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# Community and Linguistics Impact Assessment

Land at Rydal Penhros, Colwyn Bay

September 2021

**COMMUNITY AND LINGUSITICS IMPACT  
ASSESSMENT  
LAND AT RYDAL PENRHOS, COLWYN BAY**

|                       |                |
|-----------------------|----------------|
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## 1.0 INTRODUCTION

- 1.1 This Welsh Language Statement has been prepared by Barton Willmore, on behalf of Castle Green Homes (the "Applicant"), in support of a full planning application for the proposed residential development of land at Rydal Penhros, Colwyn Bay.
- 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. Where necessary, this report will seek to identify measures to mitigate and positively enhance the impacts of the proposed housing development.
- 1.3 The application site is within the administrative area of Conwy County Borough Council and controlled by the strategic and development management policies set out in the Adopted Local Development Plan (2007-2022). The development plan was adopted in 2013 and as a result of the plan nearing the end of its term, the Council are working to deliver a Replacement Local Development Plan (LDP).
- 1.4 As such, this assessment follows the methodology set out in the Adopted Supplementary Planning Guidance – LDP6: The Welsh Language (November 2014). The statement also takes into account of policy guidance CTH/5 set out in the adopted Local Development Plan which states the following:
- **The Council will ensure that development supports and sustains the long-term well-being of the Welsh language, and will resist development which, because of its size, scale or location, will significantly harm the character and linguistic balance of a community. The LDP strategy has been assessed for Welsh language impact and the following requirements identified:**
    - a) **Allocated housing sites in Abergele and Llanrwst and the allocated mixed use site in Dolgarrog will require 'Mitigation Statements' in line with the results of the Welsh Language Impact Assessment;**
    - b) **A 'Community and Linguistic Statement' should accompany:**
  - **Housing applications on unallocated sites of ten units or more in the Urban Development Strategy Area and five units or more in the Rural Development Strategy area;**

- **A commercial, industrial or tourist development on unallocated sites with an area of 1,000 square metres or more in the Plan Area and;**
- **Development which is likely to lead to the loss of community facilities as defined in Policy CFS/6.**
  - c) Once housing windfall delivery is met for a spatial strategy area in line with figures in table 3 HOU1a, this will trigger a review which would introduce assessment of all unallocated housing applications against the Welsh language;**
  - d) A more detailed assessment in the form of a 'Community and Linguistic Impact Assessment' should accompany:**
    - **Housing applications on windfall sites of 20 units or more in the Urban Development Strategy Area and ten units or more in the Rural Development Strategy Area;**
    - **A commercial, industrial or tourist development on unallocated sites with an area of 2000 square metres or more in the Plan Area.**
    - **The Council will encourage throughout the Plan Area both the provision of bilingual signs and the retention of traditional Welsh names for new developments and streets."**

1.5 Section 5 of this reports seeks to follow the methodology set out in the Adopted Supplementary Planning Guidance – LDP6: The Welsh Language (November 2014). As such, this statement should seek to answer and where necessary provide suitable evidence to the prescribed questions set out in the aforementioned document.

1.6 The Application Site is not allocated for residential development through the adopted LDP and thus an application for residential dwellings of the scale proposed should have regard to the provisions of LDP Policy CTH/5. In light of these requirements, this statement aims to assess the cumulative impact on Welsh Language as a result of the proposals and provide suitable mitigatory measures to demonstrate the inconsequential impacts caused by the development.

### **Summary of Proposed Development**

1.7 The Application seeks full planning permission for 105 no. dwellings (through both new build and conversion of the former school building), a proportion of which will be Affordable Housing, access, open space and associated infrastructure.

- 1.8 The proposed development will include a mix of apartments and dwelling houses, further details of which are provided in Section 3 of this Statement.

**Pre-Application Consultation**

- 1.9 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.
- 1.10 The extent of pre-application consultation and engagement undertaken by the Applicant is to be documented within the "Pre-Application Consultation Report" submitted with this Application. This report sets out the engagement that has taken place, and where necessary how the scheme has been amended to reflect the comments received.

## **2.0 THE SITE AND THE SURROUNDING AREA**

- 2.1 This Section provides further details on the Site's location, surroundings and its key physical characteristics. Currently the site is a mixture of managed grassland and previously developed land which forms Rydal Penrhos School.

