



**Land adj. to Incline Fields, Bangor,
Gwynedd**

**Proposed Erection of up to 48. No.
Dwellings and Associated
Development**

Community and Linguistic Statement

Prepared for

Williams Homes (Bala) Ltd

May 2025
3809-01-CLS01



Document Control

Revision	Date	Prepared By	Reviewed / Approved By
5072-CLS01	29/05/2025	JB	JB

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1.0 INTRODUCTION

- 1.1.1 This statement has been prepared on behalf of Williams Homes (Bala) Limited in support of a full planning application for the erection of up to 48 dwellings and associated development on Land at Incline Fields (Cae Incline), Bangor, Gwynedd (hereafter referred to as the 'Site').
- 1.1.2 The planning application is submitted to Gwynedd Council ('GC').
- 1.1.3 This scheme is being developed in partnership with Adra, 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
2-person 1bed Apartment	8	Apartment	1
3-person 2 bed Apartment	6	Apartment	2
3-person 2 bed Bungalow	5	Bungalow	2
4-person 2 bed house	13	Two-storey house	2
5-person 3 bed house	4	Two-storey house	3
5-person 3 bed dual aspect house	6	Two-storey house	3
5-person 3 bed supported living bungalow	1	Supported living bungalow	3
5-person 3 bed wide frontage house	2	Two-storey house	3
7-person 4 bed house	2	Two-storey house	4
8-person 5 bed house	1	Two-storey house	5
Total no. dwellings	48	Total no. bed spaces	108

- 1.1.4 In this case the mix has been prepared in consultation Adra, who will be the ultimate site owners, and the developer to determine what the local market and 'need' is in Bangor at the present time. The application is being presented as a mixed tenure scheme, meaning that the Applicant will provide the scheme as 100% affordable housing (considerably exceeding the 20% affordable housing proportion sought for development in Bangor) and with a mix of differing tenures as set out in the Affordable Housing and Housing Mix Statements. The intention of the ultimate owner - Adra - is that the scheme will be provided as entirely affordable housing with a mix of different tenures provided (e.g. social rent, intermediate affordable rent). This would be reasonable and appropriate as it exceeds policy requirements.

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- 1.1.5 This will also assist in 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, as well as making a substantial contribution to the considerable level of unmet affordable housing need in Bangor.
- 1.1.6 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.
- 1.1.7 It should also be noted that as the scheme involves affordable housing it will be subject to a Section 106 Agreement that will set out measures to control affordability and restrict occupancy to qualifying individuals in need of affordable housing. This would comply with the requirements of relevant policy.
- 1.1.8 We have been instructed to prepare a Community and Linguistic Statement (CLS) to meet the requirements of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) and an accompanying SPG. This CLS must be read in conjunction with the other documentation submitted with the application.
- 1.1.9 The aim of the CLS therefore is to assess the possible impact of the proposed development on the use of the Welsh language in the local community.
- 1.1.10 It is noted that the site is located within the ward/electoral division of Dwyrain Bangor. However, this represents a small part of Bangor so in this case data from the Medium Super Output Areas W02000010 & W02000011 have been used as they provide a good fit for the settlement of Bangor (see maps at figures 1 and 2) and they provide readily comparable data across different data sets, and so data has been drawn from those areas (where possible). The adjoining areas are excluded as these extended to other rural areas that do not form part of the settlement of Bangor and so would skew the data.



