

Draft Site Development Brief: Ty Nant, Nant Hall Road, Prestatyn

Main Document



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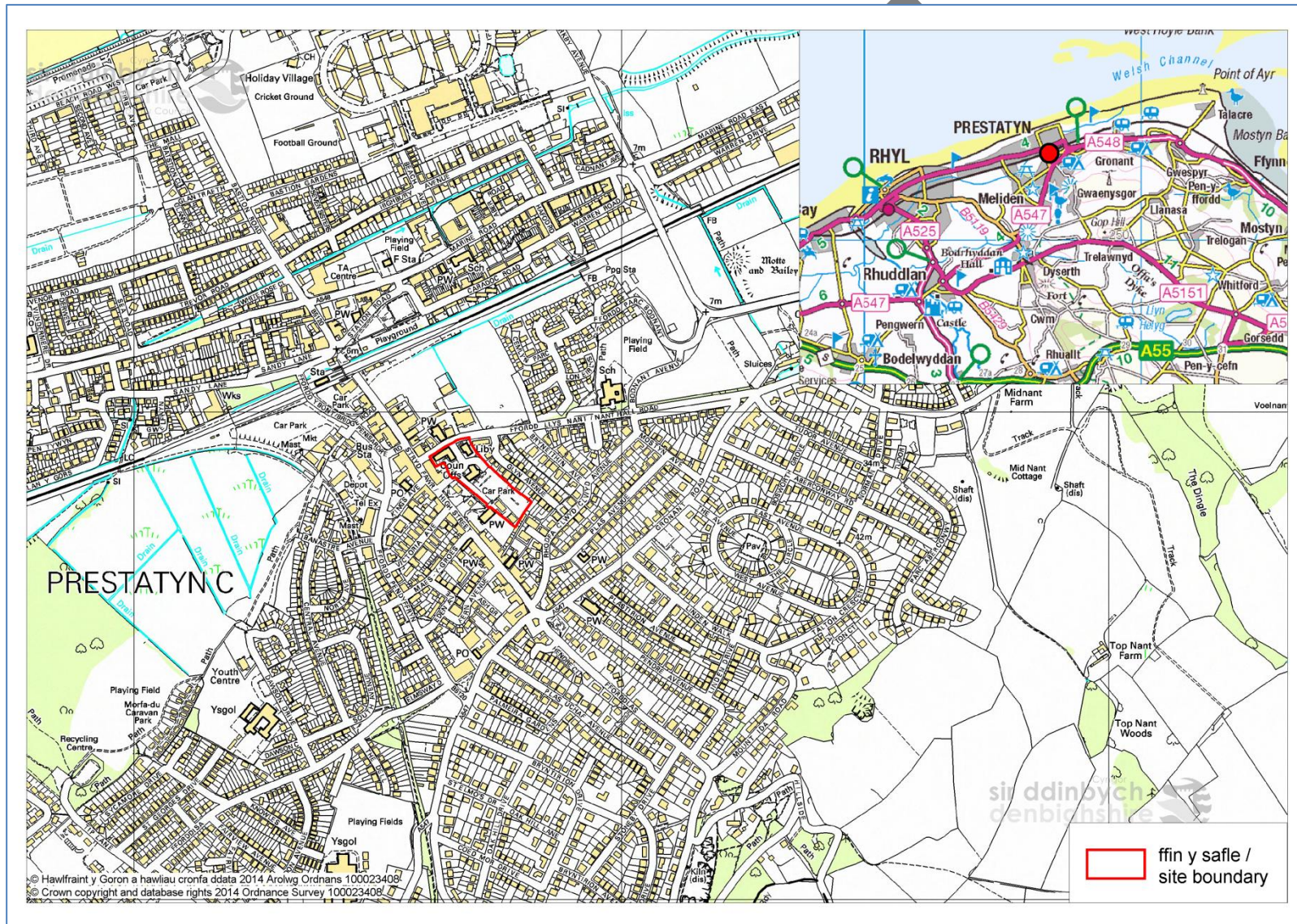


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Cover Photo: Ty Nant, Prestatyn (Aerial View, 2009)



Figure 1: Location of Ty Nant, Prestatyn



1. Introduction

- 1.1 This site development brief is one of a series of Supplementary Planning Guidance notes amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP) policies or principles of development for individual site allocations in a format which aims to guide the process, design and quality of new development. These notes are intended to offer detailed guidance to assist members of the public, Members of the Council, potential developers and Officers in discussions prior to the submission of and, consequently, in determination of future planning applications.

2. Document Status and Stages in Preparation

- 2.1 This site development brief was formally approved for public consultation by Denbighshire County Council's Planning Committee on XXXX.
- 2.2 The Council's Supplementary Planning Guidance notes (SPGs) are not part of the adopted local development plan. The Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as a material planning consideration when LPAs, Planning Inspectors and the Welsh Government determine planning applications and appeals.
- 2.3 This document has been prepared in accordance with planning policy contained in Planning Policy Wales (Edition 7), guidance on 'economic development' provided by Welsh Government, as well as consultation with members of the public.

3. Site Location and Description

3.1 Location

The site is located in the centre of Prestatyn, to the east of the High Street

(please see figure 1). It is accessed from Nant Hall Road, with pedestrian access from the High Street. The site lies immediately opposite Parc Prestatyn Retail Park which opened in 2013.

3.2 **Size**

The site measures 1.3 hectares.

