
Welsh Language Statement
Land off Llandegai Road, Bangor

June 2020

WELSH LANGUAGE STATEMENT

LAND OFF LLANDEGAI ROAD, BANGOR

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1.0 INTRODUCTION

- 1.1 This Welsh Language Statement has been prepared by Barton Willmore, on behalf of Macbryde Homes (the "Applicant"), in support of a full planning application for the proposed residential development of land at Llandegai Road, Bangor.
- 1.2 This Statement should be read in conjunction with the other technical documentation submitted in support of the planning application (the "Application"). The statement is prepared to demonstrate and communicate that consideration has been given to the Welsh language during the formulation of these development proposals. If necessary, this report will seek to identify measures to mitigate and positively enhance the impacts of the proposed housing development.
- 1.3 This Assessment follows the methodology of Gwynedd Council Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities (adopted July 2019). Strategic Policy PS1: Welsh Language and Culture states the following:

The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:

- 1. Requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:*
 - a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or*
 - b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or*
 - c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.*

- 2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow;*
- 3. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms;*
- 4. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies;*
- 5. Expect that Welsh names are used for new developments, house and street names.*

1.4 Firstly, it should be noted that the Application Site is allocated for residential development in the LDP. The updated Technical Advice Note (TAN) 20: Welsh Language (October 2017) advises that positively allocated sites, having undergone comprehensive assessment during the preparation of the LDP, should not necessitate the submission of a Welsh Language Impact Statement. However, the Applicant has undertaken this assessment having regard to the provisions of LDP Policy PS1 nonetheless.

Summary of Proposed Development

- 1.5 The Application seeks full planning permission for 67 no. dwellings, a proportion of which will be Affordable Housing.
- 1.6 The proposed development will include a mix of two, three and four-bedroom properties, further details of which are provided in Section 3 of this Statement.

Pre-Application Consultation

- 1.7 In accordance with Welsh Government Guidance, it is necessary to undertake pre-application consultation for all "major" developments. As this application is for more than 10 dwellings, it qualifies as a "major" development.
- 1.8 The extent of pre-application consultation and engagement undertaken by the Applicant is documented within the "Pre-Application Consultation Report" submitted with this Application. This sets out the engagement that has taken place, and where necessary how the scheme has been amended to reflect the comments receive.

2.0 THE SITE AND SURROUNDING AREA

2.1 This Section provides further details on the Site's location, surroundings and its key physical characteristics.

The Site

2.2 The Site is located off Llandegai Road, Bangor. The Site is currently unused grassland and extends to approximately 2.66 ha.

2.3 The Site is bounded by mature hedgerow to the north, east and south, and the Llandegai Road (A5) and existing hedgerow to the west. The proposed access to the site would be taken from the existing adopted highway (A5) to the west of the site.

2.4 The Site slopes upwards from east to west. It is bounded by existing trees and hedgerows at its perimeter. An existing access point runs across the northern part of the site (west to east) which services a building to the east outside of the boundary of the proposed development.

Public Transport Linkages

2.5 The nearest bus stop is located approximately 20m from the Site on Llandegai Road. This serves bus routes no. 5, 5D, 6B, 67, 67C and 76A. These bus stops run regular services to Bangor, Llandudno, Bethesda, Mynydd Llandegai and other locations on route. Two further bus stops are located circa 110 metres and to the north of the Site, again on Llandegai Road which benefit from additional services 78A and 78 which service Bangor and Maesgeirchen. The nearest railway station is in Bangor (c. 2 miles from the Site), and which provides for onward travel to Cardiff, Bristol and Birmingham.

2.6 Accordingly, the Site is considered to benefit from good accessibility and access to public transport linkages and is locationally sustainable.

Bangor Centre

2.7 The Site lies immediately adjacent to Bangor. Within the immediate area and Town Centre, there are a range of facilities including:

- Hospital and Pharmacy;
- Large Retail Park;
- Supermarkets;
- Doctors;
- Nursery;
- Primary School;
- Secondary School;
- Bangor University; and
- Train Station.

2.8 It is considered that the range of facilities within the Town Centre are appropriate to serve both the existing and future population through additional residential development.

Site Planning History

2.9 There is no relevant planning history associated with the proposed development of the Site.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 This next Section provides details of the proposed development. As set out in Section 1 of this Statement, the Applicant is seeking full planning permission for 67no. dwellings, a proportion of which will be affordable.
- 3.2 Macbryde Homes are a North Wales based family-run property developer with extensive experience of the local housing market, and a strong record of housing delivery across Wales.
- 3.3 The proposed housing mix for the Site comprises the following:

House Type	No. of Beds	No. of Units
4P2B(Affordable)	2 Bed	8
5P3B (Affordable)	2 Bed	6
Oakley	2 Bed	7
Highfield	3 Bed	8
Marlow	3 Bed	5
stratford	3 Bed	5
Evesham	3 Bed	8
Richmond	4 Bed	8
Canterbury	4 Bed	8
Salisbury	4 Bed	4

Table 1 – Housing Mix

- 3.4 The proposed development will provide on-site car parking provision depending on plot size, and each proposed dwelling will benefit from its own private garden area.
- 3.5 Green space will be provided to the north as well as to the south with a through route and pedestrian connection on Llandegai Road to the south. Sufficient visibility splays will be adopted to ensure safe access for cars and cyclists accessing and leaving the site. This includes dropped curbs and at western side of the Site across the access and will ensure that the Site is accessible for all.
- 3.6 Ecological mitigation and enhancement are proposed as part of the development with the maintenance of the surrounding mature hedgerows and ecological buffer. Hedgerow planting will be retained where possible and additional planting will be

undertaken throughout the development. This is made possible by using the existing access and minimising hard land scaping works adjacent to the Site boundary.

