



# **Land at Maes Merddyn, Brynsiencyn Proposed Erection of 28. No. Dwellings and Associated Development**

## **Community and Linguistic Impact Assessment**

**Prepared for**

**Williams Homes (Bala) Ltd**

**October 2024**

**5072-CLIA01**



# Document Control

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## CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>2</b>
1.2	Structure of the Report.....	5
<b>2.0</b>	<b>PLANNING POLICY CONTEXT .....</b>	<b>6</b>
<b>3.0</b>	<b>COMMUNITY PROFILE .....</b>	<b>7</b>
3.1	Introduction .....	7
3.2	General Welsh Language skills.....	7
3.3	Welsh Language skills by age.....	9
3.4	Change in population .....	11
3.5	Housing market & need .....	14
3.6	Local infrastructure profile (facilities and services) .....	15
3.7	Engagement with local community and others .....	15
3.8	Summary .....	16
<b>4.0</b>	<b>KEY ISSUES AND CHARACTERISTICS OF THE DEVELOPMENT .....</b>	<b>16</b>
<b>5.0</b>	<b>FINDINGS AND CONCLUSIONS .....</b>	<b>28</b>
5.1	Summary of findings .....	28
5.2	Risk Assessment matrix.....	29
5.3	Mitigation and enhancement measures.....	29

## Figures

<b>Figure 1 - Map of Bodowyr Ward/electoral division.....</b>	<b>4</b>
<b>Figure 2 - Map of Lower Super Output Area - W01000027 (shaded pink) .....</b>	<b>4</b>
<b>Figure 3 - Welsh Language skills.....</b>	<b>8</b>
<b>Figures 4 &amp; 5 - Welsh Language skills by age and census year.....</b>	<b>9</b>
<b>Figures 6 &amp; 7 - Welsh Language speaking ability by tenure.....</b>	<b>13</b>

## TABLES

<b>Table 1 - Proposed Mix Detail .....</b>	<b>2</b>
<b>Table 2 - Housing mix and expected occupancy .....</b>	<b>11</b>
<b>Table 3 - Current, best, and worst case scenarios .....</b>	<b>12</b>



## 1.0 INTRODUCTION

- 1.1.1 This Planning Statement has been prepared on behalf of Williams Homes (Bala) Limited in support of a full planning application for 28 dwellings and associated development on Land at Maes Merddyn, Brynsiencyn, Anglesey (hereafter referred to as the 'Site').
- 1.1.2 The planning application is submitted to Isle of Anglesey County Council ('IoACC').
- 1.1.3 This scheme is being developed in partnership with Clwyd Alyn, who (if the scheme is approved) would take on the housing scheme at the end of the development. The following mix is proposed:-

**Table 1 - Proposed Mix Detail**

Unit type	No.	Type of dwelling	Bedroom no. per unit	Tenure
1-bedroom 2-person apartment	1	Apartment	1	Tenure neutral
1-bedroom 2-person apartment – Open market	7	Apartment	1	Open market
2-bedroom 4-person house	11	Semi-detached two-storey house	2	Tenure neutral
2-bedroom 4-person house – Open market	2	Semi-detached two-storey house	2	Open market
3-bedroom 5-person house	5	Semi-detached two-storey house	3	Tenure neutral
4-bedroom 7-person house	2	Semi-detached two-storey house	4	Tenure neutral
Total no. dwellings	28	Total no. bed spaces	57	

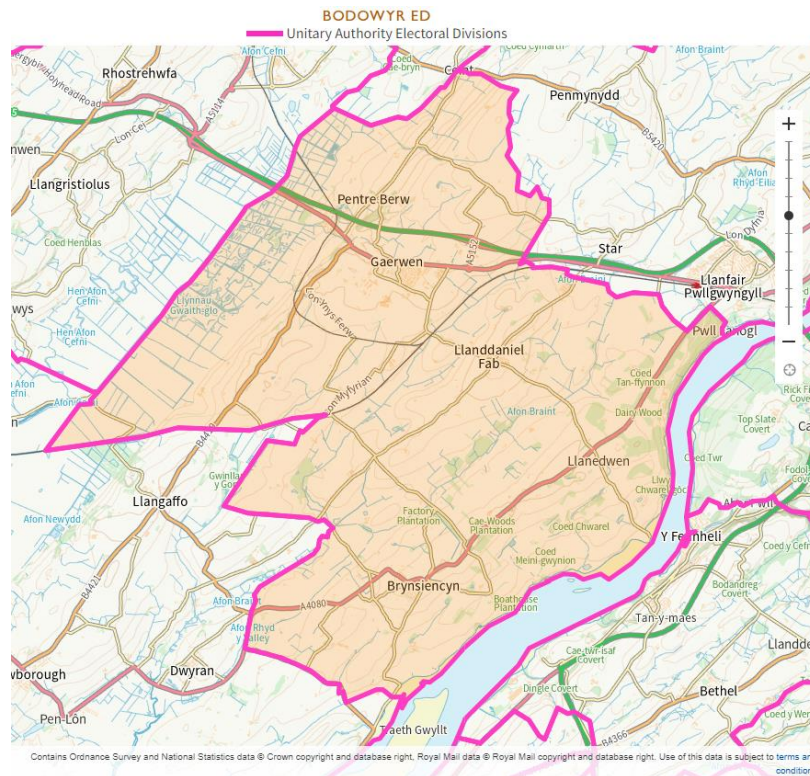
- 1.1.4 In this case, the application is being presented as a tenure neutral scheme, meaning that the Applicant is happy to agree to the required 100% affordable housing provision for relevant part of the site, but that it is proposed that the precise tenure of the dwellings will be left open in order to allow tenures to change over the development's life as needs change over time. That being said, the scheme is being developed and is designed as an entirely affordable housing development to meet identified local need, and the intention of the ultimate owner - Clwyd Alyn - is that the scheme will be provided as entirely affordable housing with the majority being social rented homes, meeting the objectives of the WG set target of delivering 20,000 new low carbon homes for social rent during this five year Senedd term to 2026. There

will be the opportunity to review a mix of tenures on the site (e.g. social rent, intermediate affordable rent, shared ownership, & intermediate affordable housing for sale) to meet need as it comes forward. This meets the aims and objectives of Isle of Anglesey County councils housing strategy to *“build homes in communities with our key Housing Partners, this includes working with rural communities to understand the real housing need within the communities. Housing Services and its key Housing Partners will build social rented properties, intermediate rent, self build and assistance to first time buyers as well as introduce a Shared Equity Policy.”* This approach allows some flexibility to Clwyd Alyn that the scheme can change to meet differing needs (if consented) once built, rather than being fixed at a particular tenure mix now that may not meet the future needs of the community.