3.3 **Site Boundaries**

The site is bounded to the north by Nant Hall Road, a historically important route to the High Street. On the perimeter of the site are the Council offices and private offices. The site is bound to the west by the Parish Church and Vicarage, with the High Street beyond. The southern boundary is of terraced Victorian housing in Church Walk. The eastern boundary comprises the rear boundaries of inter war housing on Glyn Avenue.

3.4 **Existing and previous land uses**

The Council Offices were built at the beginning of the 20th century. In the late 1960's or early 1970's the south western section of land next to the Parish Church was developed for a church hall. A guide hut was erected in the mid 1980's behind and south of the Church Hall. The lower northern part of the site remained as a car park for the town until the erection of Ty Nant Council Offices in 1996.

3.5 **Topography**

The topography of the site rises at a gentle gradient from north to south.

3.6 **Historical background**

Prestatyn developed rapidly from a fishing village to a thriving town. The townships of Prestatyn and Nant were merged to create a new parish of Prestatyn in 1863, after the parishes of Meliden and Llanasa were separated. The railway, which opened on 1st May 1848 contributed to the real and anticipated rise in population. The first phase of building of the Parish Church was built in 1863. The Vicarage was built in 1866. Both the buildings and



boundary walls are constructed of the local limestone, now comparatively rare in Prestatyn. Much of the Ruabon brick, seen extensively in the town and in Nant Hall Road, was imported.

3.7 Landscape and Landscape context

Much of the site is a hard surfaced urban car park. It is a large rectangular open space, with smaller block of development to the south west next to the Parish Church. It is bound by low limestone boundary walls to the west. There is post and panel fencing to the eastern boundary, with hedges to the south and south east. The area of high significance both in landscape terms and architectural and historical significance is the boundary between the Church and Vicarage and the car park. The trees and limestone boundary walls with the narrow width of the road between the boundary wall and car park boundary create a semi-rural character, which is an important part of the character of this area.

3.8 Trees and hedges

There are some significant trees within the Vicarage site. These are covered by a blanket TPO and comprise of several species. A tree survey has been undertaken on behalf of the Council and this identified a number of trees which should be retained and protected. These are shown on the Site Plan attached as Figure 3. The full survey is available on request. Trees important to the site are on the northern perimeter by the former library. This helps to continue the tree boundary further east and helps to break up the density of development on Nant Hall Road. These trees are shown on Figure 3. The survey also identified a number of trees which contribute to the site's amenity which should be integrated into the design where possible, to provide some mature landscaping. Hedges to the rear of the car park at the south of the site are also a positive landscape feature. Any new tree planting should incorporate a range of species and take account of the availability of space.

3.9 Biodiversity and ecology

A Phase 1 habitat survey, bird and bat survey and tree survey has been



undertaken on behalf of the Council and is available on request. This concluded that there are no rare or notable habitats present on the site, the majority of the site is hardstanding and amenity grassland. It also concluded that any development would not affect any watercourses. No bats were found on the site, although there may still be bats occasionally using the buildings and any demolition should be carried out outside the bat activity season (March to September). The site could be enhanced for bats by erecting some bat boxes, preferably along the south west corridor of the site. Any tree or shrub removal, or work to buildings should be timed to avoid the bird breeding season (March to September).

3.10 Existing buildings of importance

The site is adjacent to the Prestatyn High Street Conservation Area.

Listed buildings: -

Christ Church – a Grade II listed building directly abutting the site to the west. Listed as “A plain late C19 church built to a phased programme reflecting the expansion of Prestatyn as a resort, of well integrated design notwithstanding the involvement of three architects and the delay of completion of the chancel until after the Great War.”



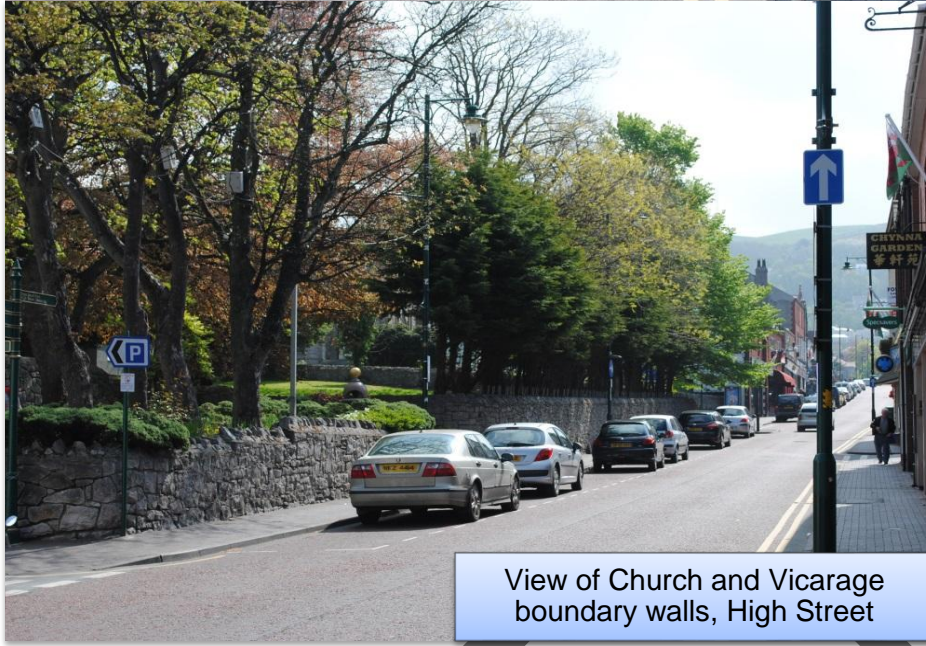


Christ Church Vicarage – a Grade II listed building abutting the site to the North West. Listed as “A good mid-Victorian parsonage which has retained its character and forms a group with its contemporary, Christ Church, by the same architect; the plan has the segregation of service circulation characteristic of the period.”

