

CADNANT

PLANNING

**LAND ADJOINING GWEL Y LLAN, LLANDEGFAN
WELSH LANGUAGE IMPACT ASSESSMENT**

CLWYDALYN HOUSING LTD & DU
CONSTRUCTION LTD

NOVEMBER 2023

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DRAFT FOR PRE-APPLICATION
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1. Introduction

- 1.1 This Welsh Language Impact Assessment (WLIA) accompanies an application by ClwydAlyn Housing Ltd and DU Construction Ltd, for full planning permission for the erection of 30 affordable dwellings, alterations to existing accesses, construction of internal access road together with associated works on land adjoining Gwel y Llan, Llandegfan.
- 1.2 This WLIA accords with Isle of Anglesey County Council and Gwynedd Council's Supplementary Planning Guidance (SPG) Maintenance and Creation of Distinctive and Sustainable Communities (July 2019). The SPG sets out specific methodology for which all WLSs must follow in order to demonstrate how the proposed development will impact upon the local community and local area.
- 1.3 In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted Development Plan unless material planning considerations indicate otherwise. Other planning considerations can include national planning policy along with Technical Advice Note (TAN).
- 1.4 The Joint Local Development Plan (JLDP) was adopted on 31 July 2017 which forms the development plan for both Gwynedd and Anglesey Local Planning Authority areas and will be the basis for decisions on land use planning in this area.
- 1.5 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS1 'The Welsh Language and Culture' (PS1) sets out the context for the assessment of the potential impact of proposals upon the language and culture.
- 1.6 In terms of residential development Criterion 2 of Policy PS1 'The Welsh Language and Culture' guides that where development is on an unexpected windfall site for a large scale housing development, a Welsh Language Impact Assessment should accompany a planning application.
- 1.7 Following the adoption of the SPG 'Maintenance and Creation of Distinctive and Sustainable Communities' in July 2019, this WLIA conforms with the requirements of the new SPG.

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- 1.8 All proposals, irrespective of type, size or location, will be expected to comply with criterion 4 and 5 of PS1 which is the requirement of a bilingual signage scheme to deal with all operational signage in the public domain. It is expected that existing Welsh names are retained and appropriate Welsh names are used for new developments.
- 1.9 Criterion 3 of PS1 states that the Councils will refuse 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.
- 1.10 This Statement should be read giving full regard to the application's accompanying documentation.
- 1.11 The SPG advises that a Welsh Language Impact Assessment should be prepared by a competent person. This WLIA has been prepared by Sioned Edwards of Cadnant Planning Ltd. A statement setting out the author's experience and qualifications is provided in appendix A to this WLIA.

2. Proposed development

- 2.1 The proposed development relates to the erection of an affordable housing scheme of 33 dwellings as an exception site on land directly adjoining the development boundary of Llandegfan.
- 2.2 The proposed affordable dwellings would comprise of the following mix:
- four one-bed flats;
 - 13 two-bed houses;
 - eight three-bed houses;
 - One four-bed house; and
 - Four two-bed bungalows.
- 2.3 Each dwelling would have parking to the front/side with a small area of front/side garden with the main garden located to the rear. A patio area and garden shed would be provided within each plot.
- 2.4 Vehicular access to the proposed development would be gained from the residential estate of Gwel y Llan and Gwel Eryri, with an internal access road and pedestrian pavements within the site linking the proposed development to both existing residential estates.
- 2.5 Please refer to the Design, Access and Planning Statement submitted with this application for more detail on the proposed development.

3. Legislation, policy and guidance

- 3.1 The Welsh language is a material planning consideration in the determination of planning applications in Wales and is recognised in relevant legislation, national and local planning policy frameworks and strategies. An overview is provided in Tables 3.1-3.6.

Table 3.1 National planning and language legislation

| Document | Summary |
|--|---|
| <i>Welsh Language (Wales) Measure 2011</i> (National Assembly for Wales, 2011) | The <i>Welsh Language (Wales) Measure 2011</i> made provisions for the official status of the Welsh language in Wales and created a new legislative framework for the Welsh language. |
| <i>Well-being of Future Generations (Wales) Act 2015</i> (National Assembly for Wales, 2015) | Sets ambitious, long-term well-being goals to reflect the Wales that the people of Wales want to live in, now and in the future. One of its goals is to be a Wales of vibrant culture and thriving Welsh language where society promotes and protects culture, heritage and the Welsh language. It is an important milestone for the language, underlining its official status. |
| <i>Planning (Wales) Act 2015</i> (National Assembly for Wales, 2015) | Sections 11 and 31 of the Act concern the Welsh language. Section 31 of the Act clarifies that effects on the Welsh language may be a consideration when determining planning applications, so far as it is material to the application. Section 11 of the Act makes it mandatory for all local planning authorities to consider the effect of their development plans on the Welsh language, by undertaking an appropriate assessment as part of their Sustainability Appraisal of the plan. |

Table 3.2 National planning policy and language policy framework

| Document | Summary |
|---|--|
| <i>Planning Policy Wales</i> (Edition 11) (Welsh Government, 2021) | Planning Policy Wales (PPW) acknowledges that the Welsh language is part of the social and cultural fabric of Wales and that the Welsh Government is committed to ensuring that the Welsh language is supported and encouraged to flourish as a language of many communities all over Wales. |
| Technical Advice Note (TAN) 20 – Planning and the Welsh Language (Welsh Government, 2017) | TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in |

