

# COMMUNITY AND LINGUISTIC STATEMENT

Proposed erection of 10 no. affordable dwellings and associated  
development on the application site  
at  
Former Ysgol Babanod Coed Mawr, Bangor, Gwynedd, LL57 4TW

Prepared on behalf of  
Cyngor Gwynedd Council



**OWEN DEVENPORT** CYF LTD

Cynllunwyr Tref Siartredig • Chartered Town Planners

**Agents Ref: - 1607/11/23**



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## COMMUNITY AND LINGUISTIC STATEMENT

### FORMER YSGOL BABANOD COED MAWR, BANGOR, GWYNEDD, LL57 4TW: PROPOSED ERECTION OF 10 NO. AFFORDABLE DWELLINGS AND ASSOCIATED DEVELOPMENT ON THE APPLICATION SITE

#### 1.0 INTRODUCTION

- 1.1 The development in this case is for the erection of 10 no. dwellings, comprising of houses of various sizes, together with associated works.
- 1.2 The proposal seeks consent for intermediate affordable dwellings, which are being developed by Gwynedd Council through their Ty Gwynedd arm in order to meet an identified gap in this form of provision within the plan area. This approach has been adopted by the Authority as they have identified a gap in provision of affordable homes, with properties being provided at present comprising mainly social rented units (provided by Housing Associations) or a smaller amount of discounted/intermediate affordable housing provided by developers. This has left a gap for those requiring a shared ownership arrangement that the Applicant is well placed to fill. If approved, the houses would be made available on a shared ownership basis, with qualifying occupiers able to purchase the majority of the value of the dwelling (setting their mortgage at a substantial discount from open market value and thus ensuring that it is affordable), with the remaining value held by the Authority. This would ensure their long-term affordability for the occupiers, and the retained equity for Authority would guarantee that they provide a resource for the community for decades to come.
- 1.3 This proposal follows an earlier one which was approved on the 13/04/2023 under permission ref:- C22/0525/11/LL. The scheme has been subject to design changes to address drainage requirements, with the layout of the development changed as a result. Therefore, the Applicant must, of course, apply for a new permission for the development as it materially differs from that previously approved. However, the overall number of properties is unchanged as is the tenure of the proposed dwellings.
- 1.4 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 should be read in conjunction with the other documentation submitted with the application.
- 1.5 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.
- 1.6 It is noted that the site is located within the ward/electoral division of Dewi. However, this scheme is set within the larger settlement of Bangor and will serve a wider community need, and so the ward is not a good fit for assessing Welsh Language use in the much larger settlement. In this case data from the Middle Super Output Areas W02000010 & W02000011 and their constituent LSOA more closely reflect the bounds of the Bangor community (see maps at figures 1 and 2), and so data has been drawn from those areas.

