
Welsh Language Statement
Bryn Cefni, Llangefni, Anglesey

September 2021

WELSH LANGUAGE STATEMENT

Bryn Cefni, Llangefni, Anglesey

Project Ref:	33319/A3/JA
Status:	Draft
Issue/Rev:	1
Date:	24/09/21
Prepared by:	Alice Gardner
Checked by:	Joe Ayoubkhani
Authorised by:	Mark Roberts

Barton Willmore LLP
Studio 117
8a Morgan Arcade
Cardiff
CF10 1AF

Tel: 02920 660 910

Email: alice.gardner@bartonwillmore.co.uk

Ref: 33319/A3/JA

Date: September 2021

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 THE SITE AND SURROUNDING AREA	3
3.0 THE PROPOSED DEVELOPMENT	Error! Bookmark not defined.
4.0 POLICY CONTEXT	5
5.0 METHODOLOGY & EVIDENCE BASE	11
6.0 COMMUNITY AND LINGUISTIC IMPACT ASSESSMENT	16
7.0 CONCLUSIONS	25

1.0 INTRODUCTION

- 1.1 This Welsh Language Statement has been prepared by Barton Willmore, on behalf of Cadarn Consulting Engineers, in support of a full planning application for the proposed industrial development at Bryn Cefni, Llangefni, Anglesey.
- 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 the 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.*

Summary of Proposed Development

- 1.4 The Application seeks full planning permission for industrial units which incorporate ancillary office and staff welfare areas. Externally, the units have road, storage and yard areas.

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 the Llangefni Link Road. The Site is currently unused grassland and extends to approximately 0.57 ha.

2.3 The Site is bounded by hedgerow to the north, unused grassland to the west and industrial units and access road to the east and south. The proposed access to the site would be taken from the road in the south of the site which already provides access to industrial units.

Public Transport Linkages

2.4 The nearest bus stop is located approximately 370m north of the site on Penmynydd Road before Coleg Menai. This serves bus route no. 42 which runs a regular service to Bangor, Llanfairpwllgwyngyll, Llanedwen, Brynsiecyn, Rhostrehwfa and other locations on route. An additional bus stop is located approximately 425m north of the site on Pencraig which benefit from additional services 32 and 36 which service Rhosybol, Amlwch, Llangefni and others. Further bus stops are located approximately 640m west of the site on Industrial Estate Road which serves bus routes no. 4A, 4H, 54 and X4. The nearest railway station is Llanfairpwll (6.75km from the Site), and which provides for onward travel to Cardiff, Birmingham and Crewe.

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

Llangefni

2.6 The Site lies within the Llangefni boundary, which comprises a built up area. Within this area there are a range of facilities including:

- Hospital;

- Pharmacy;
- Supermarkets;
- Library;
- Doctors Surgery;
- Nursery;
- Primary Schools; and
- Secondary School.

2.7 The range of facilities within the Centre can be easily accessed by the future occupiers of the additional employment development.

Site Planning History

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

3.0 POLICY CONTEXT

Introduction

3.1 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

3.2 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

3.3 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 (11th Edition, February 2021)

3.4 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)

- 3.5 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.
- 3.6 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*".
- 3.7 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.

Future Wales: The National Plan 2040 (February 2010)

- 3.8 The Future Wales National Plan demarks Wales in four-sub regions. Anglesey Council Authority area and the Site have accordingly been assigned to the North region, which has been identified as a regional growth area. It is noted that there are 204,406 Welsh speakers across the region and concentrations of settlements where Welsh is the first language for many people.
- 3.9 The Future Wales National Plan sets out outcomes to be achieved in the next 20 years. Outcome 4 is to create 'A Wales where people live in places with a thriving Welsh Language' with the aim of having a million Welsh speakers in Wales by 2050 – an increase of almost 80% on current levels. 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.

Welsh Language Strategy, Cymraeg 2050 (July 2017)

- 3.10 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 Anglesey Local Development Plan (adopted 2017)

- 3.11 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.
- 3.12 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.'

'Llangefni will have retained and strengthened its role as a town providing homes, jobs and community facilities to its own population and a wider rural population and continue to play a role as an administrative centre. Investment in the town centre will mean there is a better shopping environment. Investment in Bryn Cefni and its expansion and in Grŵp Llandrillo-Menai will have increased the range and variety of jobs available.'