Figure 1 - Map of Dwyrain Bangor Ward/electoral division

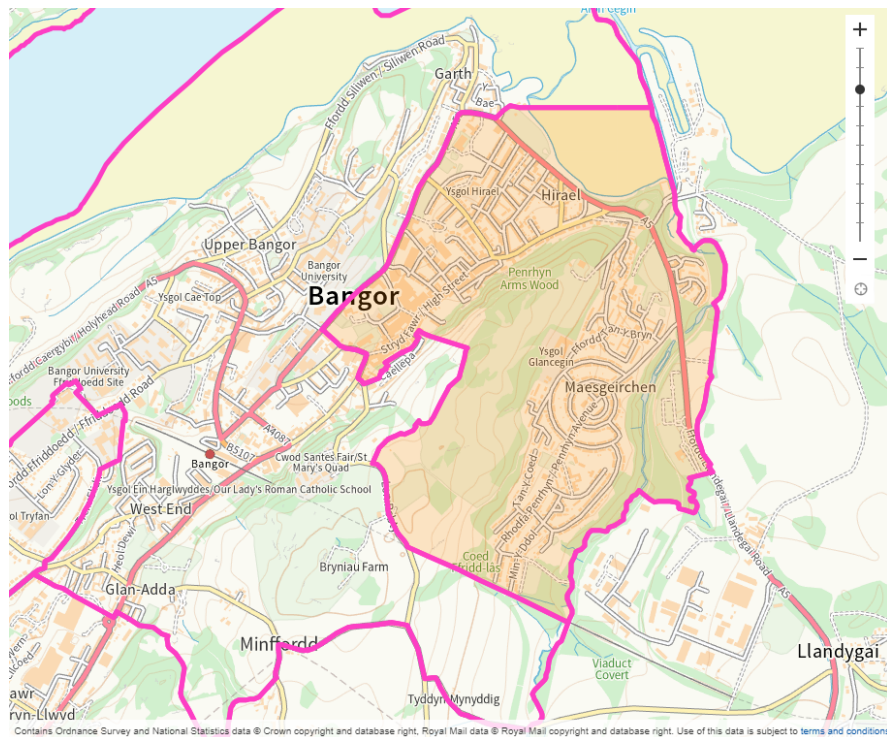
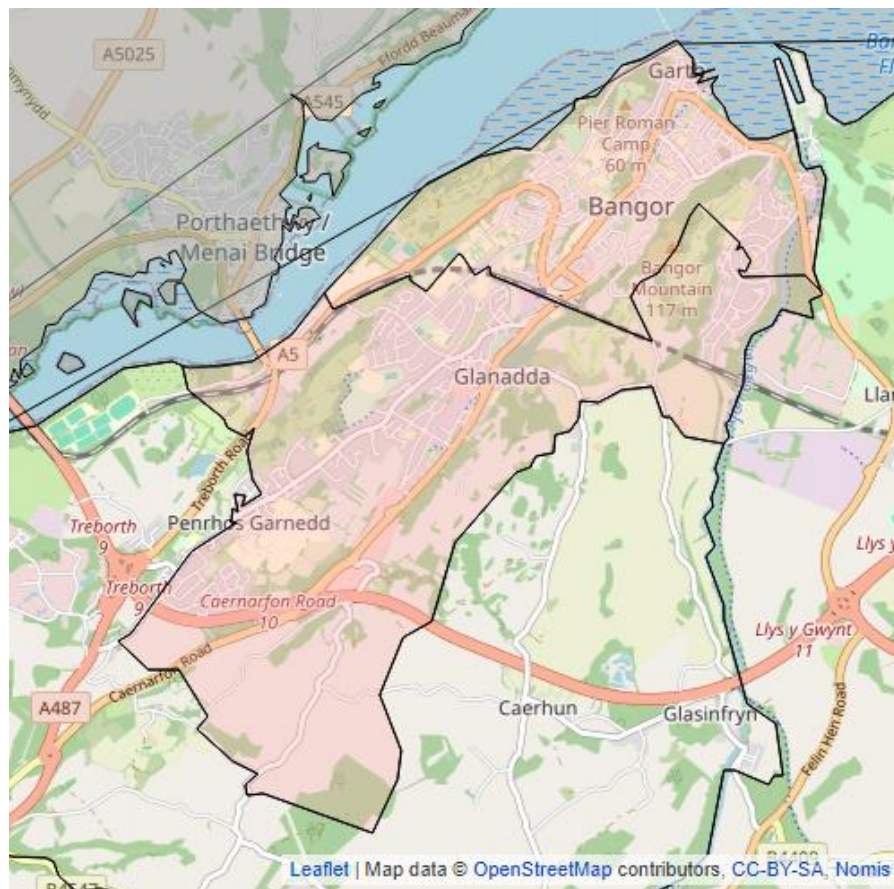