Figure 1 - Map of Dewi Ward/electoral division

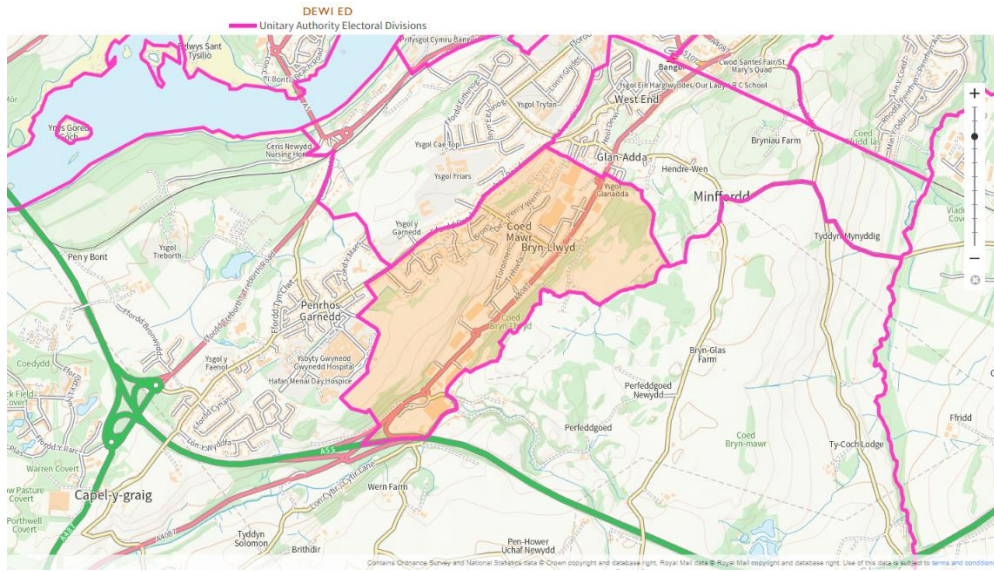
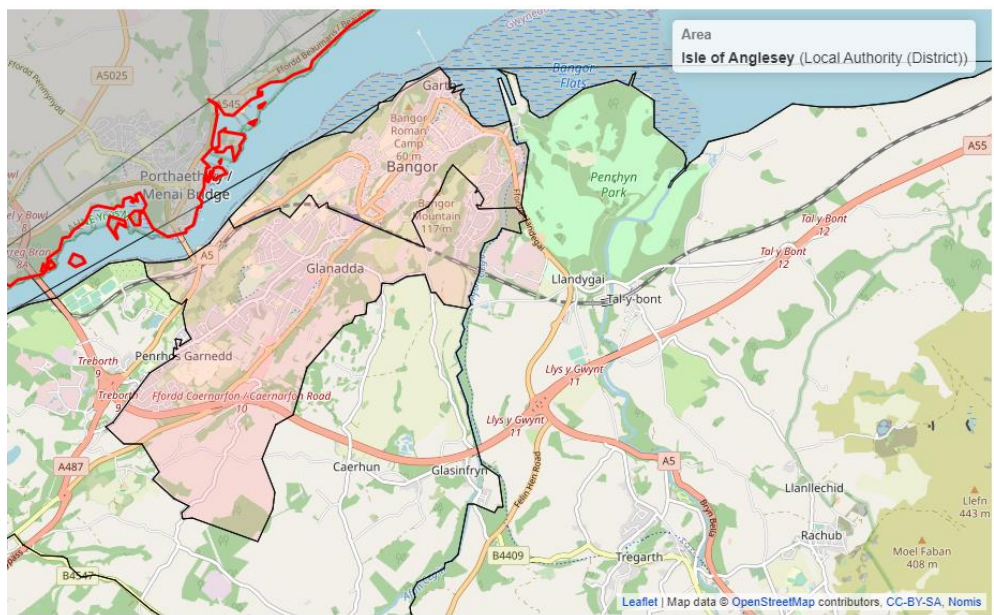


Figure 2 - Map of Lower Super Output Areas - W02000010 & W02000011 (shaded pink)



## 2.0 PLANNING POLICY CONTEXT

2.1 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 11 (2021);
- 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).

2.2 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.

2.3 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 required as the proposal is a major development on an unexpected windfall site (criterion 2 of policy PS1) and cumulatively provides more than the indicative housing provision for the settlement in policy TAI 2 and so criterion 1. B. of PS1 is triggered. It has been confirmed through discussion with the LPA that the modest nature of the scheme means that a CLIA is not required and that a CLS would be appropriate in this case.