### **The Site**

- 2.2 The site measures 2.65 hectares and is located within the settlement boundary on the southern edge of Colwyn Bay. The site is surrounded by existing built residential development which is characterised by a mix of detached and semi-detached properties.
- 2.3 The Site is bounded to the north by Oak drive and a recent housing development by Penryn Homes. To the south east, the site is bounded by single residential dwellings which are accessed from Pwllcrochan Avenue and the road network itself. The site forms part of the setting of Rydal Penrhos School which is located on the southern boundary of the site and forms part of the development proposals. To the west the site is bounded by Kings Drive (B5113).
- 2.4 There are a number of existing mature trees within the Site as well as along the boundaries, in places these are accompanied by existing mature hedgerows. Other boundaries across the site are defined by fencing and stone walls.
- 2.5 Topographically, the Site sloped upwards from east to west with the ground being levelled and altered to form plateaus across the site.

### 3.0 PROPOSED DEVELOPMENT

3.1 This Section provides details of the proposed development. As set out in Section 1 of this Statement, the Applicant is seeking full planning permission for 105no. dwellings (through the provision of new build dwellings and the conversion of the former school), of which a proportion will be affordable.

3.2 Castle Green 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:

| HOUSETYPE         | DESCRIPTION                         | SQFT              | NUMBER     | PERCENTAGE |
|-------------------|-------------------------------------|-------------------|------------|------------|
| 1 Bed Apt'ment    | Average floor area                  | 600 SQFT          | 1          | 0.95       |
| 2 Bed Apt'ment    | Average floor area                  | 785 SQFT          | 27         | 25.71      |
| 3 Bed Apt'ment    | Average floor area                  | 964 SQFT          | 5          | 4.76       |
| 4P2B (Affordable) | 2 Bed, 2 Storey, End- & Mid-Terrace | 880 SQFT          | 14         | 13.33      |
| 5P3B (Affordable) | 3 Bed, 2 Storey, End-Terrace        | 999 SQFT          | 7          | 6.67       |
| Housetype 1       | 3 Bed, 2 Storey, Semi-Detached      | 987 SQFT          | 4          | 3.81       |
| Housetype 2       | 3 Bed, 2 Storey                     | 1055 SQFT         | 10         | 9.52       |
| Housetype 3       | 3 Bed, 2 Storey                     | 1234 SQFT         | 8          | 7.62       |
| Housetype 4       | 4 Bed, 2 Storey                     | 1570 SQFT         | 5          | 4.76       |
| Housetype 5       | 4 Bed, 2 Storey                     | 1578 SQFT         | 1          | 0.95       |
| Housetype 6       | 4 Bed, 2 Storey                     | 1711 SQFT         | 4          | 3.81       |
| Housetype 7       | 4 Bed, 2 Storey                     | 1674 SQFT         | 3          | 2.86       |
| Housetype 8       | 4 Bed, 2 Storey                     | 1872 SQFT         | 3          | 2.86       |
| Housetype 9       | 4 Bed, 2 Storey                     | 1985 SQFT         | 6          | 5.71       |
| Housetype 10      | 4 Bed, 2 Storey                     | 2121 SQFT         | 3          | 2.86       |
| Housetype 11      | 5 Bed, 2 Storey                     | 2620 SQFT         | 4          | 3.81       |
| <b>TOTAL</b>      | <b>New Build SQFT only=</b>         | <b>99346 SQFT</b> | <b>105</b> |            |

3.4 The proposed development will provide on-site car parking provision depending on plot size.

3.5 Public open green space has been strategically placed across the site to allow access to all future residents. Access routes are proposed into the site from the surrounding highways and sufficient legibility across the site will be achieved through providing safe pedestrian walkways and the required infrastructure to achieve this. Sufficient visibility splays will be adopted to ensure safe access for cars and cyclists accessing and leaving the site. This includes, where necessary, dropped curbs across the access routes into the site where there are existing pedestrian walkways. Such measures have been

incorporated into the sites design to ensure that the site promotes accessibility for all and encourages the use of non-car modal share.