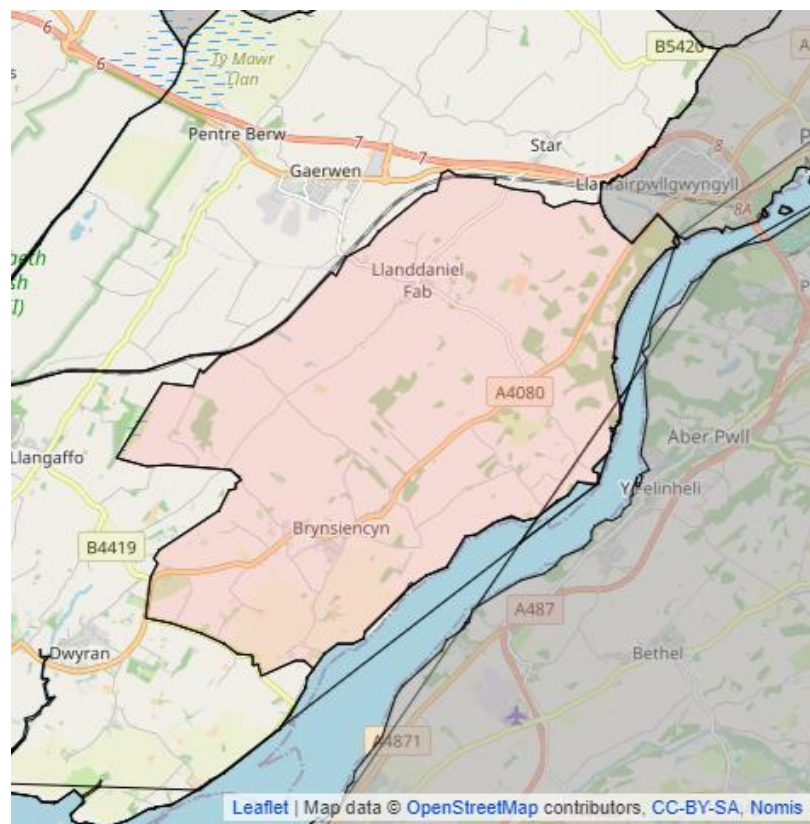
- 1.1.5 The mix of dwelling types proposed would meet a wide range of affordable housing need identified for the settlement, with a mix of property types and sizes provided to accommodate single people all the way up to large families.
- 1.1.6 It should also be noted that as the scheme is principally an exception site policy within the JLDP requires that any dwellings approved under that policy are subject to Section 106 Planning Obligation which will control their occupancy and status in perpetuity such that may only be used as affordable housing, and with controls such that they meet local need. This would comply with the requirements of relevant policy.
- 1.1.7 We have been instructed to prepare a Community and Linguistic Impact Assessment (CLIA) to meet the requirements of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) and an accompanying SPG. This CLIA should be read in conjunction with the other documentation submitted with the application.
- 1.1.8 The aim of the CLIA therefore is to assess the possible impact of the proposed development on the use of the Welsh language in the local community.
- 1.1.9 It is noted that the site is located within the ward/electoral division of Bodowyr. In this case data from the Lower Super Output Area W01000027 has been used as this is a good fit for the locality (see maps at figures 1 and 2) and provides readily comparable data across different data sets, and so data has been drawn from that area (where possible).



**Figure 1 - Map of Bodowyr Ward/electoral division**



**Figure 2 - Map of Lower Super Output Area - W01000027 (shaded pink)**



## 1.2 Structure of the Report

- 1.2.1 This Planning Statement is divided into five sections of which this introduction is **Section 1.0**.
- 1.2.2 **Section 2.0** provides an overview of the planning policy context for the Welsh Language, including the Development Plan, National Planning Policy, and other relevant documents.
- 1.2.3 **Section 3.0** examines available data on Welsh Language Skills in the locality and trends in the same, as well as examining other relevant matters.
- 1.2.4 **Section 4.0** provides an assessment of the key issues relating to the scheme and the characteristics of the same using the required risk assessment matrix set out in local planning policy guidance.
- 1.2.5 **Section 5.0** provides concise findings and conclusions.





## 2.0 PLANNING POLICY CONTEXT

2.1.1 Planning Legislation recognises impact upon the Welsh language as a material consideration, and National and Local Planning Policies reflect the importance of the Welsh language in the community. The effect of a development on the Welsh language is therefore a planning matter. Accordingly, this Statement has been prepared in accordance with the advice contained in the following documents:

- Planning Policy Wales (PPW) Edition 12 (2024);
- Technical Advice Note (Wales) (TAN) 20 – The Welsh Language (2017);
- Anglesey & Gwynedd Joint Local Development Plan (2017);
- IoACC & GC - Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities (2019).

2.1.2 The Local Planning Authority has demonstrated its support towards safeguarding the Welsh language through the planning system. Planning policies have been designed to ensure that all development supports the character and language balance of predominantly Welsh speaking communities and seeks to defend these communities from inappropriate development that is likely to undermine the language.

2.1.3 The Local Planning Authority has published and adopted an SPG on ‘Maintaining and Creating Distinctive and Sustainable Communities’ which gives guidance on how the Authority will make decisions regarding the impact of proposed developments on the Welsh language. It expands upon the criteria laid out in the JLDP as to when a Community and Linguistic Statement is required, as opposed to a full Impact Assessment because of the development’s scale and nature. In this instance a formal assessment is potentially required as the proposal is a major development and so criteria 2. of PS1 is triggered, albeit that the proposal clearly meets identified local needs. As the scheme is for a large-scale development on an unexpected windfall site the requirement for a CLIA is met. It has been confirmed through a Pre-Application Enquiry response from the LPA that the modest nature of the scheme means that a CLIA is required.

2.1.4 Appendix 8 in the SPG sets out how a CLIA should be set out and poses a series of questions that need to be answered in as much detail as possible and which are relevant to this particular type of development.