Figure 2 - Map of Medium Super Output Areas - W02000010 & W02000011 (shaded pink)



1.2 Structure of the Report

- 1.2.1 This report 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 CLS is required as the proposal will cumulatively provide more than the indicative housing provision set out for the settlement and so criteria 1. b. of PS1 is triggered, albeit that the proposal clearly meets identified local needs. As the scheme is not for a large-scale development on an unexpected windfall site the requirement for a CLIA is not met. It has been confirmed through a Pre-Application Enquiry response from the LPA that states that a CLS is required and not a CLIA.

2.1.4 Appendix 7 in the SPG details how a CLS 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. In this case aspects of the approach for a CLIA have been adopted in order to provide a more robust assessment.



3.0 COMMUNITY PROFILE

3.1 Introduction

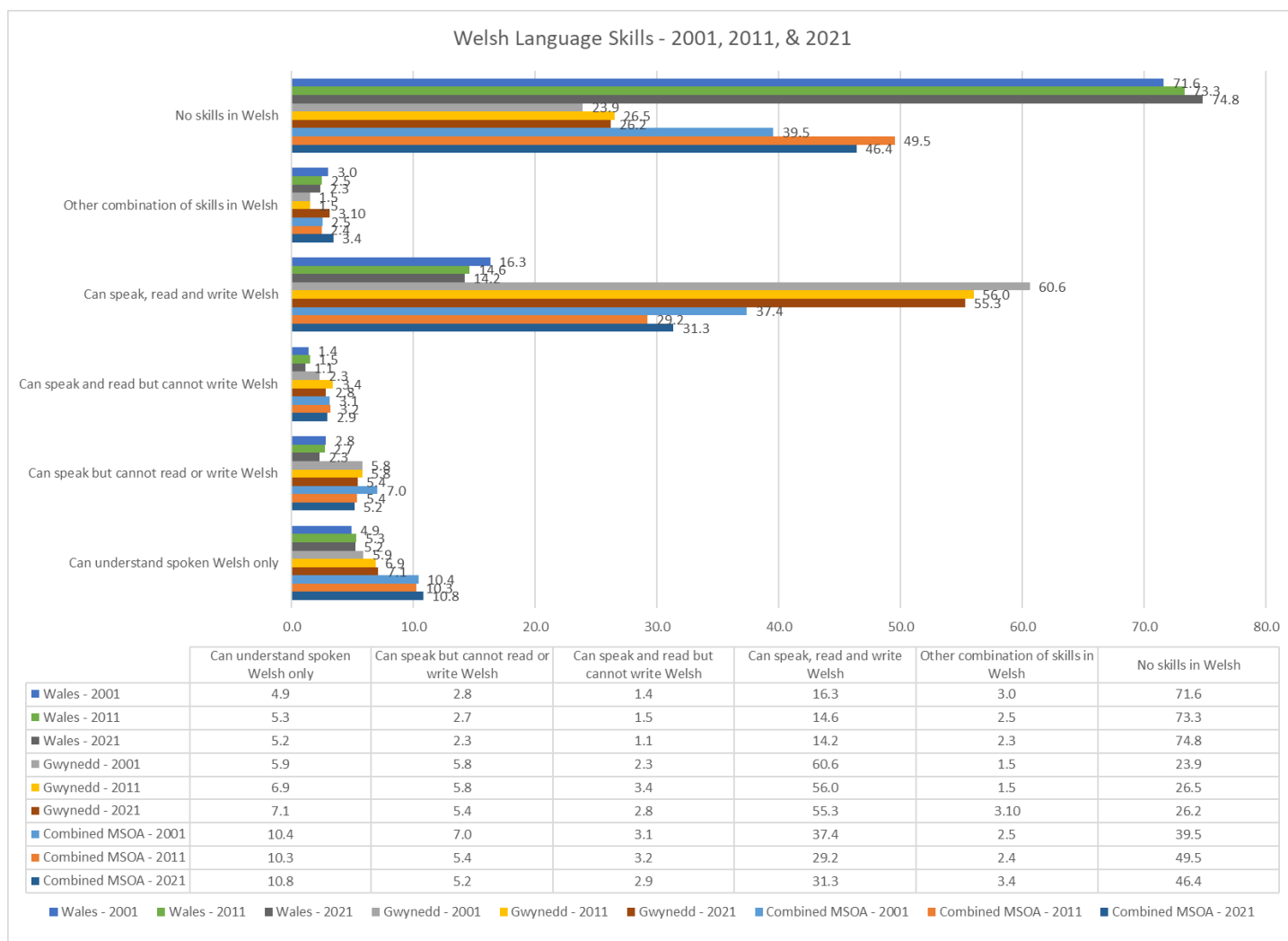
- 3.1.1 In order to be able to fully assess the impact of the proposed development on the Welsh language within the community it is essential to establish the existing use of the language both within the County and within the community in which it is set.
- 3.1.2 The 2001, 2011, and 2021 censuses provide 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 6.1 percentage points (pp), though this masks a drop from 2001 to 2011 with a 2.1pp growth from 2011 to 2021. 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 this area is still above the levels for the Nation though not the County, and the growth in this cohort from 2011 to 2021 suggests some signs of recovery which is counter to the National and County level trend of sustained decline. There is also a growth from 2001 to 2021 in those with no skills of 6.9pp, which reflects the County and National trend but is more substantial – albeit that levels are below those for the nation but above those for the County. However, there are signs of an improvement from 2011 to 2021 with a reduction in those with no skills of - 3.1pp.