4.0 POLICY CONTEXT

Introduction

4.1 This Section provides an account of the policies of relevance to the likely impact of the development proposal against community life and the Welsh language. It considers policy at both the national and local level. A full account of the planning policy context of the site and proposal are provided within the Planning Statement submitted in support of this Application.

National

Well-being of Future Generations (Wales) Act 2015

4.2 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Gwynedd County Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Act contains seven well-being goals, including, 'a Wales of vibrant culture and thriving Welsh language'.

Planning (Wales) Act 2015

4.3 The Planning (Wales) Act introduced legislative provision for the Welsh language in the planning system. The Act requires the Welsh language to be considered as part of the Sustainability Appraisal of all documents with development plan status and explains that impacts on the Welsh language should be a consideration in the determination of planning applications, as long as they are relevant to the application. Accordingly, the Council's LDP will comply with the provisions of the Well-being of Future Generations (Wales) Act 2015.

Planning Policy Wales (10th Edition, December 2018)

4.4 The following extracts are considered of direct relevance to this report:

- Paragraph 3.25 *The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh*

Language well-being goal.

- Paragraph 3.26 *Planning authorities must consider the likely effects of their development plans on the use of the Welsh language as part of the Sustainability Appraisal. Planning authorities should seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language.*
- Paragraph 3.27 *Development plans should include a statement on how planning authorities have taken the needs and interests of the Welsh language into account in plan preparation and how any policies relating to the Welsh language interact with other plan policies.*
- Paragraph 3.28 *Considerations relating to the use of the Welsh language may be taken into account by decision makers so far as they are material to applications for planning permission. Policies and decisions must not introduce any element of discrimination between individuals on the basis of their linguistic ability, and should not seek to control housing occupancy on linguistic grounds*

Technical Advice Note 20 (TAN 20) – Planning and the Welsh Language (October 2017)

- 4.5 This updated TAN 20 provides local planning authorities, developers and communities with advice on how the language can be supported and protected by the planning system.
- 4.6 Paragraph 3.1.3 clarifies that "*Planning applications should not routinely be subject to Welsh language impact assessment*" and goes on to say in Paragraph 3.2.2 that "*When a LPA receives a proposal for a large development on a windfall site in an area it has defined as linguistically sensitive or significant, an assessment of the likely impact of the development on the Welsh language may be undertaken*".
- 4.7 Paragraph 3.4.1 and 3.4.2 identify the circumstances that mitigation measures should be applied to reduce or eliminate potential adverse impacts of development on the Welsh language.

The Wales Spatial Plan Update (July 2008)

- 4.8 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. Gwynedd Council Authority area and the Site have accordingly been assigned to the North West Wales region. It is noted that the areas towns and villages, as well as the countryside, are home to generations of Welsh speaking communities that have strong attachments to heritage and Welsh culture. All six sub-regions, i.e. spatial plan areas, are profiled by key settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.
- 4.9 The main priorities of the Wales Spatial Plan for the theme 'Respecting Distinctiveness' are considered to be maintaining different character of places, encouraging sustainable design that reflects local distinctiveness, developing Wales as a bilingual society and preserving Wales' historic environment.

Welsh Language Strategy, Cymraeg 2050 (July 2017)

- 4.10 The Welsh Language Strategy reaffirms that *"the land use planning system should contribute to the vitality of the Welsh language by creating suitable conditions for thriving, sustainable communities, supported by an awareness of the relevant principles of language planning"*. It goes on to state that *"Decisions regarding the type, scale and exact location of developments within a specific community has the potential to have an effect on language use, and as a result on the sustainability and vitality of the language. This calls for strengthening the relationship between language planning and land use planning"*.

Local Gwynedd Local Development Plan (adopted 2017)

- 4.11 For the purposes of this Application, the development plan comprises the Gwynedd and Anglesey Joint Local Development Plan ("LDP") which was adopted in 2017 and covers the Plan period 2011 - 2026.
- 4.12 The LDP Vision sets out an ambitious set of objectives that should have been realised at the end of the plan period in 2021:

'By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and

environment and for being places where people choose to live, work and visit.'