- 3.6 Ecological mitigation and enhancement are proposed as part of the development with the maintenance of the mature hedgerows and ecologically important trees where possible. Additional planting will be undertaken throughout the development.



## 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 Conwy County Borough 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.

#### ***Future Wales: the national plan 2040 (February 2021)***

- 4.4 Future Wales comprises part of the Development Plan set at a national level. Outcome 4 of the document is for 'A Wales where people live in places with a thriving Welsh language'. It states that:

**Where Welsh is the everyday language of the community, development will be managed to ensure there are jobs and homes to enable the language to remain central to those communities' identities. Elsewhere development will be a positive force towards encouraging the creation of education**

**and social infrastructure to enable the language to develop as a natural, thriving part of communities.**

***Planning Policy Wales (11<sup>th</sup> Edition, February 2021)***

4.5 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)***

4.6 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.

4.7 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"**.

4.8 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.

***Welsh Language Strategy, Cymraeg 2050 (July 2017)***

- 4.9 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**

***Conwy County Borough Council 2007 – 2022 (adopted 2013)***

- 4.10 The adopted development plan incorporates an ambitious set out Strategic Objectives (SO) that the Council hope to realise by the end of the plan period. The most relevant objectives to the preservation of Welsh language and culture are set out below:

**“SO3. To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for gypsies and travellers, at a scale that is consistent with the ability of different areas and communities to grow.**

**SO10. Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.**

**SO13.To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.**

**SO16. Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the Plan Area. ”**

- 4.11 Alongside this set of Strategic Objectives are a number of relevant detailed policies which must be considered in this community language impact assessment. These are:

- Policy DP/2 - Overarching Strategic Approach;
  - Policy HOU/1 – Meeting the Housing Need;
  - Policy HOU/2 – Affordable Housing for Local Need;
  - Policy HOU/4 – Housing Density Policy;
  - Policy HOU/5 – Housing Mix;
  - Policy CFS/11 – Development and Open Space;
  - Policy CTH/5 - The Welsh Language.
- 4.12 Within the adopted LDP, Colwyn Bay is identified as a “Urban Area.” Policy DP/2 states that most new development will take place within or on the fringe of these areas. A key to the delivery of these sites in this location will be ensuring that a mix of accommodation is delivered including affordable housing to meet the needs of local people.
- 4.13 The following housing policy is key to ensuring that a mixed and accessible community is delivered at the site as well as ensuring that the future needs of local people are met. Policy HOU/1 states that the LDP seeks to ensure the delivery of 7,120 dwellings over the plan period of which 20% affordable housing is the targeted provision level in Colwyn Bay, set out by the provisions of Policy HOU/2.
- 4.14 Policy HOU/4 and HOU/5 seek to optimise the potential for development seek to accommodate sustainable levels of development, create and sustain an appropriate mix of development and ensure that development proposals deliver a variety of accommodation for all members of the local community.
- 4.15 Policy CTH/5 is directly related to the conservation and promotion of the Welsh Language through new development. The policy text states the following:

**“The Welsh language is an important part of the fabric and heritage of local communities. The Council will support and promote the Welsh language by ensuring there is sufficient employment and housing opportunities to retain Welsh-speakers throughout the Plan Area and limiting development in the Villages and Hamlets.**

**Unanticipated types of development, on sites not allocated in the LDP and not included in the windfall (below ten units) supply, may require assessment to determine Welsh language impact. Applications on unallocated housing sites for ten units or more in the Urban Development Strategy Area and five units or more in the Rural Development Strategy Area will require Welsh language assessment in the form of a Community and Linguistic Statement, including details of mitigation measures.”**

- 4.16 In light of the above, this Community and Linguistic Statement corresponds to the necessary requirements of Policy CTH/5 and seeks to demonstrate an understanding of the impact that such a development may have upon the Welsh Language, whilst also suggesting appropriate mitigatory measures to prevent the dilution of the community and culture.

***Conwy County Borough Council Replacement LDP Preferred Strategy***

- 4.17 The RLDP Preferred Strategy was consulted on between July and September 2019. Objective 1 of the Preferred Strategy seeks to make sure future growth and development protects the Welsh language whilst the Vision states that '*By 2033, we will see a Conwy where the Welsh language is thriving*'.