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|---|--|
| | <p>so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> • The link between planning for the Welsh language through land-use planning and community planning; • Providing clarification that decision makers may take the language into account where it is material to the application; • Allow language impact assessments in certain specified circumstances. |
| Wales Spatial Plan (2008 update) (Welsh Government, 2008) | <p>The Wales Spatial Plan introduces a strategic framework for directing development and policy interventions in Wales in the future. It identifies that <i>“the Welsh language has a significant role to play in our communities and should be promoted as a positive attribute to the area”</i>.</p> |

Table 2.3 National language strategies

| Document | Summary |
|--|--|
| <i>A million Welsh speakers</i> (Welsh Government, 2017) | <p>The strategy was launched on the 10th July 2017 and sets out Welsh Government’s strategic priorities on how to reach a million Welsh speakers by 2050.</p> <p>Three strategic themes have been identified within the strategy to achieve its vision:</p> <ul style="list-style-type: none"> • Increasing the number of Welsh speakers; • Increasing the use of Welsh; and • Creating favourable conditions – infrastructure and context. |

Table 3.4 Local planning policies

| Document | Summary |
|---|---|
| <i>Anglesey and Gwynedd Joint Local Development Plan (2017)</i> | <p>Policy PS1 is the key policy relating to the Welsh language, but is engrained into all policies throughout the plan. The Welsh language and other policies promote the protection and enhancement of the Welsh language. The policies seek to facilitate the type of development that can create the right</p> |

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|---|---|
| | <p>circumstances to contribute to maintaining and creating Welsh-speaking communities.</p> <p>Policy PS 1: 'Welsh Language and Culture' guides that;</p> <p><i>"The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</i></p> <ol style="list-style-type: none"> <i>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:</i> <i>a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or</i> <i>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</i> <i>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.</i> <i>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;</i> <i>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;</i> <i>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;</i> <i>5. Expect that Welsh names are used for new developments, house and street names."</i> |
| <p>Gwynedd Council/Isle of Anglesey Councils' Supplementary Planning Guidance (SPG)</p> | <p>Provides guidance on how the planning authority will make decisions regarding the effect of proposed developments on the Welsh language. Specific methodology is set out within the document for which Welsh Language Statements should</p> |

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|---|---|
| <i>Maintaining and Creating Distinctive and Sustainable Communities (July 2019)</i> | adhere to in assessing the impact of development on the local community and local area. |
|---|---|

Table 3.5 Local strategies

| Document | Summary |
|---|---|
| <i>Anglesey Welsh Language Promotion Strategy 2021-2026</i> | <p>The <i>Anglesey Welsh Language Promotion Strategy 2021-2026</i> sets out three priority areas in order to address the aim reverse the reduction in the percentage of Welsh Speakers on Anglesey by 2026. This Strategy builds on the work carried out on the first Welsh Language Promotion Strategy 2016-2021. Three priority areas are identified in the plan, comprising:</p> <ol style="list-style-type: none"> 1. Children, young people and the family 2. The workplace, Welsh language services and the infrastructure 3. The community <p>The aim of the Plan is to set out the strategic direction for the promotion of the Welsh language across the whole of Anglesey over the next five years.</p> |
| <i>Gwynedd and Anglesey Wellbeing Plan (IACC, 2018)</i> | <p>The plan focuses attention on the seven well-being goals and the five ways of working have been designed to support public bodies to meet the existing needs of their communities and ensure that the decisions of today do not harm future generations.</p> <p>Protecting and promoting the Welsh language forms part of the development plan. The Plan recognises the importance of the Welsh language in terms of the social make-up and cultural identity of the area. We must ensure that residents can and choose to live their lives through the medium of Welsh and that they can access community services and activities in Welsh. This is therefore a priority for future joint working.</p> <p>The objectives look to increase the use of the Welsh language and promote the use of Welsh as the preferred language of communication between public bodies across both counties.</p> <p>The Welsh language will be a golden thread running through the plan.</p> |

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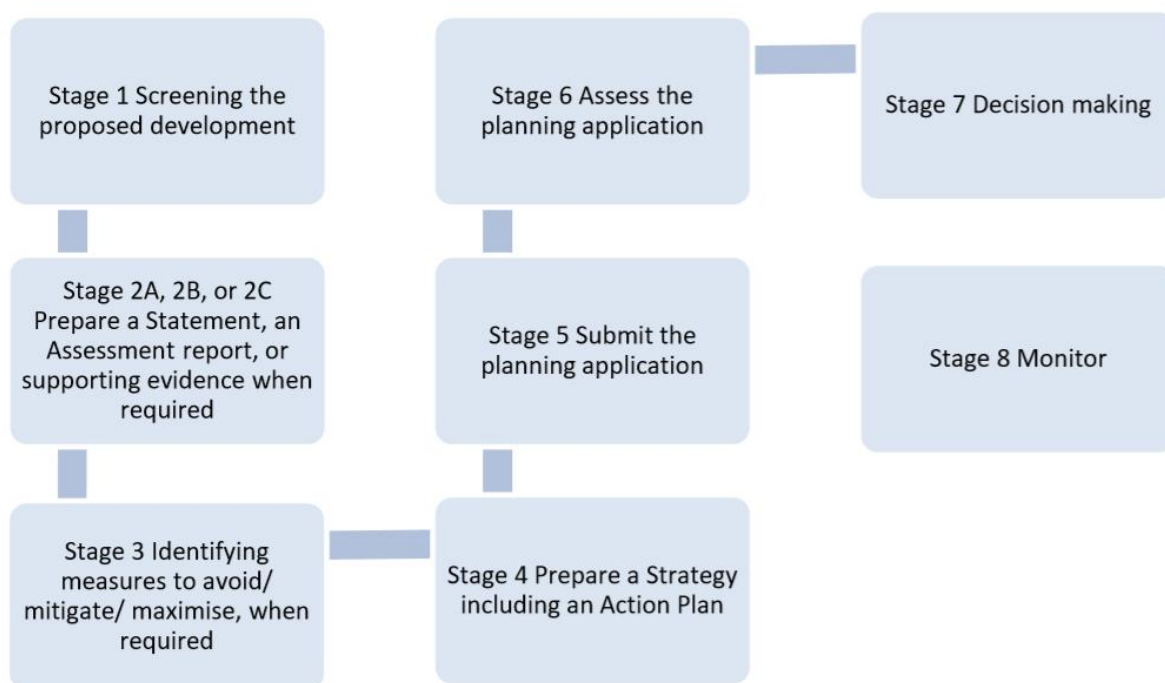
Table 2.6 Other relevant guidance