'The city of Bangor will have retained and strengthened its role as a sub-regional centre, which is home to a variety of residential development, a University and College, business and industrial developments, and heritage, cultural, leisure and commercial opportunities, ensuring that deprivation is reduced. Its retail performance will have improved in order to support its role as a sub-regional shopping centre. It will be taking advantage of its accessibility via the North Wales railway line and the A55.'

4.13 The following policies of relevance to this CLIA are:

- PS1 - Welsh Language and Culture;
- PS16 - Housing Provision;
- PS17 - Settlement Strategy;
- ISA 5 – Provision of Open Space in New Developments;
- TAI 1 – Housing in Sub-regional Centre & Urban Service Centre; and
- PS18 – Affordable Housing.

4.14 Within the adopted Local Development Plan, Bangor is identified as a "Sub-Regional Centre." Further, the Site is allocated for residential (Policy PS17 – Settlement Strategy) development, capable of accommodating 72 dwellings, alongside open space (Policy ISA 5).

4.15 Policy PS18 – Affordable Housing requires the delivery of a minimum of 20% affordable housing to be provided on-site.

4.16 Policy PS1 - Welsh Language and Culture states:

'The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. In 2001, 60% and 69% of Anglesey and Gwynedd's (County) population, respectively, were Welsh speakers. The use of the language varies in communities. The first tranche of information released from the 2011 Census about

the Welsh language reveals lower levels of Welsh speakers in both Counties: 57% and 65% in Anglesey and Gwynedd, respectively’.

‘Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Key to this is sustaining existing communities. The Plan, along with national planning policy and guidance, offers a number of policy approaches that although not directly referring to the Welsh language, along with other partner initiatives, will have a positive impact. The strategy recognises that a large proportion of the existing population live in rural settlements and therefore supports rural as well as urban communities.’

- 4.17 The Council’s Annual Monitoring Report (2019) indicates that residential planning permissions have made provision of affordable housing and this assists in maintaining the Welsh Language within the Plan area (Indicator D1). The AMR includes data provided by the ONS which highlights that there has been a gradual increase in the proportion of people speaking Welsh can be identified across the Anglesey and Gwynedd Local Authority area.

Table 2 – ONS Welsh Speaking Residents

Local Authority	Year ending 31 March 2017		Year ending 31 March 2018		Year ending 31 March 2019	
	Number	%	Number	%	Number	%
Anglesey	42,400	63.5	42,500	63.6	45,500	67.5
Gwynedd	87,600	74.1	89,600	75.5	91,000	76.4

- 4.18 This is considered a significant improvement from the results of the 2011 Census which identified that 57% of Welsh speakers in Anglesey and 65% in Gwynedd

Maintaining and Creating Distinctive and Sustainable Communities (2019)

- 4.19 This SPG identifies that Policy PS1 seeks further, more detailed analysis on certain types of planning applications depending on their location and scale of development.
- 4.20 Paragraph C10 of the SPG clarifies that an Impact Assessment should provide a response to more searching questions on potential linguistic impacts and require a

developer to propose some mitigation measures if necessary, to reduce any perceived harmful impacts on the Welsh language. Any mitigation should be related to the proposal, relevant to planning and will vary between different types of development.

- 4.21 Allocated sites within the LDP provide an opportunity to incorporate mitigation and enhancement measures to ensure that Welsh language is not negatively impacted.

Gwynedd Council Plan

- 4.22 The Council Plan is based around seven well-being objectives, which ensure Gwynedd residents can:

1. Enjoy happy healthy and safe lives;
2. Live in quality homes within their communities;
3. Live in a natural Welsh society;
4. Receive education of the highest quality which will enable them to do what they want to do;
5. Earn a sufficient salary to be able to support themselves and their families;
6. Live with dignity and independently for as long as possible; and
7. Take advantage of the beauty of the County's natural environment.

- 4.23 The plan also states that promoting use of the Welsh language is one of the council's main priorities and they will continue to provide guidance and promote use of the Welsh language on every occasion.

Welsh Language Promotion Plan for Gwynedd

- 4.24 The Gwynedd Council Plan 2018-23 sets as one of its well-being objectives the aims to ensure that all residents can live in a community where the Welsh language is a natural part of life. Below are the aims of the plan and how the Council propose to enhance the increased use of Welsh language across the authority area:

- Families that see the benefit of using the language as a language of the home.
- Schools and educational institutions that give encouragement and support to developing confident Welsh-speakers.
- Young people that see a value to the language as a skill for life and as a means of entertainment and socialising, and who use it in every aspect of their lives.
- Public bodies that offer Welsh language services regularly and to a high standard.

- Private and business sector that gives the Welsh language value and status and that understands its value as a skill and a business asset.
- The Welsh language is used naturally when developing and using technology.
- Community groups given support to maintain the language as the natural means of communication and to ensure that people of all linguistic and social backgrounds are included in community activities.
- The Welsh language given prominence in economic, housing and planning schemes locally in order to ensure that any schemes and developments contribute in a positive way towards the efforts to safeguard the Welsh language in our communities.
- Residents that are confident in using the Welsh language and show good will and a positive attitude towards it.