**Supplementary Planning Guidance: LDP6: The Welsh Language**

- 4.18 The SPG identifies that Policy CTH/5 seeks further, more detailed analysis on certain types of planning applications depending on their location and scale of development.
- 4.19 Paragraph 6.1 – 6.9 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.
- 4.20 Paragraph 7.8 identifies some of the mitigatory measures which may be incorporated into housing developments such as the one proposed to demonstrate how new developments are able to contribute positively to the protection of the Welsh Language. These are set out below:
- Phasing the number of houses to be built having regard for the LDP phasing plan – see Policy HOU/3 and Appendix 1 of the LDP);
  - Provision of an appropriate mix of housing, including affordable housing for local needs (based on Policy HOU/5 and the Housing Need and Rural Housing Enabler studies, where available);
  - Agreements to provide for people on the local housing register;

- Provision of street names / development names which have regard to local linguistic heritage.
- Regionally targeted marketing and communication strategies (Conwy and neighbouring local authorities).
- Monitor the household occupancy of new dwellings.

### **Welsh Language Strategy 2017-2022**

4.21 As part of the Welsh Language Standards, local authorities in Wales must produce a Welsh Language Strategy that sets out how they will promote the use of the Welsh language and increase the number of Welsh speakers in their area.

- The Welsh Language Measure (Wales) 2011;
- Welsh Language Standards 2015.

4.22 The vision for Conwy Borough Council for the promotion of the Welsh language is set out below:

**"Our ambition for the next five years is to halt the decline and increase the number of Welsh speakers in Conwy. As a result, we are proposing to increase the number of Welsh speakers in Conwy by 2% over the next five years, with a view to considering a longer-term target to increase the number of Welsh speakers over the next 15 years. We aim to achieve this through working with partners on the following strategic areas."**

4.23 The Council have identified that mitigatory, investment and supporting measures taken in the following strategic areas will enhance and promote the increases usage of Welsh language across the borough. The strategic areas are set out below:

- Strategic Area 1: The Family;
- Strategic Area 2: Children and Young People;
- Strategic Area 3: Communities;
- Strategic Area 4: The Workplace;
- Strategic Area 5: Welsh Language Services; and
- Strategic Area 6: Infrastructure

4.24 This strategy indicates that the main source of data from understanding the current position on Welsh Language is the Census. This data is the most up to date information regarding the status of the Welsh Language in Conwy Borough Council

and has been used to draft the strategic approach to establish achievable targets for enhancing the Welsh Language.

- 4.25 The recorded Census data set out below details the percentage of the population in Conwy which speak welsh:

|                                       | 1991  | 2001  | 2011  |
|---------------------------------------|-------|-------|-------|
| Percentage of Welsh speakers in Conwy | 30.6% | 29.4% | 27.4% |

- 4.26 Between 2001 and 2011, the percentage of Welsh speakers dropped by 2%. This equates to a population figure of 442 people.

## 5.0 METHODOLOGY & EVIDENCE BASE

5.1 This Section provides the evidence base against which the following five aspects of community life identified in the Council's Welsh Language SPG will be assessed:

- Population (levels and the characteristics of that population)
- Quality of life (therefore providing the impetus for people to remain, leave or move to the community)
- The economy (affecting employment opportunities for different groups as well as the cost of living and, more specifically, the cost of housing)
- Infrastructure (needed to sustain the community, particularly schools, health care and essential services)
- The social and cultural life of the community (expressed through the viability of cultural institutions, particularly those affecting younger people).

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

### Population

5.3 The Census data calculated in 2011 shows that the percentage of people able to speak Welsh within the authority area of Conwy is 27.4%, this equates to a total of 30,600 people. At the time of Census Conwy had the fifth greatest total of residents able to speak Welsh across Wales.