The outlook of the Vicarage faces south to the church. It has an extensive garden and the main reception rooms are to the south and the service rooms are to the north. The entrance to the site is also north. The building is close to but faces away from the access road to High Street, with a secondary elevation facing the access road. The spaces between these buildings are extremely important.

The Church and Vicarage boundary walls are listed as they form part of their curtilage.





Unlisted buildings

Northern boundary

The Council Offices, built 1907, which are attached to mid Victorian two storey properties, with canted bay windows. The Council offices are two storeys with a high pediment above the Council Chambers. There is some classically derived architectural detailing above windows and doors. The 1990's extension to the Council Offices is not of importance.

Across the road and abutting the site is the *former Police Station*, built of brick with Dutch gables and central doorway, the Presbyterian Church, built 1902, and an Edwardian semi-detached building half-timbered gables and bay windows. These are municipal buildings designed on the whole to be domestic in character and scale. The height and width of plot spaces reinforce this.

All the above buildings are in the Conservation Area.





3.11 Visual appraisal

Building form and street context

Nant Hall Road northern boundary - the treatment of the façade to the Council Offices reflects a type of Victorian architectural character similar to many English northern urban towns. There is a cohesive townscape rhythm created by a terrace development or single buildings with small or narrow garden boundaries. Bay windows, gable detailing and other architectural embellishments are also important. The scale overall is domestic. This part of Nant Hall Road has a fairly dense urban form and character, created by the following: -

- Building lines directly abutting pavement
- Cohesive architecture in terms of scale, massing and materials
- Ruabon red brick, with yellow sandstone surrounds, and slate roofs
- Two storey domestic scale, punctuated by the classically inspired Council Chambers.
- A moderate to high townscape value



- The character changes heading east on Nant Hall Road. There is more space surrounding and between buildings. The character of the former library appears to be more lightweight than the Victorian and Edwardian architecture. This is down to the use of materials, the amount of glazing and its neat and compact form, set back from the road, with trees and greenery introduced.

To the west, the Vicarage is set within spacious grounds facing south to the church. The character of this area is distinctly rural in character, which is a sharp contrast to the dense urban form of Nant Hall Road and northern part of the High Street.

3.12 Views

The principal view into the site from the single vehicular access point from Nant Hall Road is of Ty Nant. This has created a stop view to the site but has obscured the views to the Church. The views of the Vicarage and Church cannot be seen together as a result.



The Church building itself is not a dominant feature in any views from Nant Hall Road, as it is tucked neatly away between the High Street and car park



but the spire is very significant in terms of views to it. This is an important historical landmark. Other important views are of the limestone walls and the Vicarage and Church, which are of most significance when viewed in the same view point. This is partially obscured by Ty Nant.

Views to the site via the access road from High Street are created by a strong boundary line created by limestone boundary walls fronting small garden areas to either side. The stop view is busy, and includes a large mature tree and a side elevation of Ty Nant. The tree and Ty Nant are of roughly the same height. The view into the site from the principal route of the High Street could be improved.





3.13 Important open space

The open character of the car park is accidental and functional rather than attractive. It is of a significant size, but it has an unplanned character. Consequently existing development within the site, such as the Guide Hut and Church Hall have not created particularly relevant active frontages, or contributed to the character of the open space or to nearby streets and buildings.

An attempt to create a Civic Square between Ty Nant and the Council offices and library has not been realised. As a result Ty Nant is marooned between an access road and car parking, which has compromised the treatment of the space.

Green space is noticeably absent, apart from the area by the former Library. Back gardens are evident to the buildings on the northern perimeter of the site.

3.14 Cultural appraisal

This area has for a long time been the municipal quarter of Prestatyn. The Council's preference is for the existing Council Chamber located on the first floor of 6-8 Nant Hall to be retained, if not feasible alternative arrangements for accommodating Town Council meetings should be explored.



4. Planning Policy

- 4.1 Planning Policy Wales (Edition 7), paragraph 2.1.2, states that planning applications have to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Denbighshire's Local Development Plan 2006 – 2021 (LDP) was adopted in June 2013, and contains local policies applicable to any development proposals for Ty Nant, Prestatyn.
- 4.2 Material considerations are issues that may be relevant to the decision such as capacity of physical infrastructure (e.g. in the public drainage or water systems), noise or disturbance resulting from use, highways capacity, nature conservation and biodiversity objectives, flood risk, or previous appeal decisions and planning inquiry reports.