4.25 These aims identify areas in which new housing development can influence the use and maintenance of Welsh speaking societies. This includes, on site signage, marketing housing in Welsh and insuring sufficient efforts are made to consult local residents about the scheme using both English and Welsh written material.

Gwynedd Housing Survey – September 2018

4.26 Gwynedd housing survey was conducted over 8 weeks between 10th September – 4th November 2018. The results of this survey indicated that of the individuals who responded:

- 1,466 (59.2%) noted that Welsh was their first language;
- 786 (31.7%) noted that English was their first language;
- 21 (0.9%) noted that they were bilingual in Welsh and English;
- 18 (0.7%) noted that their first language was 'Other';
- 187 (7.5%) stated that they preferred not to say / didn't answer the question.

4.27 It highlighted that the number of people who said they were able to speak Welsh or were bilingual (64.9%) reflects the percentage of Gwynedd population that indicated that they could speak Welsh in the 2011 census (65.4%). This demonstrates that the measures and mitigation strategy's in place are supporting the maintenance of Welsh culture and language across the authority.

5.0 METHODOLOGY & EVIDENCE BASE

5.1 This Section details the methodology for the evidence set out in this report which has been informed by **Appendix 7** which is set out in the Maintaining and Creating Distinctive and Sustainable Communities SPG (**Appendix 7**). The Council's guidance states the evidence should be delivered as following:

Step 1 – Collect, record and analyse information about the local area:

- Population
- Household
- housing profile
- Infrastructure – facilities and services

Step 2 – Collect, record and analyse the Policy requirements:

- Nation, Local and regional policy impacting the delivery of the development including those which impact positively on the Welsh language.

Step 3 – Applying the Information Gathered in step 1 & 2.

- Describe the application and why you think it is consistent with national and local policies and impacts positively on the Welsh language in the community/local area
- Key issues set out by the Council in **Appendix 7** evidenced and explained against the development proposals.

5.2 Data is sourced from the most recent (2011) Census at Ward, and Unitary Authority level, unless otherwise stated.

Step 1

Population

5.3 The total number of Welsh speakers in 2001 was 77,846, which is 69.0% of the population. Over a ten year period there has been a drop of 846 in the number and 3.6% in the percentage of Welsh speakers in the County. The Gwynedd Plan area has the highest proportion of population that speak, read and write Welsh (60% in 2011) compared with the Welsh average (14.6% in 2011).

- 5.4 The data shows that the highest percentages of Welsh speakers are found in the northern part of the county, in the Arfon electoral wards such as Peblig (87.4%), Bontnewydd (82.6%), Seiont (85.3%), Penygroes (86.8%). The electoral wards with the lowest percentages of Welsh speakers are those located within and around large service centre Bangor (18.6%), Hendre (45.3%) and Hirael (37.7%).

Table 3 – Population Profile

	Marchog	Gwynedd
Aged 0-4	204	6,819
Aged 5-15	412	14,132
Aged 16-64	1,637	75,783
Aged 65+	313	25,140
Total Population 2011	2,566	121,874
Total Population 2001	2,690	116,843
% Born in Wales 2011	78.2%	66.8%
% Welsh Speakers 2011	50.2%	65.4%

- 5.5 Table 3 indicates that the population of Marchog remained relatively stable over the period 2001 to 2011, increasing by 4.8.% from 2,566 to 2,690 people.
- 5.6 In 2011, 70.5 of the overall population of Marchog were of working age (aged 15 to 74). This is slightly lower than the 73% proportion recorded in Gwynedd overall.
- 5.7 At 50.2%, Marchog is below the Gwynedd average of 65.4% of residents who class themselves as Welsh Speakers.
- 5.8 The ability to speak Welsh varies significantly across Wales and often according to age. According to the 2011 Census the average number of people that can speak Welsh across wales is 19% of the whole population. This highlights that, 13.7 % of that population are from the Gwynedd County, thus, offering a large proportion of the total number of Welsh speakers identified by the Census. Over 72% of 15-19-year-olds can speak Welsh in Gwynedd, which is the second highest percentage of Welsh speakers in that category across the whole of wales. Unfortunately, this figure drops to 70% for the 30-34 age group and drops even further for the 50-54 age group (61.33%). The 70-74 age group contains the lowest percentage of Welsh speakers of all age groups at 57.9%. The 85+ age group is slightly higher with 62.1% who can speak Welsh. As can be seen, the highest percentages are in the 3-24 age group. This probably reflects the influence of the education system on the linguistic skills of school-aged children. The numbers in the 20-50 age groups are fairly constant and vary from 4,997 to 4,821. The average for all age groups is 117,894 Welsh speakers.

5.9 The percentage of Welsh Speakers in the age group 3-4 which is 73% and a total number of 1,997. This percentage of people continuing to speak Welsh remains above 70% for those who progress through the education system. This not only demonstrates that the education system is aiding to maintain Welsh language across Gwynedd but also those from a Welsh background are continuing to learn Welsh and preserve the language and culture. As mentioned above and set out in the council Annual Monitoring Report 2019, ONS statistics suggest that 91,000 people (76.4%) are able to speak Welsh at year ending 31st March 2019. This is circa a 10% increase from that data found in the 2011 Census, however, it should be noted that the sample of respondents is smaller in this survey which can cause figures to be slightly inflated. Even so, this is a significant increase and reflects the fact either that there are more parents or members of the extended family who speak Welsh at home with their children or that there are more children attending Ti a Fi groups or Welsh-medium nursery groups causing a growth in those speaking the Welsh language.