5.4 A more recent survey of the population aged 3 plus able to speak Welsh demonstrates that a total of 39% year ending 31<sup>st</sup> March 2020 have the ability to speak Welsh (StatsWales.gov)<sup>1</sup>. A breakdown of the Welsh language abilities as of the 2011 Census are detailed below:

| Age Range             | Ability to Speak Welsh |                  |
|-----------------------|------------------------|------------------|
|                       | No. of People          | % of Population  |
| Aged 0-4              | 5,839                  | 31.7% (ages 3-4) |
| Aged 5-15             | 13,287                 | 49.09%           |
| Aged 16-64            | 67,720                 | 26.32%           |
| Aged 65+              | 28,162                 | 22.42%           |
| Total Population 2011 | 115,228                | 27.4%            |
| Total Population 2001 | 109,674                | 29.4%            |

<sup>1</sup> Annual Population Survey - Ability to speak Welsh by local authority and year - <https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure>



|                       |       |  |
|-----------------------|-------|--|
| % Born in Wales 2011  | 54.4% |  |
| % Welsh Speakers 2011 | 27.4% |  |

- 5.5 Given the latest figures compared to those in Table 1, it is possible to discern that there has been a noticeable increase in the number of people able to speak Welsh from 2011 – 2020. At the year-end 31<sup>st</sup> March 2020 an additional 11% of the population could speak Welsh since surveyed in 2011. The 11% increase from that data found in the 2011 Census, however, 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.
- 5.6 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 means that a total of 562,016 people could speak Welsh as calculated by the 2011 census. This highlights that, 5.4 % of that population are from the Conwy Borough area, thus, offering the fifth largest proportion of the total number of Welsh speakers identified by the Census.
- 5.7 From Census data it can be seen that a meaningful proportion of younger people across Conwy are able to speak Welsh. Circa 39.8% of 15-19-year-olds can speak Welsh in Conwy, which is the fifth highest percentage of Welsh speakers in that category across the whole of Wales. This figure drops to 28.6 for the 30-34 age group and drops even further for the 50-54 age group (20.4%). The 65-69 age group contains the lowest percentage of Welsh speakers of all age groups at 20.3%. The 85+ age group is slightly higher with 22.7% 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 1,620 to 1,745. The average for all age groups is 30,600 Welsh speakers <sup>2</sup>.
- 5.8 The percentage of Welsh Speakers in the age group 3-4 which is 31.7% and a total number of 740. This percentage of people continuing to speak Welsh increased for

<sup>2</sup>Welsh speakers by local authority, gender and detailed age groups, 2011 census  
<https://stats.wales.gov.wales/Catalogue/Welsh-Language/Census-Welsh-Language/welshspeakers-by-localauthority-gender-detailedagegroups-2011census>

those who progress through the education system to a total of 39.8% between the ages of 15-19. This not only demonstrates that the education system is aiding to maintain Welsh language across Conwy but also those from a Welsh background are continuing to learn Welsh and preserve the language and culture.

### **Education**

- 5.9 The nearest primary school is Rydal Penrhos (English Medium) and St Josephs Catholic and nearby secondary schools include Ysgol Eirias (English Medium). Ysgol Bod Alaw comprises the nearest Welsh medium junior school which feeds into Ysgol y Creuddyn Welsh medium secondary school. The adjacent county has Coleg Llandrillo located at its Rhos-on-Sea campus. This offers a broad range of activities and achieves excellent results. There is also a university facility linked to Bangor University on this campus, both of which are accessible via public transport from Colwyn Bay.
- 5.10 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.
- 5.11 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 borough and the broad locality of the Site.

### **Employment, Infrastructure and Facilities**

- 5.12 The site benefits from being sustainably connected to the local regional facilities at Colwyn Bay and Llandudno. Given the percentage of people speaking Welsh across

Conwy 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.”**

- 5.13 The percentages given above are likely to be higher than the national average given that Conwy holds the fifth highest number of Welsh speakers across Wales. The Councils Annual Monitoring Report 2019 demonstrates an improvement in the number of people remaining within the authority area for employment purposes.

|                                     |               |       |
|-------------------------------------|---------------|-------|
| <b>Industry of employment</b>       | <b>50,093</b> |       |
| Agriculture, forestry & fishing     | 1,041         | 2.1%  |
| Mining, quarrying, energy, water    | 809           | 1.6%  |
| Manufacturing                       | 2,453         | 4.9%  |
| Construction                        | 4,105         | 8.2%  |
| Wholesale & retail                  | 8,505         | 17.0% |
| Transport & storage                 | 1,849         | 3.7%  |
| Accommodation & food services       | 4,945         | 9.9%  |
| Communication, finance, property    | 2,606         | 5.2%  |
| Professional, scientific, technical | 2,315         | 4.6%  |
| Administrative & support services   | 1,866         | 3.7%  |
| Public administration & defence     | 3,560         | 7.1%  |
| Education                           | 5,132         | 10.2% |
| Health & social work                | 8,368         | 16.7% |
| Other                               | 2,539         | 5.1%  |