3.13 The following policies of relevance to this development are:

- PS1 - Welsh Language and Culture;
- PS13 – Providing Opportunity for a Flourishing Economy;
- PCYF1 – Safeguarding, Allocating and Reserving Land and Units for Employment Use

3.14 Within the adopted Local Development Plan, Bryn Cefni is identified as an “Urban Service Centre.” Further, the Site is allocated as a Safeguarded Employment Site (Policy PCYF1 – Safeguarding, Allocating and Reserving Land and Units for Employment Use).

3.15 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.'

- 3.16 Due to the pandemic Housing and Local Government Minister confirmed there was no need to submit an Annual Monitoring report in 2020, however the Joint Planning Policy Service has prepared a Draft Annual Monitoring Report for the period 1 April 2019 – 31 March 2020 which includes data provided by the ONS which highlights that there has been a decrease in the proportion of people speaking Welsh across the Anglesey and Gwynedd Local Authority area.

Table 1 – ONS Welsh Speaking Residents

Local Authority	Year ending 31 March 2017		Year ending 31 March 2018		Year ending 31 March 2019		Year ending 31 March 2020	
	Number	%	Number	%	Number	%	Number	%
Anglesey	42,400	63.5	42,500	63.6	45,500	67.5	44,880	66
Gwynedd	87,600	74.1	89,600	75.5	91,000	76.4	88,600	74.7

- 3.17 However, 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)

- 3.18 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.
- 3.19 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.

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

Anglesey Council Plan 2017-2022

- 3.21 The Council Plan is based around three main objectives, which wants to:

1. Ensure that the people of Anglesey can thrive and realise their long-term potential;
2. Support vulnerable adults and families to keep them safe, healthy and as independent as possible;
3. Work in partnership with our communities to ensure that they can cope effectively with change and developments whilst protecting our natural environment.

- 3.22 The plan also states that safeguarding and developing the use of the Welsh language and its contribution to the island's cultural identity and heritage will be given priority.

4.0 METHODOLOGY & EVIDENCE BASE

4.1 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 July 2019. 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:

- National, 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 8 evidenced and explained against the development proposals.

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

Step 1

Population

4.3 The total number of Welsh speakers in Anglesey in 2001 was 38,893, which is 60.01% of the population. Over a ten-year period there has been a drop of 325 in the number and 2.9% in the percentage of Welsh speakers in the County.

4.4 The data shows that in 2011 there were three wards with over 80% of the population able to speak Welsh and these three wards are located in Llangefni - Cyngar (80.8%),

Tudur (80.7%) and Cefni (80.5%). The areas with the lowest percentages of Welsh speakers are Rhosneigr (36%), Trearddur (38.1%) and Holyhead Town (39.1%).

Table 2 – Population Profile

	Llangefni	Anglesey
Aged 0-4	383	3,878
Aged 5-15	667	7,983
Aged 16-64	3,095	42,244
Aged 65+	971	15,646
Total Population 2011	5,116	69,751
Total Population 2001	4,662	66,829
% Born in Wales 2011	82.9%	66.4%
% Welsh Speakers 2011	80.7%	57.2%

- 4.5 Table 2 indicates that the population of Llangefni has increased by 9.7% from 4,662 to 5,116 people.
- 4.6 In 2011, 71.3 of the overall population of Llangefni were of working age (aged 15 to 74). This is slightly lower than the 74% proportion recorded in Anglesey overall.
- 4.7 At 80.7%, Llangefni is significantly higher than the Anglesey average of 57.2% of residents who class themselves as Welsh Speakers.
- 4.8 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. 72.8% of 15–19-year-olds can speak Welsh in Anglesey, which is the highest percentage of Welsh speakers in that category across the whole of Wales. Unfortunately, this figure drops to 60.2% for the 30-34 age group and drops further to 50.6% for the 50-54 age group. The 85+ age group contains the lowest percentage of Welsh speakers of all age groups at 50.8%. 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 20-49 age groups are fairly constant and vary from 2,502 to 2,144. The average for all age groups is 67,403 Welsh speakers.
- 4.9 The percentage of Welsh Speakers in the age group 3-4 is 54.1% and a total number of 1,530. As mentioned above and set out in the council Draft Annual Monitoring Report 2020, ONS statistics suggest that 44,880 people (66%) are able to speak Welsh at year ending 31st March 2020. This is circa a 16.4% increase from 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

- 4.10 The nearest primary school is Ysgol Corn Hir (Welsh Medium) and nearby secondary schools include Ysgol Gyfn (Bilingual) and Canolfan Addysg Y Bont (Welsh Medium).
- 4.11 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.
- 4.12 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 enrol on Welsh courses in North Wales each year.