Welsh Education

5.10 The nearest primary school is Ysgol Glancegin (Welsh Medium) and nearby secondary schools include Ysgol Hirael, Tryfan Schhol (Welsh Medium) and Bangor independent school (English Medium).

5.11 The National Centre for Learning Welsh, 'learn cymraeg' was established in 2006 following the Welsh Government's restructuring of Welsh learning for adults. 6 regional Centres were established throughout Wales, including the one in North Wales, to bring the Welsh for Adults provision together to achieve national coherence and standards, with a focus on regional and grass-roots delivery. The Centre co-ordinates the Welsh for Adults provision across North Wales, working with 11 independent providers to deliver the highest standards of learning. They also act as a one-stop-shop for Welsh learners in the region and offer information, advice and resources to put them on the right track and help ensure the best possible learning experience.

5.12 The North Wales Centre's catchment area includes all north Wales local Authority areas. The region has a population of 631,283; with approximately 30% who can either speak, read or write Welsh. Around 7,000 people enroll on Welsh courses in North Wales each year. A number of classes are available within the locality of the Site.

Employment, Infrastructure and Facilities

- 5.13 The site benefits from being sustainably connected to the local regional facilities at Bangor. Given the percentage of people speaking Welsh across Gwynedd there is an expectation that the majority of facilities and services will be delivered in Welsh, as shown in the National Survey for Wales –

'In 2018-19 a set of questions was introduced to ask people in work, who had some Welsh speaking ability, about their use of Welsh in the workplace. 72% of this group said they had Welsh-speaking colleagues at work and 60% of these said they spoke Welsh with at least some of these colleagues'

- 5.14 The percentages given above are likely to be higher than the national average given that Gwynedd holds the second highest number of Welsh speakers across Wales. The highest percentage of workforce working within the same travel to work area is seen in Bangor with 77.4%, the next highest level seen in Pwllheli with 65% whilst the lowest level is seen in Amlwch with 49.8%. This shows that the service provision and facilities are significantly concentrated in this area and any new development will provide additional workforce. In relation to the workforce within the relevant TTWA for each settlement again Bangor is highest with 97.4% with Caernarfon second with 94.5% the lowest level is seen in Blaenau Ffestiniog and Holyhead with 80.7% and 80.9% respectively. In relation to the number of jobs per workforce the highest level is seen in Bangor with 2.6 followed by Llangefni with 2.21, the lowest level is seen in Blaenau Ffestiniog with 0.9 followed by Holyhead with 0.97 (Topic Paper 5 – Developing the Settlement Strategy).

Table 4 – 2011 – Census Data Industry and Employment Characteristics

		Marchog		Gwynedd	
Economy	Industry of Employment				
		Agriculture, forestry & fishing	8	0.8%	1,868
	Mining, quarrying, energy, water	20	2.1%	1,415	2.6%
	Manufacturing	35	3.7%	3,150	5.8%
	Construction	96	10.1%	5,185	9.6%
	Wholesale & retail	198	20.8%	7,812	14.5%
	Transport & storage	42	4.4%	1,833	3.4%
	Accommodation & food services	101	10.6%	5,300	9.8%
	Communication, finance, property	30	3.2%	2,298	4.3%
	Professional, scientific, technical	13	1.4%	1,977	3.7%
	Administrative & support services	60	6.3%	1,882	3.5%
	Public administration & defence	54	5.7%	3,465	6.4%
	Education	92	9.7%	6,818	12.6%
	Health & social work	173	18.2%	7,922	14.7%
	Other	30	3.2%	3,036	5.6%
	People with no qualifications (Aged 16+)	686	35.2%	23,365	23.2%

5.15 The indented housing strategy and spatial distribution of new houses (55%) will focus predominantly in or on the edge of principle settlements such as Bangor. A Total of 53% of the overall housing land requirement identified for the Plan area is directed to Bangor (the Sub-regional Centre) and the Urban Service Centres combined and 22% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities, employment opportunities and transport options. The remainder (25%) is expected to be delivered in Villages, Clusters and the countryside. Bangor scored 130 points in the Councils assessment of its connections to essential services and facilities, this is the highest score across all centers in Gwynedd.

5.16 As demonstrated above, the local area is well served by an extensive range of local facilities/services; employment opportunities; educational opportunities; and regular public transport. The addition of this housing development on the allocated site will serve to support the local community in housing and employment terms, through the creation of inward investment and location of new housing adjacent to new employment opportunities and the associated economic and social benefits to the large settlement community of Bangor.