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## **3.0 COMMUNITY PROFILE**

### **3.1 Introduction**

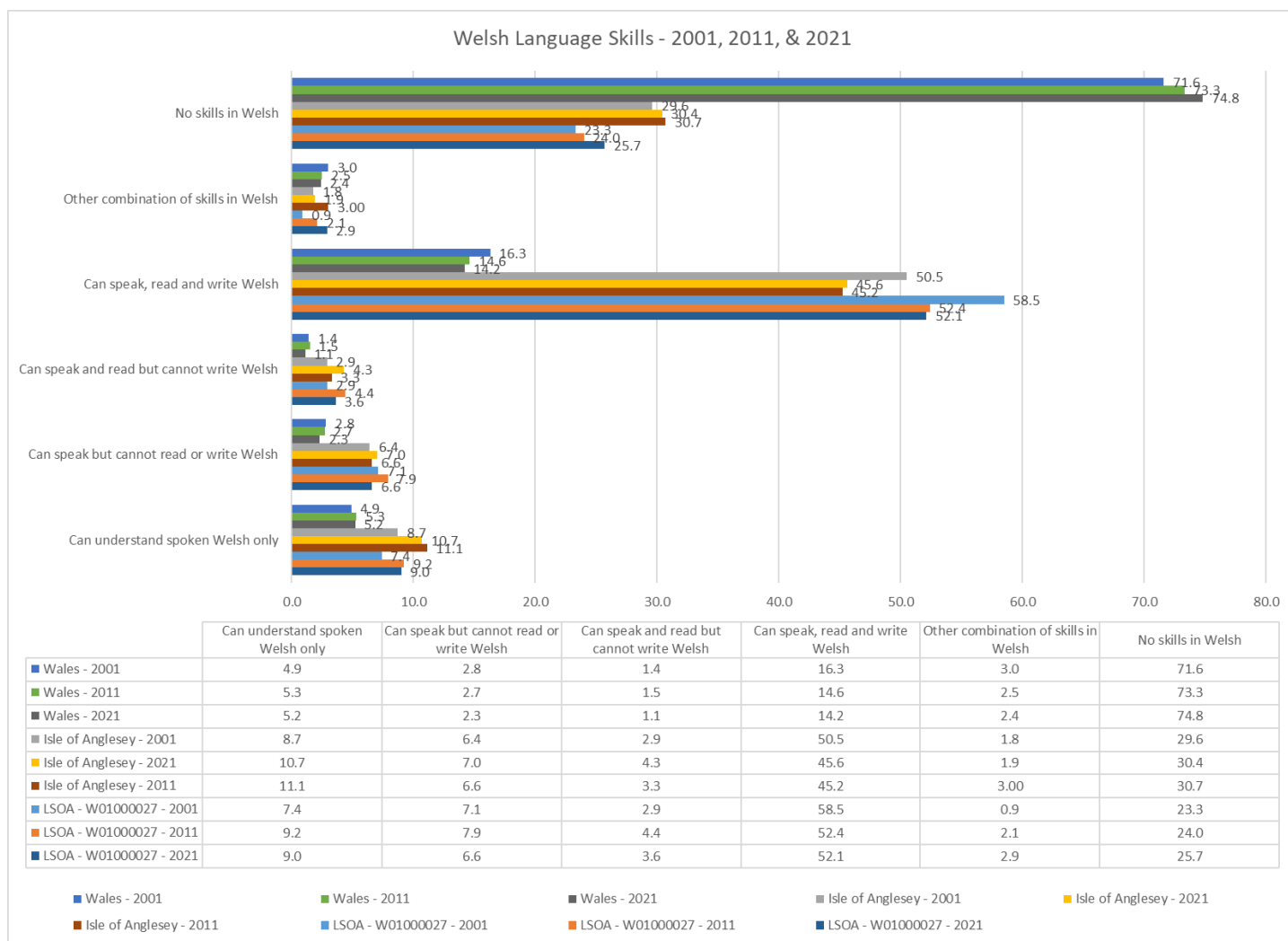
- 3.1.1 In order to be able to fully assess the impact of the proposed development on the Welsh language within the community it is essential to establish the existing use of the language both within the County and within the community in which it is set.
- 3.1.2 The 2001, 2011, and 2021 censuses provide the most useful data on Welsh Language use as other data sources only provide data at a county or larger geographic area level, which is of less relevance when considering a scheme of this scale.

### **3.2 General Welsh Language skills**

- 3.2.1 The following chart and table provide key data on Welsh Language Use in the community over the last three census’:-



Figure 3 - Welsh Language skills



3.2.2 For those with full Welsh language skills (i.e. speak, read, & write) there is a decline from 2001 to 2021 of 6.4 percentage points (pp), though the majority of the drop was from 2001 to 2011, with the drop thereafter only being 0.3pp. This follows the trend for the County & Wales as a whole, which have also seen a decline in this cohort over the same period - but importantly though this area is still above the levels for the County and Nation. There is also a modest growth in those with no skills of 2.4pp, which reflects the County and National trend but is more substantial – albeit that levels are below those for the larger areas.

3.2.3 There is also a growth in the proportion of the population who can:- understand spoken Welsh only (1.6pp), and can speak and read but cannot write (0.7pp) Welsh. The other categories have varied by similarly small amounts.

3.2.4 Looking at the under-lying numbers it appears that there has been a modest growth in the resident population of the area by 197 from 2001 to 2021, and that during that period the number of those with no Welsh Language Skills has grown by 89 persons, as has those who can speak Welsh only (44 persons) or who can speak and read but cannot write (18 persons), whereas those with full skills fell initially but then grew again to nearly its previous number between 2001 to 2021, with the other skills mix varying by similarly small amounts. The result is that those with no skills, who can speak only, or who can speak & read but cannot write make up a larger percentage of the population, and that those with full skills have declined as a proportion.