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Figure 2a

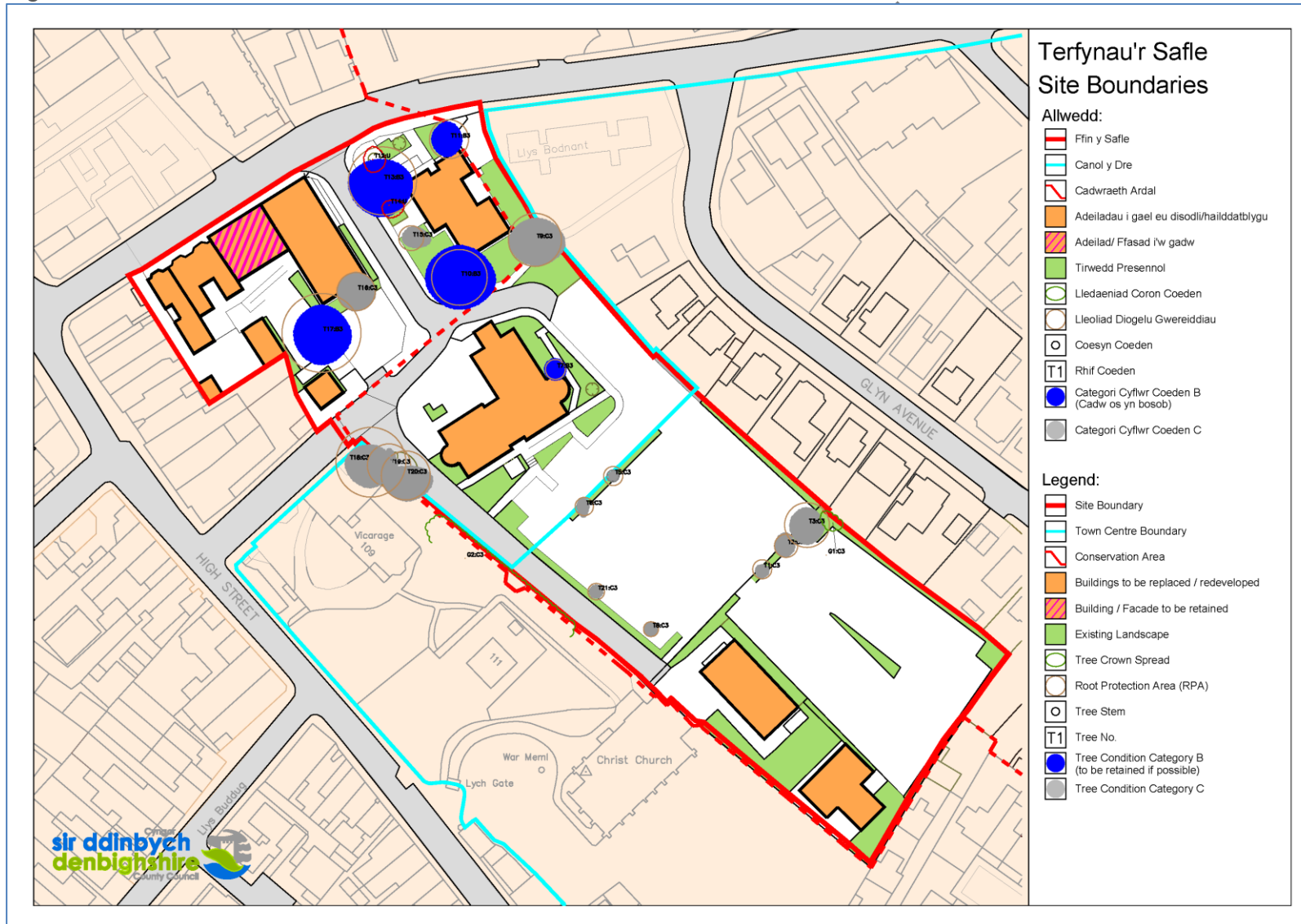
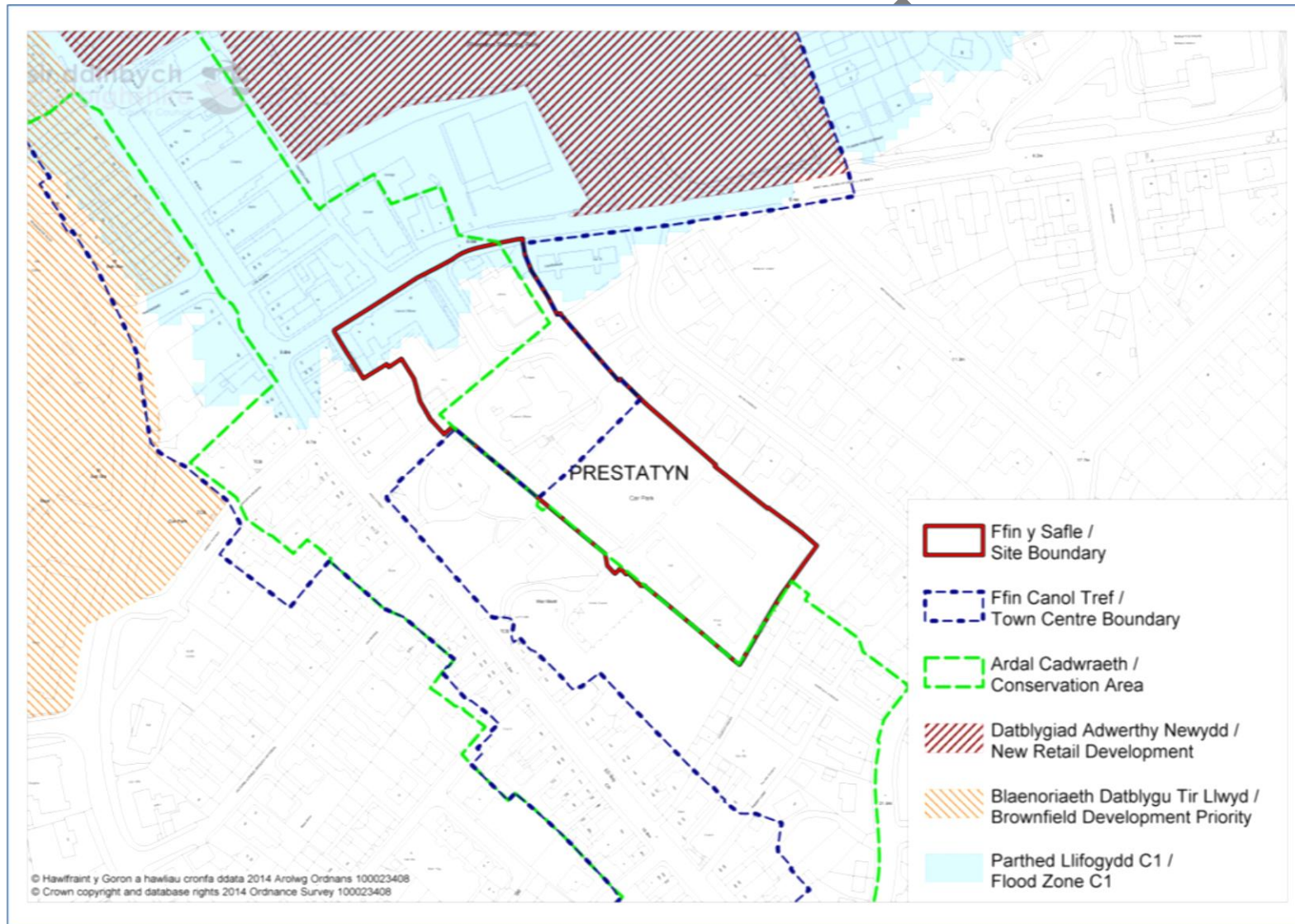