Step 2 – Analysis of Welsh Language Policy

5.17 A detailed assessment of the relevant planning policy has been given in section 4 of this report. It is highlighted that Gwynedd Council have a substantial policy basis in

regard to welsh language and its promotion. As stated, this report is written by the guidance and methodology set out in the Council SPG.

- 5.18 Section 3 below sets out and seeks to ensure that mitigation measures are provided where the key issues indicate a particular impact on the welsh language as a result of this development.

6.0 Step 3 - COMMUNITY AND LINGUISTIC IMPACT ASSESSMENT

Table 4 - Community and Linguistic Impact Assessment

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
Language and Population Movement				
How will the development ensure opportunities for local people to stay in their communities?	It is likely that due to its scale and implementation period, that the development could have a positive impact on the community characteristics of existing Welsh speakers overall. The new development presents an opportunity for Welsh people to live adjacent to a sub-regional service center, which promotes great employment opportunities. The site is allocated for development and supported by the council; it will provide much needed affordable housing allowing members of the existing community to remain.	Local Development Plan policy TAI 8 – Appropriate Housing Mix ensures that a range of different housing types are provided to meet the needs of different members of the community and home buyers. Where the development produces the intended mix it assists in removing the imbalance in the housing market to provide for all.	POSITIVE (1)	Enhancement: <ul style="list-style-type: none"> • Bi-lingual street names and signage
Is it likely that the development will attract people to the community? If there is, how many are	Given the scale of development, it is anticipated that the proposed development will be built out over a 1-2 year period, making the population change gradual. This	The trend in Gwynedd is that there is a net positive in migration (2011 Census data). As demonstrated above much of the existing county area has	POSITIVE (1)	Mitigation: local advertisement/marketing

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
<p>expected? How many and what percentage are likely to be Welsh speakers?</p>	<p>will assist in integrating new residents into the existing community. There is a real opportunity to ensure this integration is done so bilingually. The scale of housing provision is based on satisfying need arising from Gwynedd over the Plan period. Although there is no restriction to migration, in theory the houses proposed could all serve the existing population of the County.</p> <p>The mix of housing delivered in the phasing of development will help secure a large proportion of family homes to allow young families to stay in the area to live and work bilingually.</p>	<p>an above 70% of the population that speak welsh. It is considered that there is a demand for housing in this location from local people who are seeking access to employment and education. Net positive migration is found between age groups 0—14, 30-44 and 45-74. This is a positive as it is generally those between the ages of 0-14 and in full time education that have the highest number of Welsh speaking ability. Foe this reason it is anticipated that the percentage of Welsh speaking residents on this development will be above national average.</p>		
<p>Is there a likelihood that local people will migrate from the community as a result of the development?</p>	<p>There are not considered to be any negative impacts on surrounding residential development or existing communities. As a result of the development it would attract migrants to new homes where there is evidence of demand.</p>	<p>This development has been assessed against the Councils LDP Development Plan policies and there is no material impact of existing residents that would cause outgoing migration as a result of the development.</p>	<p>POSITIVE (1)</p>	<p>Mitigation: local advertisement/marketing Affordable housing provision.</p>

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
Balance between Welsh speakers (including learners) and individuals that do not have any Welsh language skills	The development is likely to attract both Welsh speakers and Non-Welsh speakers. The surround ward areas in the County have strong Welsh skills and is supported by established educational facilities (Welsh Medium) which aid the development and continuation of Welsh speaking.	The percentages of Welsh speakers in other adjoining Ward areas (including Conwy County Borough Council area) are above the County and/or National average. These areas, where Welsh is commonly spoken are considered to be at risk of further dilution if the existing residents were to move and occupy a new home at the Site selling their existing home on the open market to be occupied by a non-Welsh speaking household. There is no mechanism to monitor or control this scenario. It is proposed that monitoring the occupancy of new homes at the Site could be a way of understanding demographic change in the area at the time of development.	Neutral (1)	Mitigation: None required / applicable
Is the development likely to lead to a change in the age structure within the population: more or	The current age structure for the ward area is set out in Table 3 of this Report.	The LDP Vision aims to retain its younger, economically active population. The site is positively allocated for residential development and	POSITIVE (1)	Mitigation: None required / applicable

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
<p>less children, young people, middle- age people, elderly?</p>	<p>It will be important to retain both youngest and older age groups within the community.</p> <p>The proposed development in its totality (i.e. 67 no. new dwellings) will be delivered in a mix of 2, 3 and 4-bedroom houses. A mixture of house types and tenures are proposed, including detached, semi-detached and terraced properties. The proposal will create a sustainable mix of house types and will accordingly appeal to a range of prospective residents.</p> <p>Although the proposal will result in the increase in the general population, the house type mix should ensure that this increase does not favour/discriminate any one particular age group.</p> <p>The Site is considered to benefit from good accessibility and access to public transport linkages and is locationally sustainable. It lies with very close to Bangor and a range of facilities and the site</p>	<p>has therefore been comprehensively assessed and found to promote and help sustain balance in social and cultural terms. The development will ensure that affordable housing is delivered in line with LDP policy PS18 – Affordable housing.</p>		