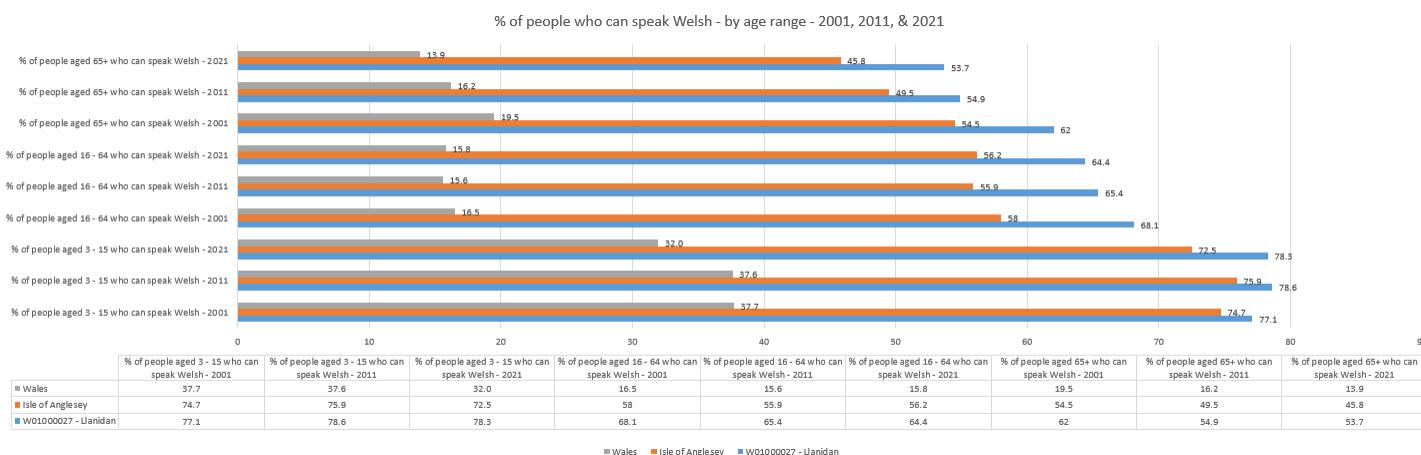
3.2.5 Therefore, the picture locally is of a growth in those with no Welsh skills, along with a decline in those with full skills, and with small variances in the other skill mixes. Importantly the area still has a higher level of Welsh Language skills than is typical even with the County and far outperforms the Nation as a whole, with those with no skills forming a minority of the local population. This provides an opportunity for further growth with appropriate interventions.

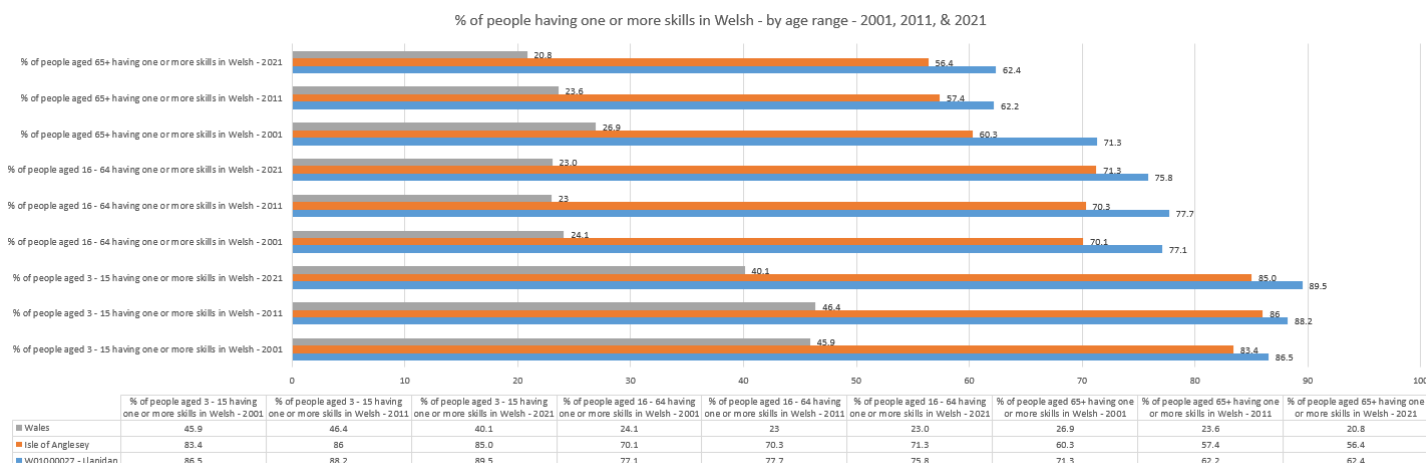
### 3.3 Welsh Language skills by age

3.3.1 However, aggregate figures do not tell the whole story, more insight can be gained from analysis of the figures by the age of the language user.

3.3.2 The charts and tables that follow show detail broken down by skill level and into age categories, and shows the change between census':-

**Figures 4 & 5 - Welsh Language skills by age and census year**





**3.3.3** Dealing with those who can speak Welsh, it can be seen that across all age ranges this local area has higher levels of Welsh speakers than the County and Nation. Encouragingly, there has been a growth from 2001 to 2021 in those in the 3-15 age range who speak Welsh of 1.2pp, though the number has varied with a modest decline from 2011 to 2021. However, in the working age cohort the level has declined by 3.7pp, and also for the over 65s (8.3pp). Importantly though, speakers remain the majority for all age groups.

**3.3.4** For those with multiple skills in Welsh, again the local area has a higher level of people with multiple skills than the County and Nation. There is again a picture of growth for the school age cohort (3pp – outperforming the County), and an initial growth and then modest decline for the working age group (1.3pp – the opposite of the modest growth for the County), and a more substantial decline for the over 65 age bracket (8.9 – larger than the county but coming from a higher level and reflecting the same trend).

**3.3.5** This points to a picture of a decline in skills in the older generation and the working age cohort, but most critically the area also outperforming the county skill levels for the school age brackets which provides a potential base for recovery in skills in the longer term. The area also has a higher level of skills than the County and the Nation, with those with ability in Welsh remaining the majority, which also provides a foundation from which growth can be built. A key priority then must be to provide housing and an economic base that will allow local residents with Welsh Language skills to remain in this area, and the young in particular as they will provide the base

to retain the high level of Welsh Language skills in the locality and provide a path to sustained growth in use of the language.

### 3.4 Change in population

3.4.1 In order to aid assessment of the potential impacts of the scheme it is considered to be helpful to provide estimates of the likely population of the development, then run various scenarios as to the possible impact upon the Welsh Language characteristics of the community.

3.4.2 The scheme would involve the following mix of units, with the expected population derived from available data on occupancy of typical dwellings<sup>1</sup>, giving the following overall potential resident population.