| Document | Summary |
|--|---|
| <i>Planning and the Welsh Language: The Way Ahead</i> (Welsh Language Board, Home Builders Federation and Welsh Assembly Government, 2005) | <p>This document is the work completed by a consortium of organisations made up of local authorities, The Welsh Language Board, the Home Builders Federation and the Welsh Government. The document represents the collective efforts of all partners involved who have an interest in developing a better understanding of the relationship between land use planning and the Welsh language in order to promote the well-being of the language and the cultural character of local communities. The document does not represent the planning policy view of any of the participating bodies.</p> <p>The document provides best practice guidance.</p> |

4. Methodology

- 4.1 The methodology for considering the effect of the proposed development on Welsh language and culture is based on the guidance provided in the Isle of Anglesey and Gwynedd Council's adopted SPG in relation to Maintaining and Creating Distinctive and Sustainable Communities.
- 4.2 Diagram 3 of the SPG provides a flow chart setting out an eight-stage process of formulating a development, its assessment and decision making. An extract of the flow chart is provided in Figure 4.1 below.

Figure 4.1 Extract of flow chart (Diagram 3 of the adopted SPG)



- 4.3 Stage 1 to 5 would be expected to be undertaken by the applicant prior to the submission of the planning application. Details of how the proposal complies with Stages 1 to 5 are set out below and in this WLIA.

Stage 1: Screening the development

- 4.4 The adopted SPG provides Diagram 4 in order to explain the process of screening the proposed development. It emphasises the benefit of engaging and consulting with the planning service and other stakeholders during the pre-application stage in a manner that is proportionate to the scale and type of proposed development.

- 4.5 Pre-application discussions have been undertaken prior to the submission of the application where it was confirmed that as the proposal relates to the erection of 30 affordable dwellings (large development) on an exception site outside the development boundary, the application would need to be accompanied by a WLIA.
- 4.6 As the application relates to a major development, pre-application consultation is being undertaken prior to the submission of a planning application providing an opportunity for consultees and members of the public to comment on the proposed development and a draft WLIA. A public consultation event will also be held as part of the pre-application consultation.
- 4.7 The extent of engagement undertaken prior to the submission of this planning application is considered to be proportionate for the proposal.
- 4.8 On the basis of details set out above, the proposed development has been screened in accordance with guidance set out in the adopted SPG.

Stage 2: Preparing a WLS, WLIA or supporting evidence

- 4.9 It has been determined that a WLIA is required to accompany the planning application and sections 5 to 8 of this document present the WLIA.
- 4.10 In order to assess the proposed development against the Sustainability Assessment Objective relevant to the Welsh language, Appendix 8 of the SPG requires the WLIA to include a completed matrix as per table 8.3 of the SPG.
- 4.11 The SPG provides a sample risk/benefits matrix (figure 8.1 of the SPG) which can be used to identify the risk and the likelihood of the effects. We have concerns regarding the example risk matrix as it only allows negative effects to be identified from a proposed development and does not allow for the identification of neutral or beneficial effects. In light of this, for the purpose of this WLIA, we have used a different risk/benefits matrix, which is an amendment of an earlier version of figure 8.1 of the SPG which was contained in the Post-Consultation version of the document. It is unclear why the sample Risk/Benefits Matrix contained in the adopted SPG has been amended to such a degree where no beneficial effects are identified. This WLIA is based on the risk/benefits matrix set out in Figure 4.2.

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Figure 4.2 Risk/benefits matrix to be used in this WLIA