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
	<p>could therefore appeal to and retain the elderly population and young families.</p> <p>The provision of affordable housing mixed with open market housing is seen as a sustainable land use solution to the retention or return of younger people.</p>			
Is the change likely to be a permanent one or a temporary one?	The addition of new homes is permanent, however, there are no recognisable negative impacts to the Welsh language as a result of this development.			
Visual Elements				
Whether the development will increase the visibility of the language?	<p>The site is currently undeveloped, although is positively allocated for residential development in the LDP.</p> <p>An increase in the overall population could potentially support established local education facilities which provide access to Welsh language learning and support. The development intends to incorporate bilingual signage and street names which</p>	It is possible to name streets within the development by taking into account local linguistic heritage (Policy PS1 and part C.31) of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities. This will increase the visibility of Welsh language and promote heritage.	POSITIVE (1)	Mitigation: Bilingual signage within development.

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
	will assist in maintaining the culture and heritage of the area.			
Corporate image and branding - signs and advertisements on the site that are within the planning remit, e.g. advertising/marketing sign for a new housing site, signs and advertisements to customers in public places on employment sites	Macbryde Homes confirm that all housing will be marketed and advertised using bilingual signage and online material. This is intended to ensure that local people see the development as part of the local community and are given equal opportunity to access all marketing information in their primary language.		POSITIVE (1)	Mitigation: Bilingual signage and advertisement within development and on all marketing material.
The name of the site or development –will it retain an old Welsh name, or will any new name be derived from historic, geographical or local ties to the area, if practical	Macbryde Homes propose to ensure that the development has a Welsh name. It is their intention to consult with Gwynedd Council to establish an appropriate name for the development site which respects the local history or geographical context.			
Quality of Life Including Community Infrastructure				
Is there a sufficient supply of child care	An increase in demand, as a result of the proposed development will	-	NEUTRAL (0)	Mitigation: None required / applicable

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
and pre- school places in the locality?	help secure the viability of the local schools within Bangor.			
Is there sufficient capacity in schools in the locality? Is the development likely to require more school places or is the provision already sufficient? Is there sufficient resources to ensure that the schools are able to carry on to accomplish their role of producing fluent Welsh speakers?	Following a review of the Council documentation and monitoring reports there appears to be a reduced demand for school places due to fewer number of children within the county. This development provides family homes and will increase levels of demand for all levels of education within Bangor.	<p>The Councils Topic Paper 5 – developing the settlement strategy states: 'Due to a decline in the number of children there is increased spare capacity within the majority of schools, which leads to pressures over maintaining the number of primary schools throughout the area.'</p> <p>Additional development and pupil numbers as a result of occupancy from this development will help support the future viability of schools with surplus capacity.</p>	POSITIVE (1)	Mitigation: None required / applicable
The balance between non-Welsh speakers and Welsh speaking pupils in the school	An increase in demand, as a result of the proposed development will help secure the viability of the local schools within Bangor. There is no evidence to suggest that the balance of non-Welsh speakers and Welsh speaking pupils in local schools will be negatively effected.		NEUTRAL (0)	Mitigation: None required / applicable

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
Will the development increase the demand for Welsh immersion support for newcomers?	Bilingual education plays an important role in maintaining and promoting the Welsh language. The development is guided to Bangor through the adoption of the Local Development Framework, and where there is sufficient provision of educational facilities which will be able to sustain the growth in the population.	The development provides a mix of housing and is for this reason available for both Welsh speaking and non-Welsh speaking families. Ensuring that the right mix of houses for the needs of the local communities is developed is important in terms of maintaining the Welsh language	NEUTRAL (0)	Mitigation: None required / applicable
Will the development increase the demand on local facilities and services?	Bangor is a sub-regional service center with the highest level of service provision in the County. Development is placed in these locations to support local services and deliver sustainable development. The current level of services available in Bangor comprises a major hospital, doctors' surgery's and a several pharmacies. As well as, a number of different primary and secondary schools. An increase in demand, as a result of the proposed development will also secure the viability of existing local services thus providing a positive effect on both the existing and new		POSITIVE (1)	Mitigation: None required / applicable

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
	<p>residents. There is no reason to assume that there would be any negative impact on local services as a result of this development.</p>			
<p>The extent to which the development will have a positive or negative impact on existing facilities or services?</p>	<p>Bangor includes an extensive range of facilities and services, which are all within proximity of the site.</p> <p>Promoting a sustainable development, where people are able to walk, cycle or access public transport will not only bring about health related improvements but encourage use of local services. Residents of the proposed development will be within walking distance of a number of local services</p> <p>Therefore, based on convenience grounds, it is arguable that both residents (existing and new) are likely to be encouraged to use local services.</p> <p>The proposed scale of the development will produce economies of scale which will</p>		<p>POSITIVE (1)</p>	<p>Mitigation: None required / applicable</p>