**Table 2 - Housing mix and expected occupancy**

Number bedrooms	Occupancy assumption	No. of units proposed	Resulting number of occupants
1	1.31	8	10.08
2	1.72	13	22.62
3	2.35	5	11.8
4	2.82	2	4.82
5 or more	3.18	0	0
<b>Total</b>	-	<b>28</b>	<b>49.32</b>

3.4.3 Based upon this the following table sets out best and worse-case scenarios for the development assuming either that all occupiers will have no Welsh language abilities, or will have full language abilities, and also on the assumption that all occupiers will come from outside of the local resident population.

<sup>1</sup> The occupancy level for each house size is drawn the LPA's own statistics that are used to calculate occupancy for planning purposes, and so are considered to be a reasonable figure to derive expected occupancy from.



**Table 3 - Current, best, and worst case scenarios**

Knowledge of Welsh	LSOA - W01000078 - 2021		Worst case scenario - All none users			Best case scenario - All full ability users		
	Number	%	Number	%	PP change	Number	%	PP change
All usual residents aged 3 and over	1814	100.0	1863.32	100		1863.32	100	
Can understand spoken Welsh only	163	9.0	163	8.7	-0.3	163	8.7	-0.3
Can speak but cannot read or write Welsh	120	6.6	120	6.4	-0.2	120	6.4	-0.2
Can speak and read but cannot write Welsh	65	3.6	65	3.5	-0.1	65	3.5	-0.1
Can speak, read and write Welsh	945	52.1	945	<b>50.7</b>	<b>-1.4</b>	<b>994.32</b>	<b>53.4</b>	<b>1.3</b>
Other combination of skills in Welsh	41	2.9	41	2.2	-0.7	41	2.2	-0.7
No skills in Welsh	466	25.7	<b>515.32</b>	<b>27.7</b>	<b>2.0</b>	466	<b>25.0</b>	<b>-0.7</b>

3.4.4 In both cases the small size of the scheme in comparison to the existing resident population means that in either scenario the percentage change in Welsh users would be modest (a 1.5 or 1.4pp change), and not sufficient to materially alter the Welsh Language skills profile or levels of the community. Indeed, in the worst-case scenarios those with Welsh language skills would remain the majority at 72.3%, with speakers being 60.6%. In addition, in such a scenario, efforts to integrate occupiers over time would reduce the change gradually.

3.4.5 Both scenarios are also unrealistic as they do not factor in the following points:-

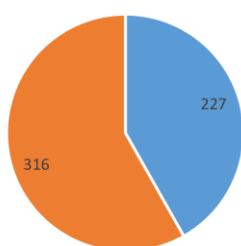
- i) Not all occupiers will come from outside of the community. Indeed, all, if not the overwhelming majority, will be drawn from this community or those surrounding it as the proposal is responding to evidence of considerable un-met housing need from local residents (see housing need document for detail). As such, the speakers are likely to have a representative mix of abilities to the local community, and in any case already form part of the wider local population/language community in which the residents of the locality take part;

- ii) Even if a proportion of occupiers move in from outside of the locality they will have a varied mix of abilities as reflects those in their existing community, as such the impact is likely to spread across all ability types, further diluting the change;
- iii) The above points are underlined by the local occupancy controls that will be imposed in the S106/Planning Obligation that would accompany any consent, which would include measures to ensure that the dwellings are retained as affordable homes in perpetuity, and also to favour those with local connections. Bearing in mind the latter control, it is reasonable to expect that occupiers would reflect the Linguistic profile of the community, and even on the occasions where the occupancy cascade is applied this would extend outward from the site into areas that also have reasonably high proportion of Welsh speakers;
- iv) A housing scheme could be built on the site in any case as it has an extant consent for 13 dwellings of which only 4 are affordable. Thus, there is a benefit in ensuring the delivery of an affordable housing led scheme designed to meet identified local needs.

3.4.6 Indeed, examination of data on Welsh ability by household tenure provides the following information for the host LSOA within which this site is set:-

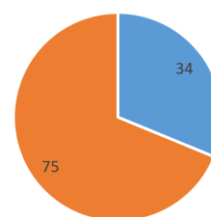
**Figures 6 & 7 - Welsh Language speaking ability by tenure**

Owned - Welsh speaking ability - LSOA 2021



■ Owned - Cannot speak Welsh ■ Owned - Can speak Welsh

Social Rented - Welsh speaking ability - LSOA 2021



■ Social Rented - Cannot speak Welsh ■ Social rented - Can speak Welsh

3.4.7 This shows that in this locality owner-occupied housing has a lower proportion of occupiers who are Welsh speakers vs social rented housing. This indicates that Welsh Language abilities for the type/tenure of housing primarily applied for here are



likely to be higher than would be the case for an open market led development, further reducing any potential impact upon the language.

- 3.4.8 As such, it is concluded that the proposal would result in a modest change in the population of the community, which is not likely to have a material impact upon the Welsh Language from 'new occupiers', and especially so when the fact that occupiers will be drawn from this community and those surrounding it is considered.

### 3.5 Housing market & need

- 3.5.1 As the proposal concerns a number of new dwellings some analysis of local housing supply is relevant in this case. The submitted Housing Need Assessment provides a detailed assessment of the proposed mix, current supply, likely demand (inclusive of detail of need recorded in relevant data sources), and then assesses the proposed mix against that information and the County level expectations of the Local Housing Market Assessment. That document must be read in full for a full assessment of the issue. However, in brief, it is concluded that the proposed scheme meets local need when assessed against available evidence in the form of the Social Housing & Tai Teg registers. For the open market element, this would provide smaller and lower cost dwellings, which responds to guidance in the relevant SPG and priorities set in the LHMA. As such, it is clear that the proposal and so will make a valuable contribution to addressing demand for affordable and low cost open market housing dwellings in the community.
- 3.5.2 As such, it is considered that the proposal responds well to the site and local needs, and indeed has been explicitly designed around them, and would provide a valuable opportunity to deliver a mixed tenure affordable housing led development on a highly accessible site in an area with a clear affordable need, and so meet the need for affordable and low cost dwellings in the area.
- 3.5.3 The development therefore complies with the approach set out in ***PPW and JLDP policy TA18, as well as the current SPG on housing mix***, as it will clearly meet local needs.