2.4 Appendix 7 in the SPG sets out 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.

### 3.0 COMMUNITY PROFILE

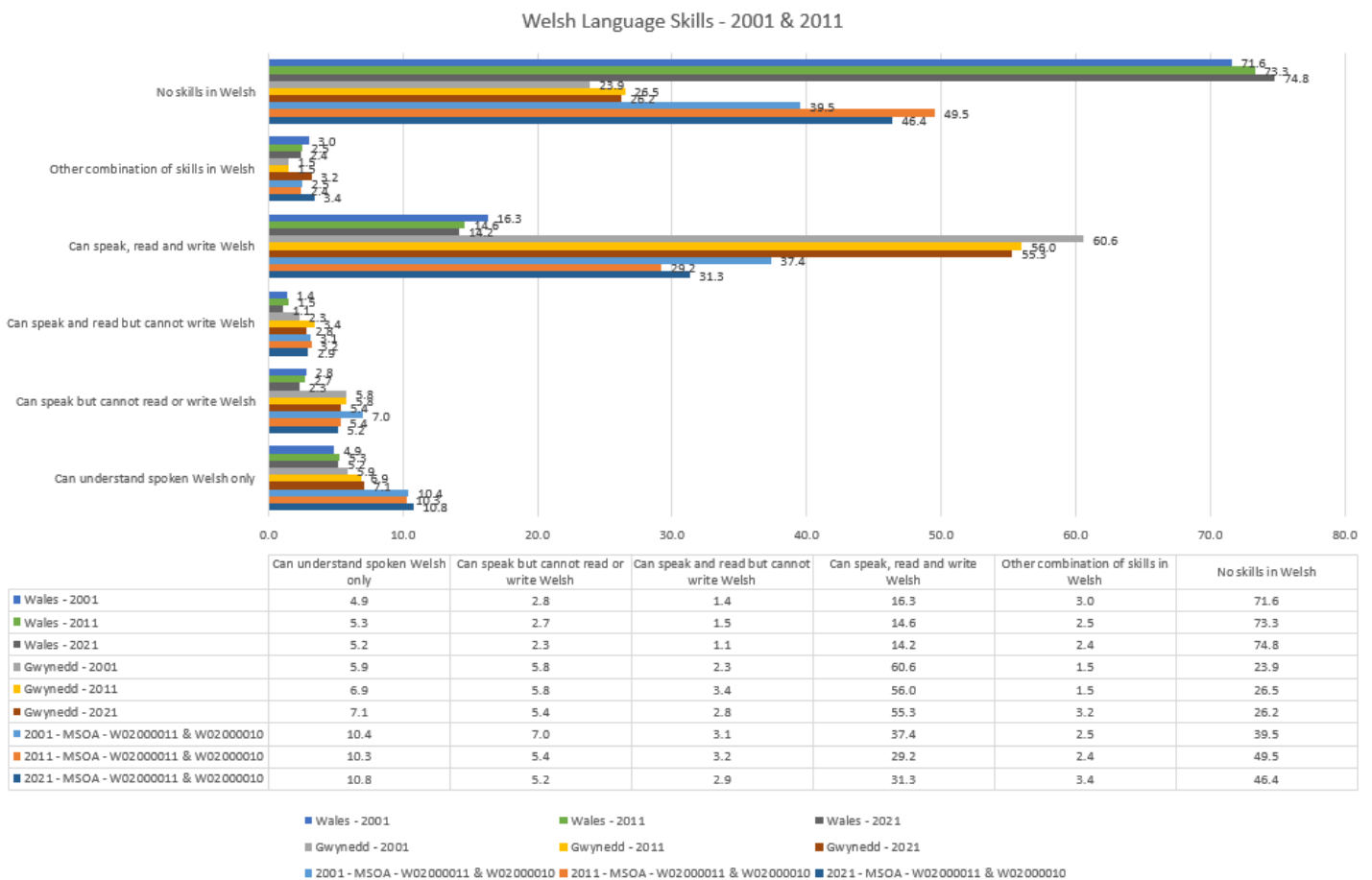
3.1 In order to be able to fully assess the impact of the proposed development on the Welsh language within the community it is essential to establish the existing use of the language both within the County and within the community in which it is set.

3.2 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.

#### General Welsh Language Skills

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

Chart 1 - Welsh Language Skills



3.4 Sadly, for those with full Welsh language skills (i.e. the ability to speak, read, & write) there is a decline of 6.1 percentage points (pp) from 2001 to 2021, though there is an improvement of 2.1pp from 2011 to 2021. This is above the decline seen for Wales (2.1pp) and for Gwynedd (5.3pp). There is also a growth in the percentage of those with no skills in Welsh of 6.9pp, which is above the much more modest National and County trends (3.2pp & 2.3pp