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
	assist in sustaining existing facilities. In addition, the development will be delivered over 1-2 years with residents moving into the development at staggered times, this therefore mitigates any sudden population increase and sudden demand for the existing services and facilities.			
To what degree will the development create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on?	An increase in the overall population could potentially support established local businesses. They will have a head start in capitalising on the population growth and increased market potential. Not only new residents but visitors and development construction workers offer potential customer sales. Welsh speakers would continue to use their ability to speak Welsh and promote the continued use of the language.		POSITIVE (1)	
New Housing				
Expected market price for the houses and how this compares with the income of local	The affordable homes are integrated throughout the development site, which will allow local people (Welsh speaking or		POSITIVE (1)	Mitigation: None required / applicable

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
households and average house prices in the area	<p>non-Welsh speaking) to remain or return to the area.</p> <p>The pricing structure for the remainder of the properties within the proposed development is likely to reflect the local housing market. There is nothing to suggest that existing Welsh speaking residents (or non-Welsh speaking) wouldn't be able to purchase properties on the open market. The development will add to the level of supply in the area and in macro-economic terms, should therefore assist with maintaining average house prices locally.</p>			
Affordable housing provision and how that compares with policy requirements	Affordable housing will be delivered on site as set out by the Councils Local Development Plan.	Affordable housing will be delivered in line with the Council development management policies Strategic Policy PS 18: Affordable Housing and Policy TAI 15: Affordable Housing Threshold & Distribution. This policy states that the development must provide 20% affordable housing across the site.	POSITIVE (1)	

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
Expected or proposed development rate of development	Given the scale of the proposed development it is likely that it will take 1-2 years to fully complete. The site is allocated to bring development forward to meet the needs of the area during the plan period.		POSITIVE (1)	
Housing mix and how that compares with policy requirements, county or local surveys, or other sources of information	The development proposes a range of housing types mix and size. The development will promote a balance of housing that ensures the needs of the whole community are met, including delivering affordable housing to redress the identified imbalance in the housing market.	Policy TAI 8: Appropriate Housing Mix of the Councils LDP prescribes the necessary considerations for new development and housing mix. The development proposes to be in line with this policy and is therefore delivering the mix of housing detailed by the Council.	POSITIVE (1)	
Number of houses and how that compares with the demand for housing and the supply of housing set out in the Plan and granted consent since the Plan's adoption	The site is allocated in the Joint LDP to deliver housing against the objectively assessed housing need across the county. Gwynedd Council have highlighted that an indicative 72 no dwellings are capable of being delivered on this site. A total of 67 are proposed, which ensure that a sustainable	The site is allocated to deliver housing in Bangor (sub-regional service centre) ref T4.	Neutral (1)	

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
	development is delivered with sufficient open space.			
The possible cumulative impact that the development could have, taking account of any other relevant recent development in the local area	In the preparation process of the Local Development Plan the Council have carried out Urban Capacity Studies to ensure that development is located in the most sustainable locations to meet the areas housing need over the plan period. In this instance, and as an allocated site, the site has been appraised not only by the developer but by the Council who consider this to be a sustainable growth location in Bangor. The development will ensure additional viability for local services and facilities whilst providing a mix of housing for the local community.	Council Policy TAI 1 - Housing in Sub-Regional Centre & Urban Service Centres identifies Bangor as the primary service centre. The Council's assessment of the sustainability is set out below – 'Bangor benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large-scale employment opportunities on established and new sites; higher and further education and education facilities; and leisure and health facilities/ services. It has excellent public transport links with lower order settlements within and outside the Plan area.'	POSITIVE (1)	

7.0 CONCLUSIONS

- 7.1 This Welsh Language Statement is submitted in support of a full planning application for the proposed development of 67 no. dwellings, alongside associated open space, access and landscaping. The development includes the provision of Affordable Housing, with the proposed housing mix broadly reflecting the Council's allocation of the site (T4).
- 7.2 Whilst the Application Site is allocated for residential development in the LDP and the updated TAN 20 advises that positively allocated sites, having undergone comprehensive assessment during the preparation of the LDP, should not necessitate the submission of a Community and Linguistics Impact Assessment, the Applicant has undertaken this assessment having regard to the provisions of LDP PS1 nonetheless.
- 7.3 This Assessment has demonstrated that there is an opportunity for the development to have an overall positive impact on the community characteristics of existing Welsh speakers overall. The proposals are sustainably located, provide a range and choice of housing to meet a diversity of local needs and achieve age structure balance, and incorporates a proportion of Affordable Housing. Significant open space and affordable housing provision is incorporated and the layout and detailed design accord with the Council's Development Policy and national guidance to consider community safety in new development, as set out in TAN 12: Design.
- 7.4 Notwithstanding the above, the assessment has identified a number of enhancement and mitigation measures which would support the local community and linguistic effects – including:
- Bi-lingual street names and signage;
 - Local advertisement/marketing of the properties; and
 - Delivery of affordable housing to encourage local people.
- 7.5 In conclusion, having assessed the proposed development using the methodology outlined within the Council's Welsh Language SPG, it has been demonstrated that the proposals provide the opportunity for an overall positive community and linguistic impact