Figure 2b



- 4.3 LDP Policy RD 1 – Development Boundary: The site is located within the development boundary of Prestatyn, i.e. a wide range of land uses could be considered suitable subject to detailed policy criteria addressing sustainable development and good standard design.
- 4.4 Development proposals should aim for high standards of design in terms of built environment and in securing the best environment through landscape design. That means applicants may want to consider the following matters (that are by no means exhaustive): built height, scale and form, density of development, elevation of buildings, implementation of Sustainable Urban Drainage Systems (SUDS), provision of green landscape features and built material sympathetic to the surrounding area. Although the Policy generally seeks to achieve densities for residential development of a minimum of 35 dwellings per hectare, the density of residential development in the wider area is significantly less than this, consequently, proposals for lower densities may be acceptable on this site provided that a justifiable case is put forward.
- 4.5 LDP Policy BSC2 – Brownfield development priority: This policy directs development in Lower Growth Towns, such as Prestatyn, towards previously developed land, such as this site.
- 4.6 LDP Policy BSC4 – Affordable Housing: All developments of 3 or more dwellings are currently expected to provide a **minimum** of 10% affordable housing. Developments of between 3 and 10 dwellings are required to make a financial contribution, whereas developments of 10 or more are expected to make on-site provision. The minimum 10% contribution will be subject to annual monitoring of sales prices and could be increased to a minimum 30% contribution in the future. Further detail is provided in the Council’s adopted Supplementary Planning Guidance on Affordable Housing. The Council would encourage proposals for higher levels of affordable housing on this site.

- 4.7 LDP Policy VOE 1 – Conservation Area: Prestatyn’s Conservation Area borders to the north, and west. It is essential that any development proposals should maintain and wherever possible, enhance the character and setting of the conservation area, and listed buildings; particularly to potential adverse effects on the setting of Christ Church and Christ Church Vicarage (both Grade II Listed Buildings).
- 4.8 Appraising the local context is essential in identifying and understanding the historic development pattern and distinctive patterns of townscape. Such an exercise could include analysis of (this is by no means exhaustive): density of building blocks, development types and architectural vocabulary; building, roof and street lines; key and secondary views; important open spaces; and roof lines and chimneys. Such an appraisal should inform any design submitted as part of a planning application.
- 4.9 It is important to assess the character of the area; especially if there have been developments in the past that have not responded to the local context. This should be seen as an opportunity to enhance the area rather than maintain a poor status quo. Applicants may wish to discuss proposals with the Council’s Conservation Officers or Welsh Government body ‘Cadw’ prior to submitting a planning application.
- 4.10 LDP Policy BSC11 – Recreation and Open Space: Whilst no land is designated for recreation and open space on site, there is an opportunity to enhance public open space by providing a well-designed community open space within the site, with pedestrian links to the High Street and Nant Hall Road. This could provide a focus for the town, with provision of high quality seating, information and public art. The policy sets out the Council’s requirements for open space in association with residential development at a rate equivalent to 2.4 hectares per thousand population, to be provided on site unless it can be demonstrated that it is impractical to do so, in which case a commuted sum will be required. The preference here would be to secure



contributions from any residential development, to provide a community open space/ public square on the northern part of the site which would allow for better design and the potential to provide a more usable public space.