| | | | | Effect over 20 years | | | | | | | | | |
|------------|--|--|------------|-----------------------------------|---|--|---|--|---|--|---|--|---|
| | | | | All speakers in the selected area | Significant beneficial effect | Substantial beneficial effect | Medium beneficial effect | Small beneficial effect | Neutral | Small adverse effect | Medium adverse effect | Substantial adverse effect | Significant adverse effect |
| | | | | | Increase of 10% or more than projected speakers (business as usual) | Increase of over 5% to 10% than projected speakers (business as usual) | Increase of over 2% to 5% than projected speakers (business as usual) | Increase of up to 2% than projected speakers (business as usual) | No change to the projected speakers (business as usual) | Decrease of up to 2% than projected speakers (business as usual) | Decrease of over 2% to 5% than projected speakers (business as usual) | Decrease of over 5% to 10% than projected speakers (business as usual) | Decrease of 10% or more than projected speakers (business as usual) |
| Likelihood | Probability | Frequency | Likelihood | | 4 | 3 | 2 | 1 | 0 | -1 | -2 | -3 | -4 |
| | It would be expected to occur in almost all similar developments | History of it occurring 9 times out of 10 in the last (say 20) years | 4 | Almost certain | 16 | 12 | 8 | 4 | 0 | -4 | -8 | -12 | -16 |
| | It would be expected to occur in the majority of similar developments. | History of it occurring 5-8 times out of 10 in the last (say 20) years | 3 | Likely | 12 | 9 | 6 | 3 | 0 | -3 | -6 | -9 | -12 |
| | It would be expected to occur in the minority of similar developments | History of it occurring 2-4 times out of 10 in the last (say 20) years | 2 | Possible | 8 | 6 | 4 | 2 | 0 | -2 | -4 | -6 | -8 |
| | It would be expected to occur in a very small number of similar developments | History of it occurring 1 times out of 10 in the last (say 20) years | 1 | Unlikely | 4 | 3 | 2 | 1 | 0 | -1 | -2 | -3 | -4 |

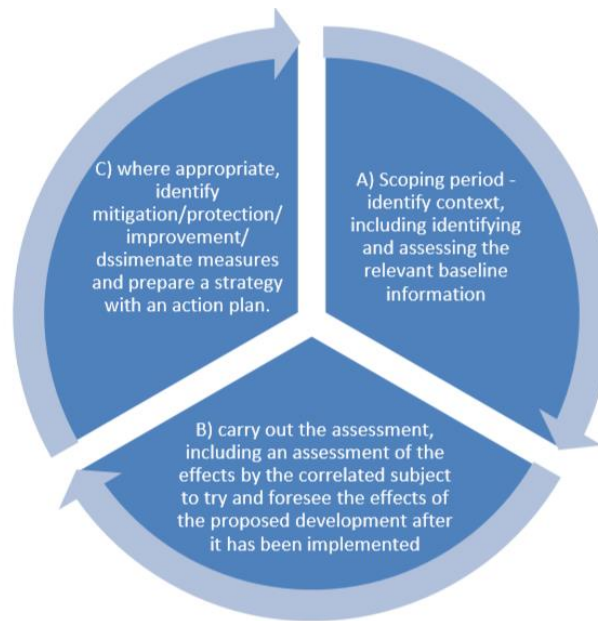
Stage 3: Identifying mitigation/enhancement measures and Stage 4: Preparing a strategy including an action plan

- 4.12 The WLIA presented in sections 5 to 8 of this document demonstrate the consideration that has been given to the potential effect of the development on the local community and the Welsh language. Section 7 presents measures to mitigate adverse effect and enhance beneficial effects (where these are considered necessary) based on the consideration of effects.
- 4.13 Where mitigation and/or enhancement measures are considered necessary, a strategy is presented. If relevant, this is presented in section 7 of this document.

Stage 5: Submit the planning application

- 4.14 A planning application will be submitted in due course, following the pre-application consultation currently being undertaken.
- 4.15 A more detailed methodology for undertaking a Welsh Language Impact Assessment is set out in appendix 8 of the adopted SPG. The preparation of the JLDP was subject to Sustainability Assessment processes, which included a Strategic Environmental Assessment (SEA). From the Welsh language's perspective, the Sustainability Assessment was influenced by the Welsh Language Impact Assessment. Similar to work associated with undertaking a Sustainability Assessment, Strategic Environmental Assessment, Environmental Impact Assessment of individual projects, there are 3 main stages to follow in the process of undertaking a Welsh Language Impact Assessment of the relevant proposed development (see diagram in Figure 4.3).

Figure 4.3 Extract of diagram from SPG setting out a three-stage process for undertaking a WLIA



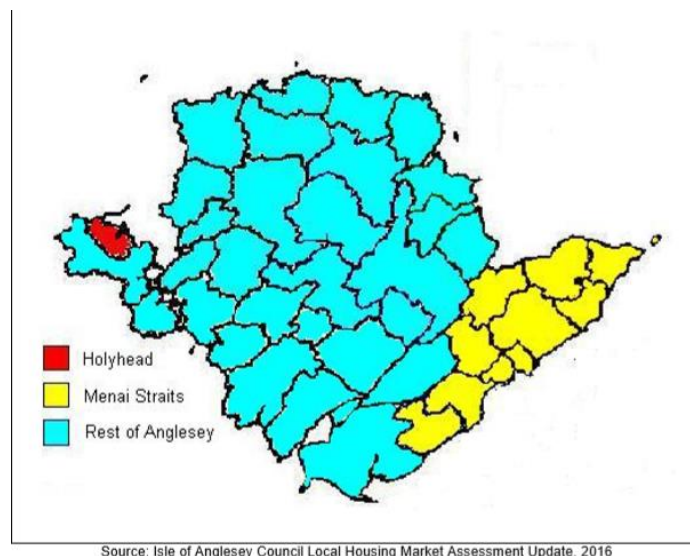
5. Welsh Language Impact Assessment

Scoping of work

Area of influence

- 5.1 The methodology set out in the SPG requires the consideration of the local demographic of the area of where the site is located.
- 5.2 The SPG advises that an area of influence should be identified for the purpose of the assessment. Within the Local Housing Market Assessment (LHMA) of Anglesey (2016) and Gwynedd (2018-23), it is acknowledged that travel to work patterns are considered a key driver in helping to identify potential local housing markets. The ONS Travel to Work Areas (TTWA) (2016) identifies a Bangor and Holyhead TTWA which covers the whole of Anglesey and areas along the Menai Straits, in Gwynedd.
- 5.3 The Anglesey LHMA identifies three price areas and the application site is located within the Rest of Anglesey price area. When considering the effects of the proposed development on the housing market, it is considered to be appropriate to use the Menai Straits price area from the LHMA as an area of influence. A map showing the extent of the Menai Straits price area is provided in Figure 5.1.