- 5.14 Conwy Borough County is well serviced by road and rail, is within 1 hour of four regional and local airports and has a major ferry port. The North Wales Skills & Employment Plan as well as the Conwy County Economic Growth Strategy (2017-2027) which supports delivery of the Growth Vision identifies three priority sectors (energy, manufacturing and construction) and four growth sectors (creative and digital; health and social care; tourism and hospitality, and food and drink). The growth sectors are particularly relevant for Conwy County's economy with increased capacity in health and social care being a critical need for the county. It's important to note that there are sectors which are significant for Conwy's economy which are not recognised as priorities within the regional agenda. Geoscience, automotive,

retail and agriculture all play an important role within Conwy and will continue to contribute to the county's future economic growth and prosperity.

- 5.15 One of the key challenges identified in these strategic documents is affordable housing:

**"Market analysis indicates that 51.2% of first-time buyers and newly forming households are priced out of the market to either rent or buy a flat or terraced property; with 27.5% of these needing social housing and 23.7% needing low cost home ownership (intermediate). Conwy has the second lowest rate of social housing stock in the whole of Wales with just 12 social houses per 100 households, compared to a rate of 17 for Wales as a whole."**

- 5.16 A Review of the Council's Annual Monitoring Report states that the main issues affecting housebuilding remain the housing market and rates of development on housing sites, deliverability issues have hit some sites. A range and diversity of deliverable sites is key to meeting the housing requirements on Conwy Borough, including those who intent to provide policy compliant affordable housing to tackle a key issue across the authority. As such, the site at Rydal Penrhos and the subject of this assessment is considered a deliverable site with no overriding constraints to development that would preclude the site from delivering quality and affordable residential dwellings.
- 5.17 Additional housing, including affordable housing provision increases the opportunities for younger members of the population to remain living and working in the County Borough. This positively impacts on the age structure of the location, as well as, enhancing the diversity and pool of potential workforce available to the thriving economies.

## 6.0 COMMUNITY AND LINGUISTIC IMPACT ASSESSMENT

| QUESTIONS  | (a) Description of Overall Assessment   | (b) Statement of Evidence  | (c) Statement of Community Impact | (d) Mitigation / Enhancement                                |
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| Is the proposal likely to lead to a population increase or decrease that might affect the balance of English/Welsh speakers, positively or negatively? | <p>Given the scale of development, it is anticipated that the proposed development will be built out over a number of years, making the population change gradual. This 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 would satisfy the need arising from Conwy as a result of allocated sites failing to deliver as set out in the Council Annual Monitoring Report. 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>The trend in Conwy is that there is a net positive in migration, the population of Conwy has grown and during the year 2018-2019 an additional 600 people came to reside in the County (Population profile Research bulletin, September 2020). As demonstrated above much of the existing county area has the fifth largest Welsh speaking population. It is considered that there is a demand for housing in this location from local people who are seeking access to employment and education. The document reference above highlights that the age group most likely to see out-migration is ages between 25-29, those which are likely to be most economically active or seeking educational opportunities. Given the COVID 19 pandemic large proportions of the younger population will be less inclined to migrate overseas or to other areas of the UK. It is not known to what extent this will impact Conwy but we anticipate that there is an opportunity to provide housing for the younger generations wishing to stay living and working within Conwy. For this reason, it is anticipated that the percentage of Welsh speaking residents on this</p> | POSITIVE (1)                      | <p>Enhancement:<br/>Bi-lingual street names and signage</p> |

