenmawr	106	83	94	52	335	Conwy, Llandudno, Llandudno Junction	295	570	497	335	1697	Bay of Colwyn, Mochdre	319	248	410	535	1512	Abergele, Towyn, Kinmel Bay	126	97	110	800	1133	Llanrwst	28	0	67	200	295	Urban Total	874	998	1178	1922	4972	R	Tier 1 Main	16	65	50	235	366	Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance.
	2010	Completions	Permissions	Windfall	Allocations	TOTAL S																																																				
URBAN	Llanfairfechan / Penmaenmawr	106	83	94	52	335																																																				
	Conwy, Llandudno, Llandudno Junction	295	570	497	335	1697																																																				
	Bay of Colwyn, Mochdre	319	248	410	535	1512																																																				
	Abergele, Towyn, Kinmel Bay	126	97	110	800	1133																																																				
	Llanrwst	28	0	67	200	295																																																				
	Urban Total	874	998	1178	1922	4972																																																				
R	Tier 1 Main	16	65	50	235	366																																																				

LDP6 – WELSH LANGUAGE SPG										
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed							Justification
			R A L	Minor Villages	12	0	38	0	50	
				Hamlets	11	0	36	0	47	
				Open Country	10	0	41	0	51	
				Rural Total	94	65	285	405	849	
				TOTALS	968	1063	1463	2327	5821	
							Empty Homes Strategy	509		
							School Modernisation	199		
							TOTAL	6529		
							Contingency	665		
							OVERALL HOUSING TOTAL	7194		
			Table 2: LDP Housing Distribution (copied from table 4 HOU1a in the LDP)							
LDP6 – 032	6.1	10	<p>A Community and Linguistic Statement should provide detail relating to the relevant development type questions below. The statement should seek to answer as many of the relevant questions as possible relevant to the type of development under consideration and be submitted at application stage in order to avoid any delay in assessment. Evidence, where available, should be presented when answering the questions below. The Council has prepared a webpage containing relevant statistical information (see section 12) Section 11 of this SPG lists contacts and references for further information. There is also statistical information available on the Council's website.</p>							Minor editorial and factual changes
LDP6 – 033	6.2	11	<p>Community Linguistic Statement: General</p> <ul style="list-style-type: none"> Are there appropriate local services such as shops, residential / community facilities to serve the development? 							Minor editorial changes

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<ul style="list-style-type: none"> Will the proposal create new opportunities to promote the Welsh language and local initiatives in the community? How will the development promote the use of the Welsh language in the community? What are the proposed mitigation measures? (See section five of this SPG on details of mitigation measures and submitting Mitigation Statements) 	
LDP6 – 034	6.3	11	<p>Community Linguistic Statement: Employment</p> <ul style="list-style-type: none"> Does the employment meet primarily local needs? Does the proposal comply with local and national strategies? How many jobs will be created and how many will be sourced locally? Are the required labour skills available locally? Are the proposed jobs short term (e.g seasonal) or longer term? For tourism developments, what is the expected catchment area? Would the proposal make use of the area's Welsh linguistic heritage? Are there other similar developments with planning permission in the area? Is the proposal likely to result in further investment of a similar kind? What training is required to re-skill the local workforce and will this include Welsh Language Training by the developer? How will new wage levels compare with the average wage levels in the area? Will the proposal compete or complement existing tourism attractions? 	Minor editorial change
LDP6 – 035	6.4	11	<p>Community Linguistic Statement: Residential</p> <ul style="list-style-type: none"> What is the expected market price for the houses and how does this compare with local household income? Have there been similar developments in scale completed in the past 5 years? If yes, have they met primarily local needs? Does the development include an appropriate element of affordable housing to meet local need? How will the development be phased? 	Minor editorial change

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<ul style="list-style-type: none"> Does the proposal comply with the type and demand of housing forecasted in the LDP? What has been the rate of residential growth in the community in the past 5 years? What has been the percentage occupancy by local people of new dwellings completed in the past 5 years? Would the proposal involve building any second homes? Would they be marketed locally? If not, where? 	
LDP6 – 036	6.5	12	Community Linguistic Statement: Education <ul style="list-style-type: none"> Is the proposal likely to result in the need for additional school places? If yes, is there sufficient capacity within local schools, and how is the proposal likely to affect the Welsh language patterns in local schools? 	Minor editorial change
LDP6 – 037	6.6	12	Community Linguistic Statement: Infrastructure <ul style="list-style-type: none"> Would the development significantly improve accessibility into the area and reduce travel times from larger surrounding conurbations? 	Minor editorial change
LDP6 – 038	7.	12	Submitting What to include in a Community and Linguistic Impact Assessment	Minor editorial change
LDP6 – 039	7.1	12	In certain instances, as explained in section 5 Policy CTH/5, it may be considered that a Community and Linguistic Statement is not sufficient for assessing the potential impact of proposed development on an area and/or community. Such developments may be substantial in their scale and likely impacts. If this is the case the LPA will require a Community and Linguistic Impact Assessment to assess in greater detail any potential impacts on a community and its cultural and linguistic character.	Minor editorial changes
LDP6 – 040			In each case where a Community and Linguistic Impact Assessment is required, applicants will not be required to submit a Community and Linguistic Statement as	Minor editorial change Previously paragraph 5.3