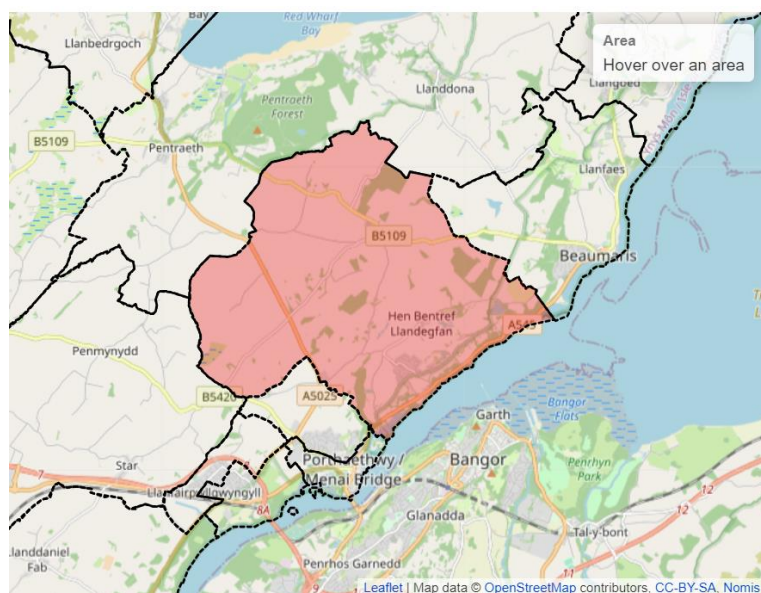
Figure 5.1 Map showing the Rest of Anglesey price area (from Anglesey LHMA, 2016)



- 5.4 The proposed development is located within the village of Llandegfan, which lies in the ward of Llandegfan.

- 5.5 Whilst the results from the most up-to-date Census 2021 are not yet available in full, the Office for National Statistics (ONS) has released some results as part of a phased plan for the release of data for the census, and these are available for reference. The ward data released currently does not directly compare with the ward identified above (for data taken from the 2001 and 2011 censuses). In light of this, data for the 2021 Super Output Areas – lower layer W01000013: Isle of Anglesey 005B is available for 2021 and 2011 in order to provide direct comparison with data from the previous censuses. A map showing the extent of this area is provided in Figure 5.2. This area will be referred to as data for Llandegfan.

Figure 5.2 Map showing the boundaries of Super Output Areas – lower layer W01000013: Isle of Anglesey 005B (Llandegfan)



- 5.6 Where available, this data has been included within the baseline data as well, which allows for a fairly comprehensive and up-to-date overview of the population and language profile of Llandegfan.
- 5.7 The baseline data provided below also includes data for the county of Isle of Anglesey and Wales for comparison purposes.

Profile of the population

Population: 2001, 2011 and 2021

- 5.8 Table 5.1 shows the total population of Llandegfan for the years 2001, 2011 and 2021. The changes (between 2001 and 2021) are shown as numbers and in percentages.

Table 5.1 Numbers, change in number and percentage change in population of Llandegfan

| Area | 2001 | 2011 | 2021 | Change Number | Change % |
|------------|-------|-------|-------|---------------|----------|
| Llandegfan | 2,222 | 2,254 | 2,181 | -41 | -1.8% |

- 5.9 The population of Llandegfan between 2001 and 2021 decreased by 1.8% which is in line with the pattern experienced throughout Anglesey as a whole. The population did increase slightly in 2011 but has then decreased by 2021.
- 5.10 The most up-to-date data from Census 2021 shows that Anglesey's resident population has decreased from 69,751 in 2011 to 68,900 in 2021, which is a decrease of 1.2%. This is contrary to the pattern for Wales as a whole, which saw a general increase experienced across the country, from 3,063,456 in 2011 to 3,107,500, which is the largest population ever recorded through a census in Wales to date¹.
- 5.11 From 2011 to 2021, Wales as whole experienced an increase of 17.7% of people aged 65 years and over, with a decrease of 2.5% of people aged 15 to 64 years, and decrease of 1.0% in children under 15 years of age.
- 5.12 Anglesey saw a similar increase in population of people aged 65 years and over (16.3%) and a minor increase of 0.1% in children under the age of 15 years; however, Anglesey experienced a decrease of 7.9% in people aged 15 to 64 years, which is significantly larger in proportion than that experienced within Wales as a whole. Worth noting is the decrease experienced by the age groups of the 20-24 year olds (22%) and the 15-19 year olds (12%) specifically.
- 5.13 StatsWales provides migration numbers of various age groups into and out of the Isle of Anglesey from 2001 until 2020. It should be noted that from 2011 until 2019, the outward migration of young people (aged 15-29 years old) exceeded that of the inward migration of this age group². Anglesey therefore experienced a net decrease in migration of young people over the time period. This ties in with the data above in relation to the population trends experienced within the county. It is only in 2020 that the county experienced a net increase in migration of 15-64 year olds, which could be in relation to COVID-19 pandemic lockdowns and the improved ability to work remotely (and therefore, people have more freedom to live wherever they would like).