Infrastructure and Facilities

- 4.13 The site benefits from being sustainably connected to the facilities at Llangefni. Given the percentage of people speaking Welsh across Anglesey there is an expectation that the majority of facilities and services will be delivered in Welsh, as shown in the National Survey for Wales 2018 – 2019 –

'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'

4.14 The percentages given above are likely to be higher than the national average given that Anglesey 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%. Llangefni is at 57.2%. 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% and Llangefni third with 91.6%. 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 3 – 2011 – Census Data Industry and Employment Characteristics

Industry of Employment	Llangefni		Anglesey	
	Count	%	Count	%
Agriculture, forestry and fishing	46	2.0	932	3.1
Mining and quarrying	6	0.3	62	0.2
Manufacturing	214	9.3	2,335	7.7
Electricity, gas, steam and air conditioning supply	37	1.6	896	2.9
Water supply; sewerage, waste management and remediation activities	38	1.7	278	0.9
Construction	194	8.5	2,687	8.8
Wholesale and retail trade; repair of motor vehicles and motor cycles	340	14.9	4,380	14.4
Transport and storage	82	3.6	1,597	5.2
Accommodation and food service activities	119	5.2	2,086	6.9
Information and communication	20	0.9	467	1.5
Financial and insurance activities	33	1.42	336	1.1
Real estate activities	24	1.0	333	1.1
Professional, scientific and technical activities	64	2.8	1,091	3.6
Administrative and support service activities	59	2.6	978	3.2

Public administration and defense; compulsory social security	231	10.1	2,754	9.0
Education	295	12.9	3,401	11.2
Human health and social work activities	399	17.4	4,553	15.0
Other	88	3.8	1,265	4.2

- 4.15 Investment in Bryn Cefni and its expansion and in Grŵp Llandrillo-Menai will have increased the range and variety of jobs available.

Step 2 – Analysis of Welsh Language Policy

- 4.16 A detailed assessment of the relevant planning policy has been given in section 3 of this report. It is highlighted that Anglesey Council have a substantial policy basis regarding Welsh language and its promotion. As stated, this report is written by the guidance and methodology set out in the Council SPG.
- 4.17 Section 5 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.

5.0 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 to help retain rural Welsh-speaking residents in their communities, thus benefitting the Welsh language.	Local Development Plan policy PS 13 – Providing Opportunity for a Flourishing Economy ensures that sites are encouraged in appropriate accessible locations.	Positive	None required.
Is it likely that the development will attract people to the community? If there is, how many are expected? How many and what percentage are likely to be Welsh speakers?	It is anticipated the development may attract people to the community for employment, including during the construction and operation period. It is also possible that employment opportunities could also lead to encouraging Welsh speaking people who had	The trend in Anglesey is that there is net positive in migration (2011 Census data). As demonstrated above, over 55% of Anglesey’s population can speak Welsh.	Neutral	None required.

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
	<p>previously left the area in search of employment to return.</p> <p>A review of the workplace population across the Isle of Anglesey suggests that around 83% of the workforce population on the Isle of Anglesey also live on the Island. Approximately 11% commute from Gwynedd. Overall, 97% of the workforce commute and live within the Northern Region, indicating a high level of containment with the northern growth area.</p>			
Is there a likelihood that local people will migrate from the community as a result of the development?	There are not considered to be any negative impacts on existing communities.	This development has been assessed against the Council's LDP Development Plan policies and there is no material impact of existing residents that would cause outgoing migration as a result of the development.	Neutral	None required.
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 surrounding 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 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		None required.

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
Is the development likely to lead to a change in the age structure within the population: more or less children, young people, middle- age people, elderly?	The development is non-residential and will therefore not have any direct impact upon age demographics. Additional employment should help retain younger residents however.	N/A	Positive	None required.
Is the change likely to be a permanent one or a temporary one?	The addition of a new employment site is permanent, however, there are no recognisable negative impacts to the Welsh language as a result of this development.	N/A	Positive	None required.
Visual Elements				
Whether the development will increase the visibility of the language?	<p>The site is currently undeveloped, although is allocated as a safeguarded employment site in the LDP and may attract people into the local area.</p> <p>An increase in movement in the area could potentially support established local facilities which provide access to Welsh language learning and support.</p>	N/A	Positive	None required.
Corporate image and branding - signs and	All signs and advertisements (within the planning remit) will be advertised		Positive	Bilingual signage

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
<p>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</p>	<p>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.</p>			
<p>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</p>	<p>The site name is proposed to be in Welsh with reference to its location.</p>	<p>Name developments by taking into account local linguistic heritage (see Policy PS1 and part D.16 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities)</p>	<p>Positive</p>	
<p>Quality of Life Including Community Infrastructure</p>				
<p>Is there a sufficient supply of child care and pre- school places in the locality?</p>	<p>The implementation of the Development (being non-residential in type) will not impact capacity in schools in the locality.</p>	<p>N/A</p>	<p>Neutral</p>	<p>None required.</p>
<p>Is there sufficient capacity in schools</p>				