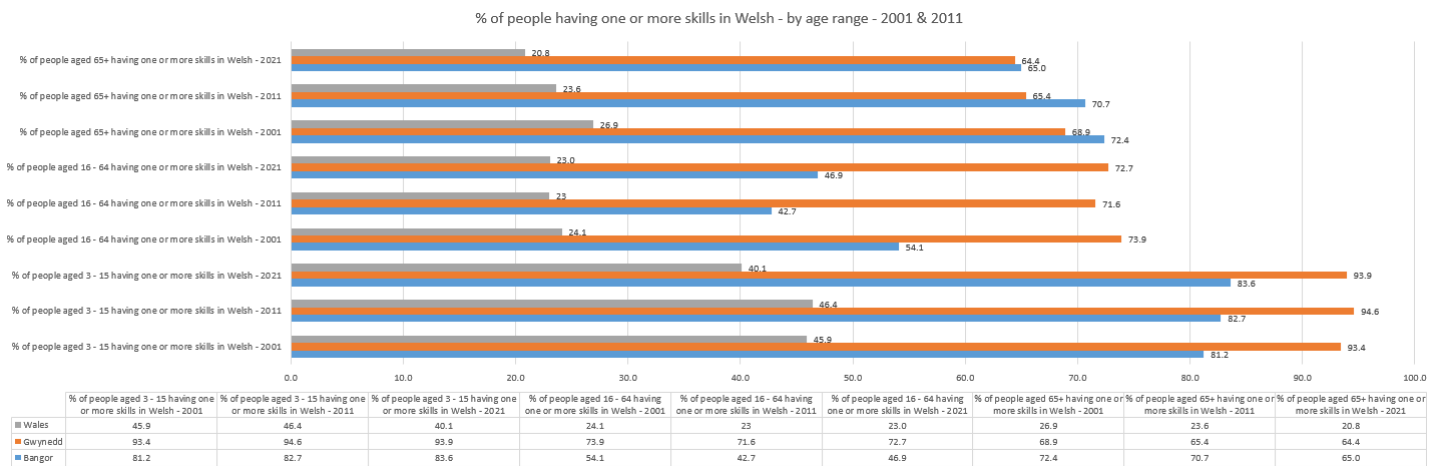
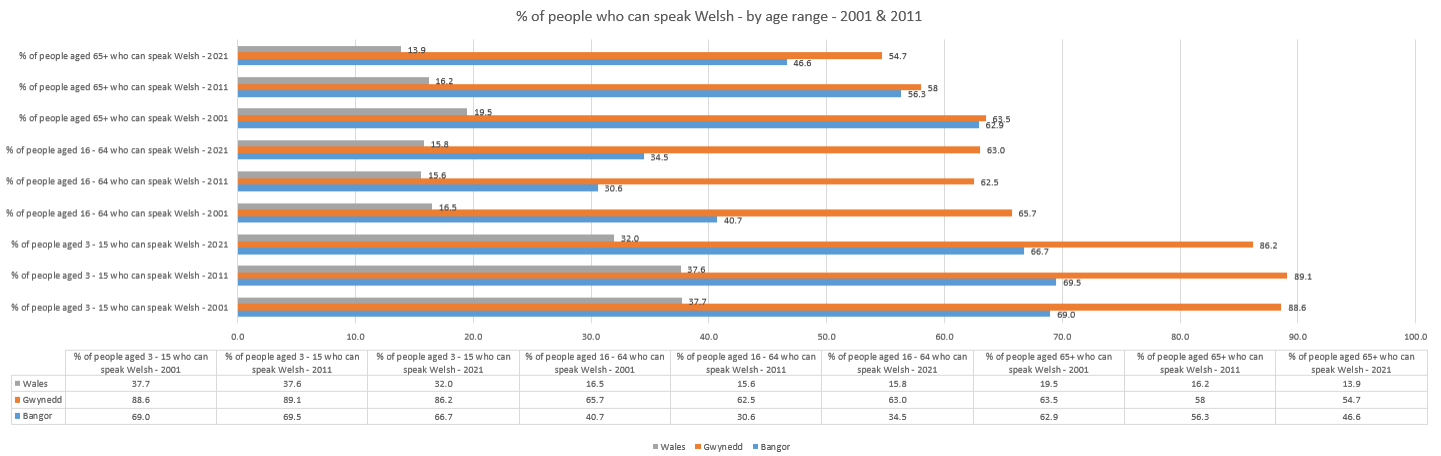
respectively). However, there is a sign of change in that there was a reduction in those with no skills between the 2011 and 2021 census' of 3.1pp, but it remains to be seen if this is a trend that will continue or is temporary.

- 3.5 In other categories the level of skills has held relatively steady, excepting those who can speak Welsh but cannot read or write it which has declined by 1.8pp. This is disappointing as the National and local trend is better in most respects, albeit they are starting from a lower base.
- 3.6 Therefore, the picture is of a decline in those with Welsh Language skills within the community and a growth in non-speakers, in particular there has been a strong decline in those with 'full' Welsh Language skills. This points to a relatively negative picture, as overall skill levels within the community are declining, which places the language at risk within the city - albeit that there has been some improvement between 2011 and 2021 but this has not made up for the loss from the 2001 census.

### ***Welsh Language Skills by Age***

- 3.7 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.
- 3.8 The charts and tables below show detail broken down by skill level and into age categories, and shows the change between census':-

## Charts 2 & 3 - Welsh Language Skills by age and census year



**3.9** Dealing with those who can speak Welsh, it can be seen that the 3-15 age range has a 2.3pp fall between 2011 and 2021, which is nearly identical to the county level picture, and less than the national fall. There is, though, a larger decline in the working age (16-64) age bracket of 6.2pp (though there is some improvement from the 2011 figure), as versus the 2.7pp decline at a county level and 0.7pp nationally. There is also a considerable decline in the 65+ age bracket of 16.3pp, higher than the 8.8pp decline in the county and 5.6pp nationally. This shows a worrying decline locally in Welsh speaking ability amongst all age groups.