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			well.	
LDP6 – 041	7.4	13	The CLIA impact assessment methodology is a subjective process intended to establish the probable impacts stemming from a development proposal or policy. When applicants and officers use the checklist, each question should be answered with a positive, negative or neutral score reflecting the perceived impact of the development against the five sets of issues. Numerals need to be inserted as the answer to each checklist question, with numeral +1 representing a perceived positive impact, numeral -1 a perceived negative impact, and numeral 0 for a perceived neutral impact.	Minor editorial change
LDP6 – 042	8.	15	8. 7.11 Community Linguistic Impact Assessment	Minor factual change
LDP6 – 043	9.	16	9. 7.12 Overall Impact Assessment Index	Minor editorial change
LDP6 – 044	10.	17	Assessing Proposals / Mitigation Measures	Minor editorial change
LDP6 – 045	10.1	17	The following list provides examples of possible mitigation measures that could be included in development proposals. The list is not exhaustive and many are governed by Planning Obligations, whereas others may be more appropriate as conditions or unilateral undertakings.	Minor editorial change
LDP6 – 046	10.2	17	The list below should be read alongside the Council's draft SPG on Planning Obligations. It will be imperative that whatever is sought has a direct relationship with the planning permission. It will be important to ensure that what is being asked for is reasonably related in scale and kind to the proposal and doesn't make development unviable.	Minor editorial change
LDP6 – 047	10.3	17	It will also be necessary for there to be evidence that the development would have an adverse effect on the Welsh language, determined through the completion of the relevant Statement or Impact Assessment and assessed by the LPA.	Minor editorial change

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/ Heading	Page No.	Change Proposed	Justification
LDP6 – 048	10.4	17	<p>Housing</p> <ul style="list-style-type: none"> • Phasing the number of houses to be built; • Provision of an appropriate mix of housing, including affordable housing for local needs (based on Housing Need and Rural Housing Enabler studies, where available); • Agreements to provide for people on the local housing register; • Provision of street names / development names which have regard to local linguistic heritage. 	Minor editorial change
LDP6 – 049	10.5	17	<p>Employment (including retail)</p> <ul style="list-style-type: none"> • Local labour contracts; • Support for local skills training initiatives; • Provision for bilingual signs within and outside the establishment. 	Minor editorial change
LDP6 – 050	10.6	17	<p>Education</p> <ul style="list-style-type: none"> • Support and funding for language induction and staff language lessons e.g. short targeted courses related to both the employers' and employees'/persons' needs; • Support the funding for cultural and language initiatives/projects to encourage the use of the language within communities; • Support for the provision of school places in the local Welsh medium school(s); • Support and funding for language and cultural awareness courses. 	Minor editorial change
LDP6 – 051	10.7	18	<p>Applicants should consult with local organisations to establish what language-related initiatives are currently available in Conwy and the surrounding area. Menter Iaith Conwy lists recent news and projects on its website and there is a list of 'courses in the community' on the Council's website. Please see section 12 for the full references.</p>	Minor editorial change

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP6 – 052			Submitting Your Application	Minor factual change
LDP6 – 053			Mitigation Statements, Community and Linguistic Statements and Community and Linguistic Impact Assessments should be submitted along with a planning application. The Mitigation Statement and/or Community Linguistic Statement could be submitted as a paragraph / additional section of the Design and Access Statement. The earlier the statement/impact assessment is factored in the planning application process, the less delay there will be in assessing the document(s).	Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance. Previously part of paragraph 5.9
LDP6 – 054			The Council acknowledges there may be uncertainty in whether a statement/impact assessment is required; therefore, we request that applicants contact the Council if they are unsure whether a proposal falls within one of the above categories (see section 12 10 for contact details)	Minor factual change Previously part of paragraph 5.1
LDP6 – 055	New paragraph		The Statements and Impact Assessment will be verified by the Council at application stage and form part of the appraisal of a planning application, as a material consideration. There may be instances where a Community Linguistic Statement has been submitted and the appraisal of the application and statement raise questionable conclusions. In such instances the Council may request that the applicant prepares a Community Linguistic Impact Assessment. In such cases the reasoning will be fully explained and regular dialogue will be maintained with the applicant to avoid unnecessary delay in processing the application.	Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance.
LDP6 – 056	11.1	18	This SPG will be monitored against LDP (and other related Council documents) objectives. Feedback on the applicability of the Mitigation Statements, Community and Linguistic Statement and Community and Linguistic Impact Assessment will be	Text included to reflect work undertaken based on representations received