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|  |   | development will be above national average.   |              |  |
| Is the proposal likely to lead to either increased in- or out-migration?           | 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. As such, we consider that it may lead to some levels of in migration but would also allow those living within the County already to purchase an affordable property.   | Occupancy of homes in the proposed development will see in migration from other areas but not necessarily all of which will be non-Welsh speaking residents. The percentages of Welsh speakers in other adjoining community council areas (including Gwynedd County Borough Council area) are above the County and/or National average and some of the highest in Wales.  | NEUTRAL (0)  | Mitigation: local advertisement/marketing – Bi-lingual marketing |
| Is the proposal likely to lead to a changing age structure for the community area? | <p>The current age structure for the ward area is set out in Section 5 of this Report.</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. 105 no. new dwellings) will be delivered in a mix of Apartments, 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</p> | <p>The ability to speak Welsh varies significantly according to age. According to the 2011 Census over 49% of 5-15-year-olds can speak Welsh in Conwy. Unfortunately, this figure drops to 26% for the 16-64 age group and drops even further for the 65+ age group (22%). As stated, there is a good range of educational facilities in the area for young people and thus the provision of family homes allows residents of the development to attend Welsh medium schools.</p> <p>The LDP Vision aims to retain its younger, economically active population. The site provides a mix of housing types, sizes and affordability and thus it is considered to be accessible for different household sizes. This type of development is set</p> | POSITIVE (1) | Mitigation: None required / applicable                           |

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|   | <p>increase does not favor/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 a sustainable location. It lies with very close to the existing Colwyn Bay services and facilities and the site 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>  | <p>within an urban location and adopts a suitable density to provide a mix of tenure opportunities. Younger and older people demand new dwellings in urban locations due to the sustainability of the location, its proximity to services, amenities, open space. The site is within the existing settlement boundary and therefore enjoys all of the existing facilities as mentioned above.</p>  |             |   |
| <p>Is the proposal likely to have an impact on the quality of life of the local people?</p> | <p>The development provides opportunities to connect and access open space – which provides an indicator of health and quality of life. Existing open space areas will continue to be used for open space and to facilitate access to the Site. Notwithstanding this, 1.11 ha of public open space will be provided on Site. The development is over the required standard of 0.6ha of public open space per 1000 population and therefore policy compliant.</p> <p>As previously set out, the site is locationally sustainable and therefore provides opportunities to reduce reliance on the private car and increase activity for health and environmental reasons.</p> <p>In terms of nearby health service</p> | <p>The local authorities with the lowest proportion of areas in the most deprived 10% in Wales were Blaenau Gwent, Conwy, Isle of Anglesey, Pembrokeshire and Wrexham who had none of their areas in the most deprived 10% (Welsh Index of Multiple Deprivation, 2019).</p> <p>Notwithstanding this, we believe that new development enhances quality of life through the provision of new communities and managed private and public spaces. Services and facilities are often improved in the local area as a result of residential development.</p> | NEUTRAL (0) | <p>Mitigation: None required / applicable</p> |

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|   | <p>provision, the site is located within proximity of a doctors and pharmacy. All publication material produced by the County Council and NHS are done so bilingually. This secures a bilingual reception service as a minimum.</p> <p>In terms of amenity, the landscaping proposals moreover retain the majority of trees on the site. The masterplan proposes large areas of public open space and additional planting, confirming that the trees to be removed will be compensated by way of new / replacement planting.</p> <p>There will be a number of effects over the course of the development's construction. A Construction Method Statement (CMS) can potentially be prepared and submitted with the purpose of outlining how the project will avoid, minimise or mitigate effects on the amenity of the local area. The Applicant is in agreement to the CMS being secured by way of condition if required.</p> |   |              |  |
| Is the proposal likely to have a detrimental impact on local businesses and local jobs? | <p>Colwyn Bay 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.</p>  | The HBF Housing Calculator indicates that building 105 homes is estimated to support the employment of 325 people and provide 3 apprentices, graduates or trainees. | POSITIVE (1) | Mitigation: None required / applicable |



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|  | <p>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 assist in sustaining existing facilities. In addition, the development will be delivered over 2-3 years with residents moving into the development at staggered times, this therefor mitigates any sudden population increase and sudden demand for the existing services and facilities.</p> |  |             |  |
| Is the proposal likely to lead to greater economic diversity in the community (or wider area)? | <p>Due to the nature of the proposal, a number of new job opportunities will arise during construction of the development.</p> <p>Castle Green Homes are a North Wales based family-run property developer who are committed to using local labour and providing training and skills development opportunities for local people.</p> <p>The development provides opportunities for younger members of the population to remain in Colwyn Bay. In turn, this provides opportunities for those of a working age to work across many different industries and service lines.</p>   |  | NEUTRAL (0) | Mitigation: None required / applicable |