3.2.3 There is also a decline in the proportion of the population who can speak but cannot read or write Welsh of 1.8pp, and more modest variances in the other categories of skills.

3.2.4 Looking at the under-lying numbers (per the table below) it appears that there has been a growth in the resident population of the area by 2,088 from 2001 to 2021, though there has been a decline of 551 persons since the 2011 peak population. During that period the number of those with no Welsh Language Skills has grown by 1957 persons, as has those who can understand spoken Welsh only (by 276 persons), whereas those with full skills fell by 218 persons, with the other skills mix varying by more modest amounts. Looking at the proportion of those who can speak Welsh (excluding those with other combinations of skills) whilst there has been a decline from 2001 to 2021 of 347 there has been a growth as of 2021 from the low point in 2011 of 67 persons.

Table 2 - Summary data on Welsh Language Skills for LSOA

	2001 - number	2001 - %	2011 - number	2011 - %	2021 - number	2021 - %
All residents	14,468		17,107		16,556	
Can speak, read and write Welsh	5,405	37.4%	4,999	29.2%	5,187	31.3%
Can understand spoken Welsh only	1,508	10.4%	1,754	10.3%	1,784	10.8%
Speakers (excludes other combinations)	6,875	47.5%	6,461	37.8%	6,528	39.4%
No Welsh skills	5,722	39.5%	8,473	49.5%	7,679	46.4%

3.2.5 Therefore, the picture locally is of a growth from 2001 to 2021 in those with no Welsh skills, along with a decline in those with full skills and in speakers. Importantly, the area also has lower Welsh Language skills than is typical within the County, though it still outperforms the Nation as a whole. Those with no skills form a minority of the local population at 46.4% though only by 3.4pp. However, there are some signs of a recovery from the 2011 low point with the 2021 census showing a growth from 2011 of 1.6pp in speakers and 2.1pp in those with full skills, and a decline in those with no skills of 3.1pp. This tempers the relatively negative picture, as whilst overall skill levels within the community have declined from 2001 to 2021, which places the language at risk within the city, there has been some improvement between 2011 and 2021 but this has not made up for the loss from the levels seen in the 2001 census.