¹ ONS: Population and household estimates, Wales: Census 2021 ([Population and household estimates, Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/populationandhousehold/populationandhousehold/populationandhousehold/populationandhousehold))

² StatsWales: Migration between Local Authorities in Wales and the rest of the UK (POPU5023)

- 5.14 Potential reasons for the consistent outward migration of young people from 2011 to 2019, could be due to lack of employment opportunities and lack of affordable housing.

Welsh speakers (age 3 and over): 2011 and 2021

- 5.15 Table 5.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Llandegfan in 2011 and 2021.

Table 5.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Llandegfan, Anglesey and Wales

| Area | 2011 | | 2021 | | Change between 2011 and 2021 | |
|------------|---------|------|---------|------|------------------------------|---------|
| | Number | % | Number | % | Number | % point |
| Llandegfan | 1,261 | 57.6 | 1,224 | 57.6 | -37 | 0 |
| Anglesey | 38,568 | 57.2 | 37,412 | 55.8 | -1,156 | -1.4 |
| Wales | 562,016 | 19.0 | 538,296 | 17.8 | -23,720 | -1.2 |

- 5.16 The proportion of the population aged 3 and over in Llandegfan who speak Welsh (57.6%) was higher than that for Anglesey as a whole (55.8%), and significantly higher than Wales (17.8%).
- 5.17 The number of the population who speak Welsh declined between 2011 and 2021 and this trend was seen across all areas. In Llandegfan, whilst the number of Welsh speakers declined, the proportion remained the same, whereas the proportion declined in Anglesey and Wales as a whole.
- 5.18 It is considered that the likely cause of this reduction is the result of demographic changes in the population which entails a reduction in the number of children and increase in the number of older people, migration of people and the difference in the skills of its population within the 10 years.

Welsh speakers by age: 2001, 2011 and 2021

- 5.19 Comparable data for Welsh speakers by age for the same area is not available between the 2001, 2011 and 2021 Censuses. The data between Cwm Cadnant ward (2001) and Llandegfan 2021 (as per Figure 5.1) is comparable. However, the ward boundaries

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changed between 2001 and 2011, therefore the data for 2011 is provided for Cwm Cadnant ward which covers less of an area than the ward in 2001.

Table 5.3 Number and % of Welsh speakers in Cwm Cadnant and Llandegfan by age (aged 3 and over): 2001, 2011 and 2021

| Age | Cwm Cadnant | | | | Llandegfan | |
|------------------------------|--------------|-------------|--------------|-------------|--------------|-------------|
| | 2001 | | 2011 | | 2021 | |
| | No. | % | No. | % | No. | % |
| Aged 15 years and under | 285 | 69.5 | 261 | 83.1 | 261 | 86.4 |
| Aged 16 to 49 | 483 | 58.7 | 502 | 63.8 | 449 | 65.7 |
| Aged 50 and over | 466 | 47.2 | 498 | 45.6 | 514 | 45.0 |
| Total aged 3 and over | 1,234 | 55.6 | 1,261 | 57.5 | 1,224 | 57.6 |

- 5.20 Table 5.3 identifies that generally, the population aged 15 years and younger have the highest proportion of Welsh speakers and the proportion of Welsh speakers reduces with age. Whilst the number of Welsh speakers aged 15 years and younger in 2001 was higher than in 2021, the proportion of that age category who can speak Welsh is higher in 2021. Llandegfan has experienced an overall reduction in those that can speak Welsh between 2001 and 2021 however the proportion of Welsh speakers increased from 55.6% in 2001 in 57.6% in 2021.
- 5.21 Table 5.4 provides the number of Welsh speakers by age group in 2011 and 2021 for the Isle of Anglesey and Wales.

Table 5.4 Number and proportion³ of the population (aged 3 and over) who could speak Welsh by age group on Anglesey and Wales; 2011⁴ and 2021⁵

| Age group | Anglesey | | | | Wales | | | |
|-----------------------|----------|------|--------|------|---------|-------|---------|-------|
| | 2011 | | 2021 | | 2011 | | 2021 | |
| | No. | % | No. | % | No. | % | No. | % |
| 3 to 4 | 827 | 54.1 | 757 | 53.3 | 16,495 | 23.34 | 11,947 | 18.17 |
| 5 to 9 | 2,733 | 78.9 | 2,872 | 74.3 | 62,300 | 38.20 | 55,328 | 26.44 |
| 10 to 14 | 3,053 | 81.5 | 3,049 | 76.8 | 75,093 | 42.25 | 66,503 | 36.4 |
| 15 | 608 | 78.7 | 526 | 76.5 | 14,862 | 39.99 | 12,842 | 37.37 |
| 16 to 19 | 2,196 | 71.3 | 1,980 | 72.9 | 43,651 | 26.95 | 38,817 | 27.45 |
| 20 to 24 | 2,467 | 63.9 | 1,997 | 65.3 | 37,258 | 17.58 | 34,923 | 18.61 |
| 25 to 39 | 6,635 | 61.8 | 6,406 | 61.2 | 84,455 | 15.54 | 92,912 | 16.33 |
| 40 to 49 | 4,992 | 53.2 | 4,256 | 56.7 | 57,753 | 13.31 | 52,694 | 14.58 |
| 50 to 59 | 4,755 | 50.4 | 4,895 | 48.2 | 51,627 | 13.29 | 55,542 | 12.67 |
| 60 to 64 | 2,557 | 46.8 | 2,338 | 46.3 | 27,590 | 13.47 | 25,043 | 12.55 |
| 65 to 74 | 4,080 | 47.6 | 4,292 | 43.8 | 45,112 | 15.01 | 45,902 | 12.79 |
| 75 and over | 3,665 | 51.8 | 4,048 | 48.1 | 45,820 | 17.49 | 45,843 | 15.13 |
| Total aged 3 and over | 38,568 | 57.2 | 37,416 | 55.8 | 562,016 | 19.01 | 538,296 | 17.84 |