4.11 LDP Policy BSC12 – Community facilities: This policy seeks to protect community facilities. The former library building on the north-eastern part of the site was previously a community facility, but it is accepted in this case that the services that it provided have been relocated within Prestatyn and that the continued use of the facility is unviable and unsuitable. Therefore alternative provision on site would not be required. This policy would also apply to the existing church hall and guide hut on the southern part of the site and these facilities should be retained or alternative provision made.

4.12 LDP Policy PSE3 – Protection of employment land and buildings: The office building of Ty Nant has provided employment for a number of years, however it has been vacated and has been marketed for over a year. Proposals for the site may include retention of this building, however the Council would not oppose the redevelopment of this part of the site for alternative uses. Any planning application for development on this site should be accompanied by information demonstrating how proposals contribute towards regeneration and economic diversification.

4.13 Town Centre Boundary – LDP Policy PSE 8 / PSE 9: Prestatyn's town centre comprises a mixture of town centre uses and Prestatyn Retail Park which opened in 2013. The northern part of the site falls within the town centre boundary. LDP Policy PSE 8 applies to development within town centre boundaries as shown on the LDP Proposals Maps and LDP Policy PSE 9 refers to development in an out of town centre location but within development boundaries. As part of the site is located in a designated town centre, policy criteria as defined in PSE 8 are applicable to this part of the site. Within this area, development proposals will be permitted provided they enhance the vitality and viability of the town centre and do not result in an unacceptable imbalance of retail and non-retail uses. Any proposals for



development should be accompanied by information demonstrating how they would contribute to and enhance the vitality and viability of the town centre.

Policy PSE 9 would apply to the remainder of the site. This policy states that proposals for small scale retail uses will be permitted provided that they: (1) are less than 500sqm gross area; (2) serve the local area; (3) do not form part of an industrial estate; and (4) do not jeopardise the viability and vitality of town or district centres. Should the size of any retail proposed exceed 500sqm gross area, a sequential approach to the selection of sites would be required in line with Planning Policy Wales (Edition 7) paragraph 10.2.11.

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Development Vision

- To create a vibrant, attractive development which successfully connects and integrates with Prestatyn's town centre.
- To provide high quality design, which respects and enhances the adjacent important listed buildings and Prestatyn High Street Conservation Area.
- It should provide a mixture of uses which enhance the vitality and viability of Prestatyn's town centre by establishing an active frontage along Nant Hall Road, which could include new cafes and restaurants to add to Prestatyn's attractiveness and complement existing facilities in the town centre.
- The mixture of uses could include retail, commercial, residential, leisure, offices, health, education and public open space.
- The frontage to Nant Hall Road and the existing Council Chamber should be retained and re-used if possible but there is scope for innovative design on the remainder of the site.
- The aim is to provide well-designed public open spaces/ squares for visitors and residents to enjoy and to help to provide a focus for the town.
- Good pedestrian links, both within the site and to the High Street and Nant Hall Road will ensure that any development here becomes part of the town centre.

5. Development Framework

Land use and density

- 5.1 Redevelopment of this site provides the opportunity for a mix of uses, which could include housing, office, hotel, leisure, education, health and retail uses, together with public open space and improved links to the High Street. Any

residential development should be close to existing residential areas. The balance between commercial uses and residential uses will need to be carefully considered and the impact on the amenity of existing and proposed housing from any commercial development proposed would have to be considered. This should include aspects such as noise, opening hours, refuse collection, and car parking.

5.2 The space to the south of the site could benefit from a development of larger massing and scale and an innovative design that could sit comfortably alongside the Church, providing that building heights, rooflines, skylines, massing and appropriate space around the building were taken into consideration.

5.3 Retail or commercial uses may be best clustered around the existing commercial area around Nant Hall Road. The scale, mass and form of this should sit comfortably with the former Council Offices fronting Nant Hall Road. The Council's preference is that the frontage to Nant Hall Road and the Council Chamber should be retained if possible.

5.4 There is potential to retain and re-use Ty Nant Council offices, however the Council would not be opposed to demolition, which would allow for the comprehensive redevelopment of the site to provide a high quality scheme better linked to the town centre and contributing to its vitality and viability.

A large portion of the site is currently provided for car parking although this has been underutilised since the closure of the Ty Nant Council Offices. Parking occupancy surveys undertaken in August and September 2014 indicate that there is sufficient parking capacity elsewhere in the town centre to accommodate any parking displaced from the site. Any redevelopment of the site would, however, need to provide sufficient parking spaces for the new uses in line with the Council's requirements.

5.5 Prestatyn has a high level of housing need and a mixture of mainly 2 bedroom town houses/terraced (some 3 bedroom) would be most appropriate for the