3.3 Change in population

- 3.3.1 In order to aid assessment of the potential impacts of the Proposed Development it is considered to be helpful to provide estimates of the likely population of the Proposed Development, then run various scenarios as to the possible impact upon the Welsh Language characteristics of the community.
- 3.3.2 The Proposed Development would involve the following mix of units, with the expected population derived from available data on occupancy of typical dwellings¹, giving the following overall potential resident population.

Table 3 - Housing mix and expected occupancy

Number bedrooms	Occupancy assumption	No. of units proposed	Resulting number of occupants
1	1.31	8	10.48
2	1.72	25	43
3	2.35	12	28.2
4	2.82	2	5.64
5 or more	3.18	1	3.18
Total	-	48	90.5

- 3.3.3 Based upon this the following table sets out best and worse-case scenarios for the Proposed 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 and thus have the maximum impact.

¹ The occupancy level for each house size is drawn from figures in the LPA's own guidance documents that are used to calculate occupancy for planning purposes, and so are considered to be a reasonable figure to derive expected occupancy from.



Table 4 - Current, best, and worst case scenarios

Knowledge of Welsh	Combined MSOA - 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	16556	100.0	16646.5	100		16646.5	100	
Can understand spoken Welsh only	1784	10.8	1784	10.7	-0.1	1784	10.7	-0.1
Can speak but cannot read or write Welsh	854	5.2	854	5.1	0.0	854	5.1	0.0
Can speak and read but cannot write Welsh	487	2.9	487	2.9	0.0	487	2.9	0.0
Can speak, read and write Welsh	5187	31.3	5187	31.2	-0.2	5277.5	31.7	0.4
Other combination of skills in Welsh	565	3.4	565	3.4	0.0	565	3.4	0.0
No skills in Welsh	7679	46.4	7769.5	46.7	0.3	7679	46.1	-0.3

3.3.4 In both cases the small size of the Proposed Development in comparison to the existing resident population means that in either scenario the percentage change in Welsh users would be modest (a 0.3pp or 0.4pp 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 53.3%, with speakers (excluding those classed as other combination of skills) being 39.2% from 39.4% before. In addition, in such a scenario, efforts to integrate occupiers over time would reduce the change gradually.

3.3.5 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 Proposed Development is responding to evidence of considerable unmet housing need from local residents (see statements addressing housing need and affordable housing for detail). As such, the Proposed Development's occupiers 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 by a mix of conditions/planning obligations upon any consent and the Local Authority's Common Housing Allocation policy (CHAP). These would include measures to ensure that the dwellings are retained as affordable homes in perpetuity and 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 sequentially outward from the Site into areas that have a reasonably high proportion of Welsh speakers.
 - iv) The Site is allocated for 72 dwellings in the JLDP, so some form of residential development could be built on it in any case which if advanced as an open market scheme would only need to provide 20% of the dwellings as affordable units. Thus, there is a benefit in ensuring the delivery of an affordable housing led scheme designed to meet identified local needs.
 - v) The above also does not consider the impact of potential outward migration of the local population if their housing needs are not met.
- 3.3.6 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 due to the substantial level of need in the locality is considered.

3.4 Housing market & need

- 3.4.1 As the proposal concerns several new dwellings some analysis of local housing supply is relevant in this case. The submitted Housing Mix Statement 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 in relevant local policy & strategy. It is concluded that the Proposed Development broadly 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, which is very substantial.

3.4.2 As such, it is considered that the Proposed Development 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 development on a highly accessible site in a key settlement and so assist in meeting the need for affordable dwellings in the area.

3.4.3 The development therefore complies with the approach set out in ***PPW and JLDP policy TAI8, as well as the current SPG on housing mix***, as it will clearly meet local needs.

3.5 Local infrastructure profile (facilities and services)

3.5.1 As this proposal concerns up to 48 dwellings in a sub-regional service centre it will have some impact upon local services, though of course that impact is lessened when assessed against the allocated status of the site.