5.22 Generally, in Wales and Anglesey, the highest proportion of the population who could speak Welsh were the 5-19 age group. This reinforces the importance of the education system in the promotion of the use of the Welsh language. It should be noted as well that Anglesey's proportions of Welsh speakers is much higher than those of Wales in general, across all age groups.

³ Percentage of the total population for each age group who could speak Welsh

⁴ Nomis: Census 2011: Ability to speak Welsh skills by national identity by sex by age (DC2203WA) percentages calculated by Cadnant Planning Ltd)

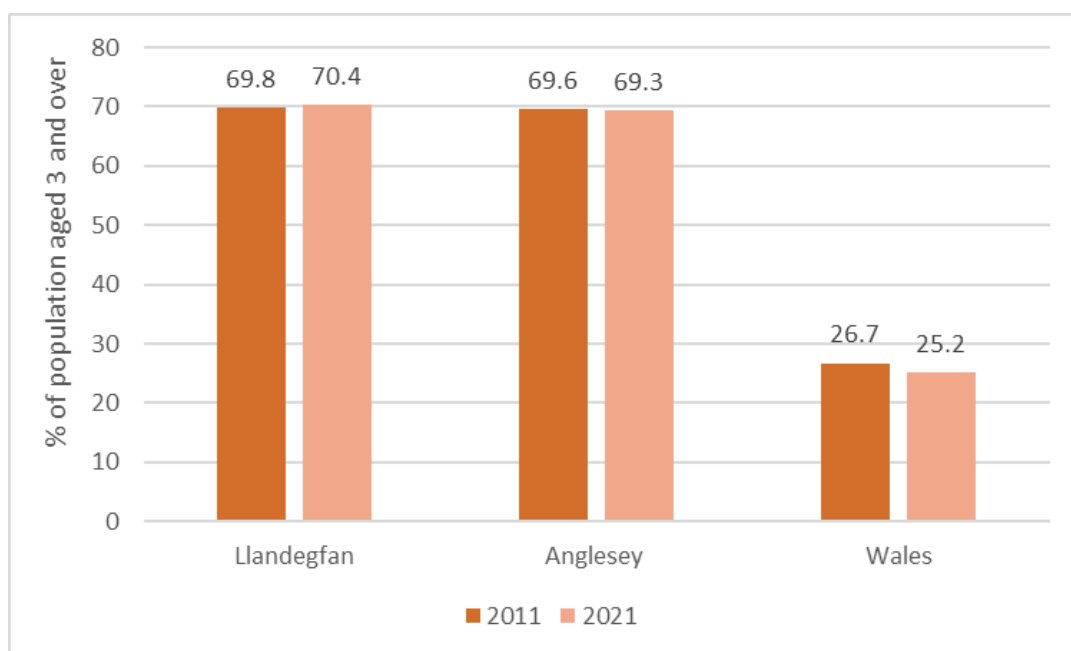
⁵ Nomis: Census 2021: Welsh language skills (speaking) by single year of age (TS076) (age groups combined by Cadnant Planning Ltd)

- 5.23 Anglesey and Wales all experienced an overall reduction in the number and proportion of the population (aged 3 and over) who could speak Welsh between 2011 and 2021. It is considered that the likely cause of this reduction is the result of demographic changes in the population which entails a reduction in the number of children and increase in the number of older people, migration of people and the difference in the skills of its population within the 10 years.

Welsh language skills (2011 and 2021)

- 5.24 Figure 5.3 shows the percentage of the total population aged 3 and over with one or more skills in Welsh by area in 2011 and 2021.

Figure 5.3 Percentage of the total population aged 3 and over with one or more skills⁶ in Welsh by area in 2011⁷ and 2021⁸



- 5.25 The data shows that Anglesey and Wales experienced a small decrease in the proportion of the population with one or more skills in Welsh between 2011 and 2021. In contrast to this pattern, Llandegfan experienced an increase in this proportion of 0.6%.

⁶ One or more skills in Welsh figure is calculated by deducting the number with no skills in Welsh from the total population aged 3 and over.

⁷ NOMIS: Census 2011: Welsh language skills (KS207WA) (percentages calculated by Cadnant Planning Ltd).