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/ Heading	Page No.	Change Proposed	Justification
			encouraged from applicants and this information will be used to inform and develop local and (in consultation with other LPAs and relevant stakeholders) national policy.	on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance.
LDP6 – 057	New paragraph		As part of the monitoring of policy CTH/5 the Council will assess the effectiveness of the Welsh language assessment process, including Mitigation Statements, Community Linguistic Statements and Community Linguistic Impact Assessments. The Council will also undertake Housing Occupancy surveys to monitor the occupancy of housing developments. Such information will assist in monitoring policy CTH/5 and whether the LDP is, in line with one of the LDP spatial objectives, ensuring that development supports and sustains the long term wellbeing of the Welsh language and the character and linguistic balance of communities.	Text included to reflect work undertaken based on representations received on the Deposit LDP and Revised Deposit LDP and emerging national planning guidance.
LDP6 – 058	12.	19	<p>Contacts and Further Information</p> <p>A webpage containing statistical information relevant to the Community and Linguistic Statement and Community and Linguistic Impact Assessment questions has been prepared to aid applicants in completing the relevant documents. This is available at www.conwy.gov.uk/ldp</p> <p>The Council encourages pre-application discussions to determine whether a Community and Linguistic Statement or a Community and Linguistic Impact Assessment is required. Should you have any queries relating to the policy and assessment requirements detailed in this document, please contact:</p> <p>Planning Policy Service (26 Castle Street, Conwy. LL32 8AY)</p> <p>Tel: 01492 575461</p> <p>cdll.ldp@conwy.gov.uk</p>	Minor editorial changes

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>Development and Building Control (Civic Offices, Colwyn Bay. LL29 8AR) Tel: 01492 574000 cynllun.plan@conwy.gov.uk</p> <p>The following documents provide background information to the proposals in this SPG:</p> <ul style="list-style-type: none"> • People, Places, Futures: Wales Spatial Plan (2008 update) http://wales.gov.uk/location/strategy/spatial/documents/wsp2008update/?lang=en • Planning Policy Wales (2010) http://wales.gov.uk/topics/planning/policy/ppw2010/?jsessionid=ZyzGMbDj3vdnSLWshGTFz5N4QsGQ6W3q93Zy jR2YbQDw1x2hLhWl-463154188?lang=en http://wales.gov.uk/topics/planning/policy/ppw/?lang=en • Technical Advice Note (TAN) 20: The Welsh Language – Unitary Development Plans and Planning Control http://wales.gov.uk/docrepos/40382/epc/planning/403821/40382/403824/tan20-e.pdf?lang=en http://wales.gov.uk/topics/planning/policy/tans/tan20/?lang=en • Planning and the Welsh Language: The Way Ahead (2005) http://www.byig-wlb.org.uk/English/publications/Publications/4241.pdf • Conwy Local Development Plan: Revised Deposit (2010) www.conwy.gov.uk/ldp • Conwy Local Development Plan: Background Paper 33 – Planning and the Welsh Language in Conwy (2010) Welsh Language Impact Assessment • Conwy Local Development Plan: Planning Obligations SPG (2010) • Welsh Language Strategy 2012-2017 – A living language: a language for living (2012) http://wales.gov.uk/topics/welshlanguage/policy/living/?lang=en • laith Pawb: A National Action Plan for a Bilingual Wales (2003) 	

LDP6 – WELSH LANGUAGE SPG				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>http://wales.gov.uk/depc/publications/welshlanguage/iaithpawb/iaithpawbe.pdf?lang=en</p> <ul style="list-style-type: none"> • A Guide to Bilingual Design – Welsh Language Board (2001) http://www.byig-wlb.org.uk/English/publications/Publications/32.pdf • Conwy County Borough Council – The Naming of Streets – Guidance on Procedure http://www.conwy.gov.uk/doc.asp?cat=4635&doc=20945 http://www.conwy.gov.uk/section.asp?cat=4635&Language=1 <p>For further information on the Welsh language and initiatives in Conwy:</p> <ul style="list-style-type: none"> • Bwrdd yr Iaith Gymraeg / Welsh Language Board - www.byig-wlb.org.uk • Menter Iaith - www.mentrauiath-gogledd.com/cym/conwy.html • Statistics for Wales - http://wales.gov.uk/topics/statistics/?lang=en • Courses in the Community – http://www.conwy.gov.uk/doc.asp?cat=6583&doc=24511&Language=1 • Adult learning links – http://www.conwy.gov.uk/section.asp?cat=4829&Language=1 • Council grant scheme for the provision of bilingual signs http://www.conwy.gov.uk/dratozdetail.asp?cat=2841&doc=1119&azkey=g&azid=427 	
LDP6 – 059	New Appendix		<p>Appendix 1 – Relevant LDP Policies</p> <p>NOTE: Policy CTH/5 The Welsh Language is provided in section four of this SPG.</p>	Minor editorial changes