

<p>HS2/AP5 – NPA to revise Policy 14 and reasoned justification to explain the circumstances in which the requirements of the policy would apply and the nature of the mitigation that would be required.</p>	<p>26th July 2019</p>	<p>SH</p>		
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Edits highlighted in green.

<p>Policy 14</p>	<p>Development in Welsh Language-Sensitive Areas</p> <p>Unanticipated development proposals w Within the identified Welsh Language-Sensitive Areas (shown on the Proposals Map), proposals which are considered likely to have a significant effect on the Welsh language will be subject to a Language Impact Assessment, setting out the measures to be taken to protect, promote and enhance the Welsh language.</p> <p>Proposals which are considered likely to have a significant effect on the Welsh language are those that lie outside Centre boundaries and are for:</p> <ul style="list-style-type: none"> a) residential development for ten or more dwellings or the site has capacity for 10 or more dwellings; or b) development where the floorspace created in a building or buildings is 1,000 square metres or more; or c) the site measures more than 1 hectare. <p>Development which would result in an unacceptable adverse effect on the Welsh language will not be permitted.</p>
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Paragraph Sty

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allocated in the Plan or a further order subject to a language impact assessment as this is already a requirement of the Plan preparation. Only large-scale development on windfall sites within the defined language-sensitive areas considered likely to have a significant effect on the Welsh language will require an assessment of the likely impact on the Welsh language to be undertaken. For the purposes of this policy 'large scale development' is 'major development' as defined in the 'Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (see Appendix 1 Land with Planning Permission or Development Consent Order for an explanation). The National Park Authority will be responsible for undertaking any assessment it considers is required and for determining its form.

4.84 The area is identified on the Proposals Map. As part of the Annual Monitoring Report the National Park Authority will consider if there has been any significant contextual change regarding the evidence base supporting this policy. The Authority will consider if changes are needed and whether this would require a selective review in advance of the 4-year formal requirement.

4.85 Mitigation measures may need to be applied to any permission either through conditions attached to a planning permission or through section 106 obligations. All section 106 obligations in relation to mitigating the impacts on the Welsh language which are considered necessary to make the development acceptable in planning terms and which are directly related to the development are required to comply with regulations. Potentially appropriate measures include:

- phasing policies that complement the Local Development Plan's overall delivery trajectory
- provision of affordable housing for local needs
- features that promote Welsh language as an intrinsic element of design and layout
- support for the provision or enhancement of Welsh medium education