### **3.6 Local infrastructure profile (facilities and services)**

- 3.6.1 As this proposal concerns 28 dwellings in a local village it will have some impact upon local services, though of course that impact is lessened when assessed against the extant permission on the site.
- 3.6.2 However, in general, services within the settlement and area are of a good standard and have capacity to absorb the relatively modest level of growth that the proposal would provide.
- 3.6.3 Within the village itself there is a Welsh medium led primary school (Ysgol Brynsiencyn) and the local secondary schools (Ysgol Gyfun Llangefni and Ysgol David Hughes) are also bilingual. There is also a Welsh medium led nursery locally in Llanedwen (Meithrinfa Siwgr Plwm), with other similar facilities available in the area. The Authority also operates Language Centres/Units that assist children who are not able in Welsh to bring their skills up to a good level.
- 3.6.4 It was confirmed at Pre-Application Enquiry stage and during consideration of a previous application that an education contribution would not be required in this case as there is sufficient capacity in local schools. The well-established Welsh Language offerings in these schools offers good potential to maintain or foster the use of Welsh language amongst children resident in the proposed development.
- 3.6.5 The proposal has been designed to provide open space as an integral part of the scheme, which would contribute to supply within the village.
- 3.6.6 Within the settlement there is also a local shop, a post office, recreation space, a pub, and a takeaway, which will provide day to day facilities to occupiers and due to the good level of Welsh skills in the area will offer the ability to use Welsh or to be exposed to it.
- 3.6.7 As such, the impact upon local infrastructure will be modest and within the capacity of the settlement.

### **3.7 Engagement with local community and others**

- 3.7.1 As this proposal is a major development it will be subject to a PAC exercise to engage with the local community and gather views. Prior to submission this will be reflected



upon and accounted for, and any required adjustments made to the proposal. Further detail will be provided in the PAC report and Planning Statement.







### **3.8 Summary**

- 3.8.1 Overall, it is clear that Welsh Language use is strong in the County and in particular in this locality, but that there has been a growth in those with no skills, along with a decline in those with stronger skill levels, with this taking place alongside a growth in the overall population of the locality. At a more granular level there is an encouraging picture of growth in skills for the school age cohort, though there is a decline in skills in the over 65 and working age cohorts. It is important then that the growth in the skills present in the younger age groups is supported through effective and careful action both in the delivery of housing and effective economic growth - which will assist in retaining young and working age people with good Welsh language skills. There is also a clear need for affordable housing, which this development will assist in meeting.













## **4.0 KEY ISSUES AND CHARACTERISTICS OF THE DEVELOPMENT**

- 4.1.1 This section will examine the key issues and characteristics for the scheme and locality for several key areas, and assess the effect and likelihood of negative impacts, resulting in an overall assessment of harm, with risks and benefits also examined:-












Language and mobility of the population	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1- 4	Composite Score E X T = 1 -16	
How is the development going to ensure opportunities for people to stay in their community?	 3.00	 3.00	 9.00	Proposal will provide 28 no. dwellings of varying sizes that are specifically targeted primarily at addressing recorded affordable housing need in the area, along with open market dwellings targeted at meeting need for smaller and lower cost housing. The scheme is also being developed on behalf of a local HA. As such, it can be expected that the proposal will provide opportunities for people to stay in their community by meeting their housing needs within it.
Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where will they come from? How many and what percentage are likely to be Welsh speakers?	 2.00	 2.00	 4.00	The houses may attract occupation by new residents moving to the area who are in affordable housing need, or require lower cost housing. However, for those in affordable need such impacts are likely to be modest as the houses will not act as a significant attractor due to the number of affordable units being delivered regionally. In addition, the need to register via Tai Teg and/or go through the CHAP and meet set criteria will further reduce any impact. There is also a benefit over the extant open market led scheme on the site by providing lower cost and smaller open market dwellings along with additional affordable units.















Is there a likelihood that local people will migrate from the community as a result of the development?	 1.00	 1.00	 1.00	Unlikely, as it will not have an adverse effect that would drive away local people. Indeed, likely the opposite due to the un-met affordable housing need in the locality at present.
Is the development likely to result in a change in the age structure of the community: more or fewer children, young people, middle-aged people, older people?	 2.00	 2.00	 4.00	The units provide a range of sizes so such impacts are unlikely, and will meet existing need in the locality so would not result in material changes to age structure.
Is there a likelihood that there will be a change in the balance between Welsh speakers (including learners) and individuals with no ability in Welsh?	 2.00	 2.00	 4.00	As the units are specifically primarily targeted at registered local need they are likely to help in retaining local people in their area. For the open market units these will be smaller and lower cost than for the extant permission, and so will better meet need for this type of dwelling. As such, the mix is likely to either be unchanged, or if speakers are retained then the balance may improve.
Is the change likely to be permanent or temporary?	 1.00	 3.00	 3.00	Permanent, but small and manageable
Composite Score	11	13		
What is the benefit?	What is risk?			
Proposal will provide a range of dwellings whose size & mix has been specifically designed to address recorded un-met affordable housing need, and to address the open market requirement for smaller and lower cost dwellings. This means that they will be within reach of the local population. This will help to strengthen the Welsh Language by providing an opportunity for local people in housing need to secure a dwelling in their community.	There is a very modest risk of attracting people from outside area and so changing language balance. This can be mitigated by suitable marketing techniques, ensuring delivery of required affordable housing, and encouraging Welsh Language use amongst residents.			














Visual Elements	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1-4	Composite Score E X T = 1-16	
Will the development increase visibility of the language?	 1.00	 3.00	 3.00	Somewhat, through Welsh Language use in signs and names.
Corporate image and branding - signs and advertisements on the site that are under the control of planning, e.g. advertising signs/marketing of new housing site, signs and advertisements to customers in public places on an employment site	 1.00	 4.00	 4.00	Welsh Language can be required on signs and names.
Site name or development - will it keep an old Welsh name or will any new name be derived from historical, geographical or local links to the area, if practicable	 1.00	 4.00	 4.00	The name of the site has not been decided but it is intended that it will have a Welsh name that will be derived from historical, geographical or local links to the area.
Composite Score	3	11		
What is the benefit?	What is risk?			
Proposal will have mild benefits through Welsh Language use in the business and on signs	Risk objectives will not be fulfilled. Can be addressed through conditions upon any permission.			