3.5.2 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.

3.5.3 Within the City there are 6 primary schools, with Ysgol Gynradd Glancegin being the closest and teaching primarily through the medium of Welsh, with the local secondary schools offering Welsh language medium teaching and in particular Ysgol Tryfan. There is also a Welsh medium led nursery locally in Cylch y Garnedd, 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.

3.5.4 No shortfall in school places was flagged in the Pre-Application Enquiry response from the LPA so it assumed that 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.



3.5.5 The proposal has been designed to provide open space as an integral part of the scheme, which would contribute to supply within the settlement, and in particular to a shortfall in equipped children's play space.

3.5.6 Within the settlement there are also a wide range of shops, services, and facilities, which will provide a full range of facilities to occupiers and will offer the ability to use Welsh or to be exposed to it.

3.5.7 As such, the impact upon local infrastructure will be modest and within the capacity of the settlement.

3.6 Engagement with local community and others

3.6.1 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.

3.7 Summary







3.7.1 Overall, Welsh Language use locally is stronger than the national picture but is below the level across the County as a whole, and there is an apparent decline in skills from 2001 to 2021 Census' though there is some sign of recovery from 2011 to 2021. As such, there is an important need to both retain young people in their community as they enter the workforce, and provide opportunities for adults to stay and prosper in the City, and this will require that local needs for housing (and other development) are met as this will assist in retaining the local population and fostering the growth of the Language. Provision of the right types, mix, and tenure of housing will play an important part in that. There is also a clear need for affordable housing, which the Proposed 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 48 no. dwellings of varying sizes that are specifically targeted primarily at addressing recorded affordable housing need in the area. 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 allocation on the site by providing lower cost and smaller affordable dwellings.












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. 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. 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 identified, so 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	No shortfall identified, so expected to be within capacity of local schools (per PAE responses). 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). Finally, there is a substantial un-met need locally for affordable housing that this scheme would assist in meeting, so no substantial 'inward flows' of new occupiers expected. Therefore, 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 at existing affordable need in the locality. As such, they are not likely to materially change the balance & number of Welsh speaking children in the locality. 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 language 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 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 scheme is for affordable dwellings so these will 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 428 units the impact will be modest, and especially so as they 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.
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 at the un-met 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 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
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 cumulatively contribute toward an exceedance of 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 that more than justifies the proposal in its own right as it would demonstrably assist in addressing that imbalance. In addition, the site benefits from an extant housing allocation.
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 somewhat substantial but still needed scheme specifically targeted 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 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, per the detail in the preceding sections, the Proposed Development 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 an identified local need for affordable housing. Indeed, it is submitted that the Proposed Development would deliver key benefits 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 affordable housing need in the locality. This will allow local people in housing need to establish long term homes in their community. Thus, the Proposed Development would provide a long-term asset for the community in meeting affordable housing need. The impact of the Proposed Development in assisting in addressing the issue with housing affordability in this locality and the benefits in retaining Welsh users in this community should not be underestimated. In particular, retaining 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 and to the Local Authority's CHAP, which would include measures to ensure that the relevant dwellings are retained as affordable homes in perpetuity and to manage their occupancy inclusive of steps to favour local residents. Bearing in mind the latter control, it is reasonable to expect that occupiers would as a minimum reflect the Linguistic profile of the community, and even on the occasions where any 'occupancy cascade' 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 Proposed Development would deliver benefits 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 housing allocation on the site is also relevant, as this would allow a similar or higher level of dwellings to be built of which only 20% would be required to be affordable. The construction of that level of housing much of which would be likely to not be 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.
- 5.1.5 However, it is accepted that there is some potential for non-Welsh speakers to occupy the proposed housing.

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. 20% 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 the LPA's CHAP should be applied inclusive of its measures to favour local persons in affordable housing need per the measures set out therein. 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 through Local Authority'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 Proposed Development results in a neutral or mildly positive impact 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.