**3.10** For those with one or more skills in Welsh, there is a growth in school age children with such abilities of 2.4pp which outstrips the County (0.5pp) growth and is contrary to the national decline (-5.8pp). However, there is, again, a decline in working age adults with one or more skills of 7.2pp, albeit that there is an improvement from the 2011 figure. This is considerably higher than the 1.2pp decline seen in the county as a whole and the 1.1pp decline for Wales. The pattern of decline in the 65+ age bracket is repeated here with a 7.4pp decline, which is worse than that at a county level of 4.5pp and the National picture with a decline of 6.1pp.

**3.11** There is of course some impact from the University within the town, which attracts people from outside the area without Welsh language skills, and



retains a percentage of them in the local population. The hospital also undoubtedly has a similar effect. However, the source of the impact is less relevant than the need to strengthen the language.

- 3.12 Overall, these figures point to a picture of decline in Welsh Language skills for all age brackets, with the only improvement being a small increase in the school age bracket for those with one or more skills in Welsh. This presents a real risk to the future of the language by hollowing out its role both at school and in the adult community and in workplaces. Again, it is vital that use of the language is encouraged by all available means, with development playing a role in ensuring this.
- 3.13 Vital to maintaining the language is providing opportunities to retain as high a level of those speakers in their home community as possible, as clearly skills are stronger here than in other parts of Wales and this presents an opportunity to counter a decline and grow the Welsh Language community in this locality.

### *Housing market*

- 3.14 As the proposal concerns a number of new dwellings some analysis of local housing supply is relevant in this case. A detailed examination of housing need is provided in the submitted Housing Mix Assessment which provides an in-depth 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 report should be read in full for a proper understanding of this matter.
- 3.15 However, it is concluded that the proposed development would meet an identified local need for affordable homes for purchase, and the type of units proposed address the key aspects of that need. The scheme is also suited to its setting in terms of the type and nature of housing proposed. Critically, the scheme responds to registered affordable housing needs, and would provide a very under-represented tenure type in the city and county, and so will make a valuable contribution to addressing demand for affordable dwellings in the community.
- 3.16 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 a key settlement, and so meet the need for affordable dwellings in the area.
- 3.17 As such, the development 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.
- 3.18 Turning to the question of ***the growth level identified for the settlement***, policy TA1 identifies a set growth level for Bangor, comprising allocated site and indicate level of windfall growth. It is understood from correspondence received from the Joint Planning Policy Unit that supply in the settlement has exceeded the level allowed for in the plan.

3.19 As such, if allowed, the proposal will further exceed the indicative growth level of Bangor.

3.20 However, it is submitted that this further modest exceedance is justified owing to the following factors:-

1. The Housing Mix Report includes details of available housing need data (i.e. social housing register and Tai Teg) which shows a considerable demand for social rented, intermediate affordable rent, shared equity affordable housing, and intermediate affordable housing for sale. This acknowledged need considerably exceeds the available supply of both allocated and consented sites, and this proposal would go some way toward meeting that due to the intended shared equity intermediate affordable housing approach. On its own this unmet need provides a pressing basis to deliver more housing in the settlement, and the use of this previously developed site represents the most sequentially preferable option for delivering that need over greenfield or exception sites.

3.21 As such, it is submitted that there is a sound and reasoned basis for approving this scheme and further exceeding the indicative growth level set in the plan. Indeed, there would appear to be a basis for releasing other land in and around the settlement to meet the registered affordable housing need, but this falls outside the scope of this submission and document.

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

3.22 As this proposal concerns only 10 dwellings in the sub-regional service centre it will have only a limited impact upon local services.

3.23 However, in general, services within the settlement are of a good standard and have capacity to absorb the relatively modest level of growth that the proposal would provide. We understand that no education contribution will be required in this case as there is sufficient capacity in local schools.

3.24 In addition, this application follows on from an earlier consent which is still extant. Thus, there would be no material change from the 'impact' of that proposal which was judged to be acceptable in this (and all other) respects.