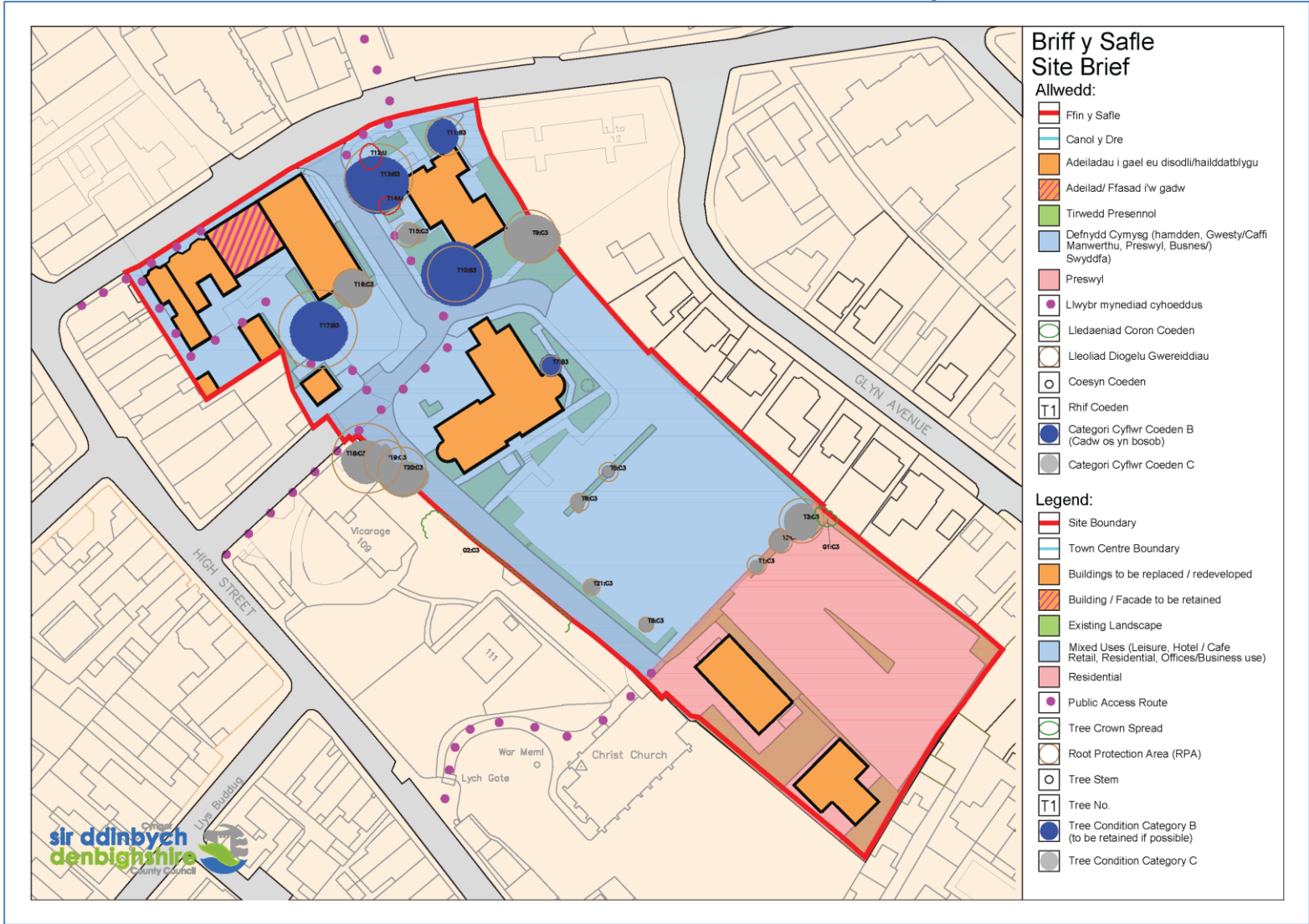


southern part of the site. Affordable housing provided should comprise a mixture of mainly rented properties with some shared equity properties. In view of the high level of housing need in the area, the Council will require a minimum of 20% affordable housing to be provided on the site. Any residential development would be required to meet the Council's space standards set out in SPG: Residential Space Standards.

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Figure 3



Design Principles: Public realm

- 5.6 Listed buildings and their settings need to be preserved and enhanced. Generally the space within the site currently does not enhance the setting of the listed buildings to any great degree. However, the lane by the church and vicarage is very important.
- 5.7 The area of high significance, and part of the setting of the Church and Vicarage is the boundary wall between these buildings and the car park. The trees and limestone boundary walls with the narrow width of the road between the boundary wall and car park, boundary create a semi-rural character, which captures the character of historic Prestatyn and this part of the conservation area. The character of this area needs to be strengthened and enhanced by appropriate highway management, and landscaping, including the introduction of limestone walls, trees and an appropriate traffic management system. It would be best protected as a pedestrian access. Any proposals to use this as a vehicular access need to take into account its special character, the setting of the listed church and Vicarage and apply the principles of Manual for Streets.
- 5.8 The post and panel fencing to the eastern residential boundary makes the public space dead. The appearance of this perimeter needs to be strengthened by either appropriate development, such as residential, or appropriate landscaping. Back gardens to the buildings on the perimeter of the site need careful treatment to enhance any abutting public open space.
- 5.9 Improving the view from the High Street into the site, and improving boundaries to either side of the road, such as appropriate tree planting is important. Views in and out of the site should identify particular vantage points, and features of interest. The critical view is of the Church spire. This should be recorded in any appraisal and site lines protected. Cluster viewpoints will also be important – for example the relationships with the Church and Vicarage.

Integrated sustainable renewable resources would be welcomed, providing they are integral architectural components of the building.

Green infrastructure / Open Space

- 5.10 The green space outside the library could be retained and the tree boundary reinforced to create a visual link to the eastern part of Nant Hall Road. There are a number of trees on the northern part of the site which should be retained and protected and these are shown on Figure 3: Site Brief Plan. The Tree Survey also identified a number of trees which contribute to the site's amenity which should be integrated into the design where possible, to provide some mature landscaping. Green space could be introduced into the site to enhance the setting of the Church and Vicarage, or could form part of a series of urban squares.
- 5.11 A series of linked formal squares from Nant Hall Road into the site should be considered, with high quality hard and soft landscaping. The Council's policy requires a contribution from any residential development towards open space provision. The Council's general preference is for on-site provision however, contributions from any residential development to an enhanced community open space/ public square on the northern part of the site would be preferable and would allow for better design and the potential to provide a more usable public space.