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
<p>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?</p>				
<p>The balance between non-Welsh speakers and Welsh speaking pupils in the school</p>	<p>There is no evidence to suggest that the balance of non-Welsh speakers and Welsh speaking pupils in local schools will be negatively affected.</p>	<p>N/A</p>	<p>Neutral</p>	<p>None required.</p>
<p>Will the development increase the demand for Welsh immersion support for newcomers?</p>	<p>The development is non-residential in type and there will therefore not be a material increase in demand.</p>	<p>N/A</p>	<p>Neutral</p>	<p>None required.</p>
<p>Will the development increase the demand</p>	<p>There will be an increase in demand for services locally and</p>	<p>Llangefni has been identified as an Urban Retail Centre and</p>	<p>Positive</p>	<p>None required.</p>

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
<p>on local facilities and services?</p> <p>The extent to which the development will have a positive or negative impact on existing facilities or services?</p>	<p>this will add to the vibrancy of Llangefni.</p>	<p>includes an extensive range of facilities and services, which are all within proximity of the site.</p>		
<p>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?</p>	<p>An increase in the movement within and around the Site could potentially support established local businesses. They will have a head start in capitalising on the increased market potential. Not only visitors, but 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.</p>			
Economic Factors				
<p>How does the development contribute to existing employment opportunities in the area?</p>	<p>The Development will present a number of employment opportunities throughout its lifetime</p>	<p>N/A</p>	<p>Positive</p>	<p>None required.</p>
<p>Does it promote economic diversity in</p>	<p>Llangefni has a range of employment opportunities (and is</p>	<p>N/A</p>	<p>Positive</p>	<p>None required.</p>

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
the local area, i.e. creating jobs that are not available locally?	home to an Enterprise Zone) and the proposals will further promote economic diversity in the area.			
Number of full and/or part-time jobs	Based on typical employment densities, the development could deliver circa 25 FTE jobs.	Homes & Communities Agency. Employment Density Guide 2015.	Positive	None required.
Skills that are necessary for the business or organization and how this compares with local people's labour skills (within the Travel to Work area)	Manufacturing is well represented as part of Anglesey's broad industrial structure and there is likely to be the required skills for the potential occupiers.	The ONS Business Register and Employment Survey identifies that 12.8% of employment in Anglesey are in manufacturing (compared with 6.1% in North West Wales).	Positive	None required.
Salaries that will be offered and how these compare with average salaries in the area	The salaries provided will be offered by the potential occupiers. They will however be comparable with similar units in the area.	Average salaries for Anglesey (£27,596) and Wales (£27,820)	Positive	None required.
Labour skills of local people (within the Travel to Work area) and the likelihood according to the above assessment that the jobs will be filled from among the local population	Manufacturing is well represented as part of Anglesey's broad industrial structure and there is likely to be the required skills for the potential occupiers.	The ONS Business Register and Employment Survey identifies that 12.8% of employment in Anglesey are in manufacturing (compared with 6.1% in North West Wales).	Positive	None required.
Is it likely to have to search outside the local area for employees, e.g. for specialist skills				

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
Will a front-line service be provided to the public?	No	N/A	Neutral	None required.
Which language skills are essential and desirable for the jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory)	The required Welsh language skills will be dependent on each potential occupier.	N/A	Neutral	None required.
Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs	The required Welsh language skills will be dependent on each potential occupier.	N/A	Neutral	None required.
Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	The development lies within an area safeguarded for employment uses within the LDP and any cumulative Welsh language impacts have been fully considered by the Council as part of the Plan's preparation.	N/A	Neutral	None required.
Is the development likely to have a positive	Yes - the site lies within a cluster of other industrial businesses and	N/A	Positive	None required.

Question	(a) Description of Overall Assessment	(b) Statement of Evidence	(c) Statement of Community Impact	(d) Mitigation / Enhancement
impact on current local businesses, e.g. by offering business opportunities to supply the requirements of the new business for goods?	there exists the opportunity for positive impacts on current local businesses			

6.0 CONCLUSIONS

- 6.1 This Welsh Language Statement is submitted in support of a full planning application for the proposed development of industrial units.
- 6.2 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 and present employment opportunities for local people.
- 6.3 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 signage;
 - Local advertisement of employment opportunities.
- 6.4 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