Quality of life including community infrastructure	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1-4	Composite Score E X T = 1-16	
To what extent does the development affect public amenity / the environment in the area? Will the area be more / less desirable to live in?	 2.00	 4.00	 8.00	Impact will be modest and beneficial due to design of scheme. Overall, will have a neutral or mildly beneficial impact.
How adequate is the availability of childcare and pre-school places in the locality	 1.00	 4.00	 4.00	No shortfall, expected to be within capacity of local schools (per PAE responses).
How adequate are the number of school places in the local area? Would the development be likely to call for more places or is there enough space in the schools? Are there enough resources so that schools can continue to fulfil their role in producing fluent Welsh speakers?	 1.00	 4.00	 4.00	Discussions with the LA have confirmed an adequate supply of places. Also, Welsh Language provision within local schools is strong (due to the nature of the schools, and available evidence on skills amongst the school age cohort). So the proposal should not have a material impact upon their role in producing fluent Welsh speakers.
How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned Welsh as a second language can use and improve their Welsh and become part of the Welsh community?	 2.00	 4.00	 8.00	The units are targeted primarily at existing affordable need in the locality, and for the open market units at meeting the need for smaller and lower cost dwellings. As such, they are not likely to materially change the balance & number of Welsh speaking children in the locality, which is high and improving based on recent census'. However, if impacts are to occur they would be small in comparison to the resident population size and Welsh Language skills base, and local schools have strong Welsh speaking populations and programmes and so could accommodate and integrate new non-Welsh speaking pupils.

















Would the development increase demand for local facilities and services?	 1.00	 4.00	 4.00	Yes, somewhat if people move from other parts of the local area. However, the impact will be modest as most if not all of those moving into the units will live locally.
To what extent does the development have a positive or negative impact on existing facilities or services?	 2.00	 4.00	 8.00	Neutral or mildly positive, the proposal will support existing facilities and services by accommodating those in need within their host community, thus preventing potential loss to other areas.
How will the development maintain or create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on?	 1.00	 2.00	 2.00	Proposal will not create new opportunities, but it will maintain those that exist by supporting the existing resident population by assisting in meeting the need of those who require affordable housing and lower cost open market housing. Welsh Language packs will also promote such opportunities to non-speakers or those with limited skills/confidence.
Does the development have the potential to have a positive or negative impact on the activities of different groups that are active in the community which were identified in the profiling work, e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change?	 1.00	 2.00	 2.00	Unlikely to have any substantive impact due to the points set out above.
How could the Welsh community and its institutions integrate the development?	 1.00	 4.00	 4.00	Institutions would merely need to retain existing programmes to encourage Welsh Language use and culture amongst their local residents
Composite Score	 11	 28		









What is the benefit?	What is risk?	
Impacts upon infrastructure will be very modest. However, there would be some benefits through the continued use of facilities by the occupiers of the proposal, or indeed an increase in up-take.	Impacts upon infrastructure will be very modest, only risk would be overwhelming use by (other) local residents. However, as the proposal will primarily meet registered local affordable housing need, and the need for lower cost and smaller open market dwellings, and the potential change in population is sufficiently small this is not likely to occur.	









The Housing Market	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1-4	Composite Score E X T = 1-16	
Expected market price for the houses, and how this compares with household income locally.	 3.00	 3.00	 9.00	The open market properties will be low cost in comparison to other open market units due to their modest size and scale and modest plot size, and also as they will all be delivered by a Housing Association. For the affordable dwellings these will also be lower cost by their nature and due to the involvement of the HA involved on this scheme. As such, all dwellings will be more affordable to the local population than existing housing in the area by design and delivery .
Would the development be likely to have a positive or negative impact on the average house price in the area affected?	 1.00	 2.00	 2.00	As the proposal is for only 28 units the impact will be modest, and especially so as the majority are expected to be delivered through tenures separate from the open market. However, there may be a modest reduction in values for a short period due to reduced demand in the open market from those on the upper margins of the affordable housing limit, and the modest amount of open market housing delivered in the scheme.
Affordable housing contribution and how this compares with policy requirements	 3.00	 3.00	 9.00	Proposal will provide the required contribution.
Expected or proposed rate of development. Would it happen slowly?	 2.00	 4.00	 8.00	It is understood that the Applicant intends to complete the development in a single phase. However, the proposal is targeted primarily at the unmet demand for affordable dwellings and so the impact will be limited.



























Housing mix and how it compares with policy requirements, County or local surveys, or other sources of information	 1.00	 4.00	 4.00	The submitted Housing Mix Assessment provides a detailed assessment of the proposed mix, current supply, likely demand (inclusive of detail of need recorded in relevant data sources), and then assesses the proposed mix against that information and the County level expectations of the Local Housing Market Assessment. It is concluded that the affordable element of the proposal meets local need when assessed against available evidence in the form of the social housing register and Tai Teg Register. Importantly it would not exceed total combined need on the Social Housing and Tai Teg registers. The proposed open market element also accords with strategy seeking provision of dwellings suited to meeting the need for smaller households, which form a growing part of the population, and is also beneficial in providing lower cost homes (especially in comparison to the extant permission).
Housing numbers and how this compares with the demand for housing and the supply of housing given in the Plan, and those granted since the adoption of the Plan	 2.00	 4.00	 8.00	The proposal would slightly exceed the planned growth level of the settlement in the JLDP. However, there is a clear and pressing shortfall in the availability of affordable dwellings in this community which more than justifies the proposal in its own right as it would demonstrably assist in addressing that imbalance. In addition, the open market element can be delivered via the extant permission in any event.





Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	 1.00	 1.00	 1.00	The development rate in the settlement has been good, and this site represents a locally substantial but needed scheme specifically targetted primarily at affordable housing need and so assist in addressing the substantial backlog of need for that segment of the market.
Would the development increase the demand for private rented housing, which would mean less stock available to local households?	 1.00	 4.00	 4.00	No.
Composite Score	14	25		
What is the benefit?	What is risk?			
The proposal will provide affordable dwellings to meet a substantial un-met need in the community for the same, and will also provide lower cost and smaller open market dwellings, and so will provide clear benefits for the community & local housing market to address that need.	The proposal may provide opportunities for non-Welsh speakers to move to the area if not carefully managed.			