Built form and materials

- 5.12 Any redevelopment on the northern section of Nant Hall Road should reinforce the street's building line. There is scope to set the building line back on the former library site, provided that there is positive treatment to the gable end of the Council offices. There is a strong vertical emphasis to windows and doors, which is important and should be considered in any new development in order to retain the townscape rhythm. An active frontage with appropriate scale, massing and detail to the site onto Nant Hall Road is



essential.

Any affordable housing should be well designed in terms of materials and detailing and not segregated architecturally.

New build within the site needs to reflect the scale, height and mass of existing buildings, which are principally two storey, and generally terraced or set close together within small grounds. An imaginative approach can be considered, but within the confines of the existing scale, height and massing of buildings.

The existing buildings on Nant Hall Road are capable of re-use. A mixed tenure – such as shop units to ground floor and residential above, would be encouraged. The Council would encourage active frontages at street level along Nant Hall Road. A similar approach to new build on the site should be considered.

Residential development should be of high quality and design, and reflect good housing examples in terms of scale, massing and architectural quality in Bryneithin Avenue and Clwyd Avenue for example. There should be a clear demarcation between public and private space and frontages facing into the site.

Demolition

- 5.13 Demolition of the former library, Ty Nant and the modern extension to the Council Offices on Nant Hall Road is considered acceptable. Conservation Area consent would be required for those buildings to be demolished within the Conservation Area.

Community safety

- 5.14 Any proposals should ensure the creation of attractive and safe public spaces and movement routes particularly for the pedestrian and cyclist maximising natural surveillance over the public realm and adopting where appropriate Secure by Design measures.



6. Access and Movement

- 6.1 Vehicular access should be gained from Nant Hall Road, there may be scope to alter the current access point and flexibility with regard to internal access and circulation arrangements within the site. Design solutions should have regard to 'Manual for Streets'. Any proposals should incorporate clear, attractive and safe pedestrian links to the High Street and Nant Hall Road.
- 6.2 Pedestrian access routes from Glyn Avenue to the car park site should be permeable, protected and enhanced. Proposals should provide safe conditions for pedestrians, cyclists and those with mobility impairments both entering and exiting the site and also moving within the site. There may be the need to carry out highway improvement works, depending on the nature of individual proposals and the potential increase of traffic generated by the development which would need to be assessed. Access arrangements and road improvement works should be discussed with the Council's Highways department.
- 6.3 Further guidance on parking requirements is set out the Council's Supplementary Planning Guidance: Parking Requirements in New Development.

7. Further Considerations

Flood risk considerations

- 7.1 A small part of the northern part of the site lies within Flood Risk Zone C1 of Welsh Government's Development Advice Map referred to in Technical Advice Note 15: Development and Flood Risk. Zone C1 denotes areas of floodplain which are developed and served by significant infrastructure, including various types of flood defences. Consequently, development may take place but will be subject to application of justification tests and acceptability of consequences for particular types. Detailed information on justification tests and acceptability criteria can be found in WG TAN15:



Development and Flood Risk, paragraphs 6 - 7 and Appendix 1. The majority of the site is shown within Flood Zone A – an area considered to be at little or no risk of fluvial or tidal flooding.

7.2 A flood consequences assessment has been undertaken for the site and is available on request.

7.3 With regard to flood risk, types of development can broadly be categorised as (1) Emergency Services (e.g. hospitals, fire station), (2) Highly Vulnerable Development (e.g. public buildings, all residential premises), and (3) Less Vulnerable Development (e.g. general industrial, retail, car parks). Whilst national planning guidance does not prohibit highly vulnerable development in Zone C1, development proposals must comply with the criteria set out in TAN15, and any advice from Natural Resources Wales (NRW) would be treated as a material consideration.

Archaeology

7.4 This area of Prestatyn is known to have the remains of Mesolithic hunter gatherer communities in the vicinity. During developments at the old Kwik Save site evidence of shell middens and stone tools have been found which demonstrate that people were exploiting the coastal resource perhaps seven or eight thousand years ago. When the Ty Nant office block was developed a possible hearth was found dating to this period. It is unclear what remains might be surviving on the remainder of the site and it is likely that a pre-determination evaluation would be needed as a first step to assess the archaeology present on the site. Developers are advised to contact the County Archaeologist regarding the pre-determination evaluation and potential measures to safeguard or enhance archaeological interests if necessary.

Drainage

7.5 Development should incorporate Sustainable Urban Drainage Systems (SUDS) to limit land drainage or surface water runoff discharging to the public



sewer or causing surface water flooding.

Construction

- 7.6 The Council will require a Construction Environmental Management Plan to be submitted, covering issues such as hours of work on site, delivery of materials, noise and disturbance during construction. The Council will also expect any developers to enter into local labour/ training agreements for the construction phase.

Welsh Language

- 7.7 The Council may require the submission of a Community and Linguistic Impact Assessment to accompany planning applications, dependent on the scale and type of development proposed. Further guidance is provided in SPG: Planning and the Welsh Language. Developers will be expected to provide bilingual signage as a minimum.

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