3.25 There is a known shortfall in equipped children's play space in the settlement, but no other shortfalls. The proposal will provide more than the required level of play space on-site to cater for the development, and thus will make a modest but still helpful contribution to reducing the shortfall. It will also not meaningfully reduce the excess supply of other outdoor recreation space.

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

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

3.27 As this proposal is 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 is provided in the PAC report and Planning Support Statement.

### **SUMMARY**

- 3.28** Overall, it is clear that Welsh Language use is fairly strong locally but below the level across the County as a whole, and there is an apparent decline in skills. 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 town, 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, and in particular retaining the younger population due to the higher levels of Welsh Language use amongst that cohort.

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

- 4.1** 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 10 no. dwellings of varying sizes and specifically targeted at addressing recorded affordable housing need for intermediate affordable housing. The scheme is also being developed by the LA itself. 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 if any units are released for open market sale. However, there are other units in the area that are better suited to purchase by those seeking open market dwellings, and 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 meet set criteria will further reduce any impact.
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 significant 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 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 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, marketing, and provision of Welsh Language packs to residents.
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	Use of the 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 site does have a Welsh name at present, and a Welsh name will be used when developed.
Composite Score	3	11		
What is the benefit?	What is risk?			
Proposal may have mild benefits through Welsh Language use in the properties' names, streets, the development name, and marketing. Language packs for residents will also assist in reaching those with no or low skills.	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 = 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 and the current visually detracting nature of the site. Overall, will have a mildly beneficial impact.
How adequate is the availability of childcare and pre-school places in the locality?	● 1.00	● 4.00	● 4.00	No evidence of shortfall, and in any case no material effect from proposal.
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 that there is an adequate supply of places.
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	As the units are targeted at existing affordable need in the locality 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 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. 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 meet registered local affordable housing need and the 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 = 16	
Expected market price for the houses, and how this compares with household income locally.	● 3.00	● 3.00	● 9.00	Properties will be low cost in comparison to open market units due to their modest size and scale and modest plot size, and also as they are expected to all be delivered as affordable dwellings by the LA. As such, they will be affordable 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 10 units in a key settlement the impact will be modest, and especially so as they are expected to all 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 at minimum provides the required 20% provision, but in reality will provide entirely affordable dwellings thus exceeding the expected provision 5-fold.
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, while the extent of change would contribute to an existing exceedance of the indicative growth provision for the settlement, it is targeted at the considerable 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 proposed scheme broadly meets local need when assessed against the relevant tenures. More importantly the scheme responds to registered affordable housing needs, and in particular an underprovided segment, and so will make a valuable contribution to addressing demand for affordable dwellings in the community. (Please see HNA document for greater detail on this point)
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	Growth in the settlement has already exceed the indicative level set in the plan. However, there is a clear and pressing shortfall in the availability of affordable dwellings in this community which more than justifies the over-provision above indicative housing targets in the JLDP in this case as the proposal would demonstrably assist in addressing that imbalance.
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 strong, and this site represents the a modest development in comparison to others that have come forward in the plan period. Crucially, this scheme will specifically target 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 and in an under-provided for tenure, and so will provide clear benefits for the community & local housing market to address that need.		Proposal will provide a modest amount of above planned growth, and 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 = 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 small scale of proposal and as the intention will be to use locally based contractors.		

## 5.0 SUMMARY OF FINDINGS

- 5.1 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 wide range of local residents, with the targeted tenure meeting an underserved need and allowing local people 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 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.

### *Risk Assessment matrix*

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

### **MITIGATION AND ENHANCEMENT MEASURES**

- 5.3 As the scheme will have minimal potential risks only modest mitigation is required. This would include:-
1. ***Use of Welsh language names within the development*** - Easily conditioned as part of any approval, and also deliverable from GCC's policies on naming of new streets;
  2. ***Local marketing*** - The units should be marketed using Tai Teg and / or via a local Agent with bilingual sales media and staff, as this will ensure that the local community is effectively reached;
  3. ***Affordable units*** - The affordable units should be delivered as a minimum at the required percentage set in the JLDP. The scheme is also being develop by the Local Authority which provides further control on future affordability. It should be 'marketed' via Tai Teg (or any successor scheme). Any S106 should include measures to limit the occupancy to local persons in affordable housing need;
  4. ***Information packs for future residents*** - As a proportion of those moving into the new homes would 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) 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.

5. **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;
6. **Use of local contractors** -Where possible and practicable locally based contractors should be used to further maximise the economic benefits to the local community.

- 5.4 The above 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.

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