Economic Factors	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1-4	Composite Score E X T = 1-16	
How does the development contribute to existing employment opportunities in the area?	 1.00	 4.00	 4.00	Proposal will not impact employment opportunities.
Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?	 1.00	 4.00	 4.00	No new jobs categories will be created.
Number of full and/or part-time jobs	 2.00	 4.00	 8.00	The proposal will support employment during the construction phase, but this impact will be relatively short term.
Skills that are necessary for the business or organization and how this compares with local people's labour skills (within the Travel to Work area)	 1.00	 4.00	 4.00	Where possible labour will be drawn from area and so will already be present in the local labour market.
Salaries that will be offered and how these compare with average salaries in the area	 1.00	 4.00	 4.00	N/A
Labour skills of local people (within the Travel to Work area) and the likelihood according to them above assessment that the jobs will be filled from among the local population	 1.00	 4.00	 4.00	N/A
Is it likely to have to search outside the local area for employees, e.g. for specialist skills	 1.00	 4.00	 4.00	No, see preceding
Will a front-line service be provided to the public?	 1.00	 4.00	 4.00	N/A



Which language skills are essential and desirable for the jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory)	 1.00	 4.00	 4.00	N/A
Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs	 1.00	 4.00	 4.00	N/A
Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	 1.00	 4.00	 4.00	N/A
Is the development likely to have a positive impact on current local businesses, e.g. by offering business opportunities to supply the requirements of the new business for goods?	 1.00	 3.00	 3.00	Yes although very modest, as it will support businesses during construction, and following completion through provision of services and goods to occupiers.
Composite Score	13	47		
What is the benefit?	What is risk?			
Likely beneficial, will be likely to employ local people in construction - with all required skills available locally. Will also support local businesses by providing much needed homes in the community.	Very minor risk of attracting employees from outside area to construct the dwellings. Unlikely though bearing in mind scale of proposal.			





## 5.0 FINDINGS AND CONCLUSIONS

### 5.1 Summary of findings

- 5.1.1 Overall, it is clear that the scheme will have a modest impact and is unlikely to result in any harm due to its suitable scale in terms of the resident local population and the clear targeting of the development at identified local need for affordable housing. Indeed, it is submitted that the proposal is likely to be beneficial as it would provide dwellings suited for use by a range of local residents, with the proposal clearly targeted at meeting the substantial un-met need in the locality. This will allow local people in housing need to establish long term homes in their community. This will ensure that the development provides a long-term asset for the community in meeting affordable housing need. This also extends to the open market element of the scheme, which would also provide low-cost housing well suited to meeting the need for smaller dwellings. Thus, the proposed development would assist in addressing the issue with housing affordability in this community, and thus will be an important component in retaining Welsh users in this community and in particular the young who are of course vital to the future of the language and the most likely to require assistance in accessing housing.
- 5.1.2 Per the detail earlier in this Statement, any permission would be subject to a S.106 Planning Obligation, which would include measures to ensure that the relevant dwellings are retained as affordable homes in perpetuity, and also to favour those with local connections. Bearing in mind the latter control, it is reasonable to expect that occupiers would reflect the Linguistic profile of the community, and even on the occasions where the 'occupancy cascade' in any S106 is applied this would extend outward sequentially from the site into areas of the County that also have a reasonably high proportion of Welsh speakers. Thus, it is reasonable to conclude that the scheme would be beneficial to the Welsh Language as it would provide much needed affordable housing to meet an identified local need for the same, and it would provide a long-term supply of such housing to the locality that would assist in meeting the community's future need for affordable dwellings.
- 5.1.3 Thus, there is a very modest risk of non-Welsh speakers being resident in the scheme, though these people are likely to already be resident in the area bearing in mind the high level of local need.



- 5.1.4 The fallback offered by the extant permission on the site is also relevant, as this would allow 13 dwellings to be built of which only 4 would be affordable. The construction of that level of housing much of which is not specifically targeted at local need would have an impact in itself, and would be less helpful to the Welsh Language than this proposal to provide affordable housing to meet an identified local need for the same.

## 5.2 Risk Assessment matrix

- 5.2.1 This is provided in the preceding tables which show that overall risks are low.

## 5.3 Mitigation and enhancement measures

- 5.3.1 As the scheme will have minimal potential risks only modest mitigation is required. This would include:-
- i) **Control of affordable units** – The affordable units should be delivered as a minimum at the required percentage set in the JLDP (i.e. 100% affordable). The scheme is also being developed by a Housing Association which provides further control on future affordability. Any S106 should include measures to control the occupancy of the units and to favour local persons in affordable housing need per relevant planning policy. The latter requirement is of particular importance in ensuring maximum benefit to the language in the locality;
  - ii) **Local marketing** – The units should be ‘marketed’ using the Housing Associations local team and via Tai Teg and / or a local Agent with bilingual ‘sales’ media and staff, as this will ensure that the local community is effectively reached;
  - iii) **Use of Welsh language names within the development** – Easily conditioned as part of any approval, and also deliverable from IoACC’s policies on naming of new streets;
  - iv) **Information packs for future residents** – As a proportion of those moving into the new homes could be non-Welsh speakers or may have lower levels of skill/confidence, provision of an information pack will be beneficial to improve awareness of opportunities to learn and use Welsh. This should include details of:- A. How to access courses to learn the language locally and online; B. Available Welsh-medium schools (primary and secondary), language centres, and nurseries, and their role and benefits for the language and learners; C.

Details of community events & organisations where there are opportunities to use and interact with the language and organisations; D. Detail of local language initiatives run by relevant organisations (e.g. Hunaniaith); E. General information on the language, inclusive of its history, role, cultural importance, and value in allowing integration into the local community would also be beneficial;

- v) **Construction stage and post-construction signage to be bilingual** – This would provide a visible presence and role for the Welsh Language during construction, and ensure its continuing use post-construction for any site signage;
- vi) **Use of local contractors** – Where possible and practicable locally based contractors should be used to further maximise the economic benefits to the local community. In this case the Applicant is based locally and thus has established connections and links with local contractors, who can be expected to have strong Welsh language use. Therefore, this aspect will be easily met.

5.3.2 The preceding set of measures would provide a proportionate and sufficient response to mitigate the modest risks/impacts identified and ensure that the scheme results only in positive impacts for the Welsh Language and its use in this community. As such, there should be no barrier to the approval of this application on the grounds of impact upon the Welsh Language.