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|   | The proposed development will provide a range and choice of housing. The mixture of house types and tenures will promote a wide diversity of residents which could support different economic uses locally.  |  |              |  |
| Is the proposal likely to have an impact on local wage/salary levels and/or house prices? | <p>The average house price is currently 6.2 times the average household income and 10.7 times the lower quartile household income (Conwy – Monitoring the Economy Research Bulletin 2019). This makes joining the property ladder difficult for young people with a local connection. This is a trend seen across Denbighshire and Wales.</p> <p>The affordable homes are integrated throughout the development site, which will allow local people (Welsh speaking or 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 and Council policy. It will add to the level of supply in the area. 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.</p> <p>The proposed development will increase the available workforce in the area by virtue of additional housing.</p> | <p>The house price index indicates that the average house price in Conwy is 172,044, this is £7,611 higher than the Wales average of 164,43. Mortgage lenders in this location will generally give loans of 3.5 times the average salary which is £24,800. This represents a shortfall of £97,644 with an average house price in Conwy.</p> <p>The provision of additional supply of homes will assist in the level of affordability and well as providing specific affordable housing under a range of tenures across the scheme.</p> | POSITIVE (1) | Mitigation: None required / applicable |

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|  | Notwithstanding this, it is not considered of a scale sufficient to cause any impact on wage / salary levels in the area.  |  |              |   |
| Is the proposal likely to have an impact on local infrastructure and services provision? | <p>Colwyn Bay is one of the principle urban areas within Conwy, it includes a wide variety of local 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 assist in sustaining existing facilities.</p> <p>The development will also contribute towards the maintenance of local facilities through planning obligations and this is likely to bring further benefits to those that relate to the development.</p> |  | POSITIVE (1) | Mitigation: None required / applicable  |
| Will the proposal potentially lead to social tensions,                                   | Through its design, and diversity of type of units the proposed development will attempt to integrate with the physical  | There is no evidence to suggest that local Welsh speaking households will leave the settlement as a direct result of | POSITIVE (1) | Enhancement:<br>Bi-lingual street names |

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| conflict or serious divisions within the (Welsh speaking) community?                 | <p>and social environment of the existing settlement and its surroundings.</p> <p>As a result of the above, the development itself should not lead to increased social tension in the settlement.</p> <p>There is evidence to suggest that Welsh language learners get greater success with social integration. Language planners suggest that in order to learn a language it is just as important to socially interact in the chosen language. This would mean attending local social groups to access the interaction.</p>              | the proposed development and therefore unlikely not to result in a negative impact on local Welsh traditions and culture (taken to be the established social groups). Dwindling number of participants in these existing groups could be experienced if new members are not recruited. Supporting the existing groups and new groups is key. |              | and signage                            |
| Will the proposal potentially lead to changes in local – Welsh – traditions/culture? | <p>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.</p> <p>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.</p> |  | POSITIVE (1) | Mitigation: None required / applicable |
| Is the proposal likely to have an impact on the use of the Welsh language in the     | The development is likely to attract both Welsh speakers and Non-Welsh speakers. The surround areas and adjacent Counties have strong Welsh  | The percentages of Welsh speakers in other adjoining Ward and County areas (including Gwynedd County Borough Council area) are above the County  | POSITIVE (1) | Mitigation: None required / applicable |

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| community? | skills and is supported by established educational facilities (Welsh Medium) which aid the development and continuation of Welsh speaking. | and/or National average. Over 70% of Gwynedd's population speak Welsh, this provides this development provided potential for other Welsh speakers to move counties. 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. |  |  |
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## 7.0 CONCLUSIONS

- 7.1 This Welsh Language Statement is submitted in support of a full planning application for the proposed development of 105 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 Local Development Plan Policy.
- 7.2 The Applicant has undertaken this assessment having regard to the provisions of LDP CTH/5 and the associated Welsh Language SPG.
- 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;
  - Delivery of affordable housing to encourage local people to remain within the area; and
  - Implementation of a Construction Management Plan.
- 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