⁸ NOMIS: Census 2021: Welsh language skills (detailed) TS032 (percentages calculated by Cadnant Planning Ltd)

Local infrastructure profile

- 5.26 This section considers the local infrastructure profile within Llandegfan.
- 5.27 Policy TAI 4 of the JLDP identifies Llandegfan as a Local Village, which is located around 2 miles from Menai Bridge. It provides some local facilities including a local shop (Siop Llandeg), Ysgol Llandegfan (primary school), Parish Hall and Pen y Cefn public house. The application site is within walking distance from all of these facilities.
- 5.28 The application site is located within an easy walking distance of a bus route linking Llandegfan with nearby villages and settlements such as Beaumaris, Menai Bridge, Llanddona and Llangoed and the city of Bangor which offers a much wider range of services and facilities including employment opportunities. Bangor is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large-scale employment opportunities on established and new sites; higher and further education and education facilities; and leisure and health facilities/services.
- 5.29 Any future occupiers and visitors to the site would be encouraged to utilise the bus links, given the convenient location of the proposed development.
- 5.30 Llanfairpwll railway station is located around 3 miles from Llandegfan and is accessible by bus, which provides frequent services to Bangor, Holyhead, Llandudno and other destinations within North Wales.
- 5.31 In terms of primary schools, Ysgol Llandegfan is located approximately a 9-minute walk from the application site, and children from Llandegfan would attend the secondary school Ysgol David Hughes in Menai Bridge, approximately 2.4 miles away.

Policy background

- 5.32 Llandegfan is identified as a Local Village in the JLDP. The application site lies outside, but directly adjoining the development boundary for Llandegfan. As all dwellings are proposed as affordable units, the development can be considered as an exception site under policy TAI 16 of the JLDP.
- 5.33 Policy TAI 16 allows proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement to be permitted, subject to there being a proven local need for affordable

housing that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary.

- 5.34 The indicative supply for Llandegfan is for 27 units over the plan period (which includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc.). In the period 2011 to 2021 10 units have been completed in Llandegfan. The total land bank i.e. sites with extant planning permission and likely to be developed, in April 2021, was 5 units. Together with the proposed development, this would lead to more housing being delivered in Llandegfan than anticipated during the preparation of the JLDP.
- 5.35 The site sits directly adjacent to the development boundary of Llandegfan as identified by the JLDP Proposals Maps, and therefore the site can be considered as a reasonable extension to the settlement boundary.
- 5.36 Further, the housing units proposed would all be affordable units delivered by a local RSL, and would remain so in perpetuity. The proposed development would meet an identified housing need, which is detailed further below within this report.
- 5.37 The Design, Access and Planning Statement submitted as part of this application provides further justification for the development, and concludes that the proposed development would be acceptable in terms of principle and all other planning considerations.

Existing housing need

- 5.38 Evidence submitted as part of this application includes housing need figures (Tai Teg and Social Housing Register) received from the Council's Housing Team back in October 2021 along with figures from a Housing Need Survey undertaken by the Rural Housing Enabler Service, Isle of Anglesey County Council and Cwm Cadnant Community Council.

1. Social Housing Register:

- 5.39 40 households on the Council's waiting list for social housing in Llandegfan (15 households are willing to live anywhere on the Island):
- 11 need 1 bedroom (9 general needs; 2 older person's accommodation)
 - 18 need 2 bedrooms (18 general needs)
 - 6 need 3 bedrooms (6 general needs)

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- 3 need 4 bedrooms (3 general needs)
- 1 needs 5 bedrooms (1 general needs)
- 1 needs 7 bedrooms (1 general needs)

5.40 25 households who specifically chose Llandegfan as an area they would like to live:

- 5 need 1 bedroom (4 general needs; 1 older person's accommodation)
- 14 need 2 bedrooms (14 general needs)
- 5 need 3 bedrooms (5 general needs)
- 1 needs 4 bedrooms (1 general needs)

2. Tai Teg Affordable Housing Register:

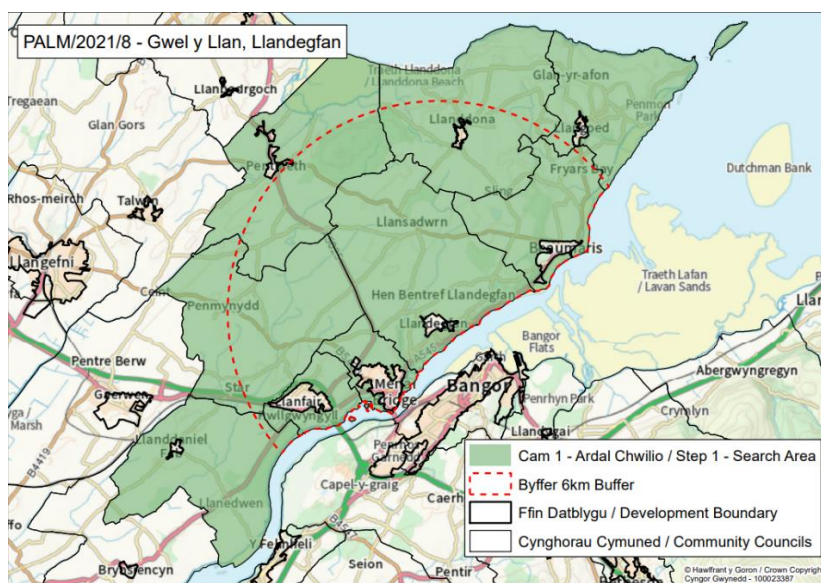
5.41 13 households registered on the Tai Teg website for affordable housing in Llandegfan:

- 8 want 2 bedrooms (4 purchase; 1 rent; 2 purchase or rent; 1 purchase or self-build)
- 4 want 3 bedrooms (2 purchase; 1 rent; 1 purchase or rent)
- 1 wants 4+ bedrooms (1 purchase)

5.42 Whilst there may be some duplication between both lists, the Council's Housing Team advised that based on experience, the amount of duplication is very low.

5.43 The above list does not identify if and how many of the applicants qualify for a house in Llandegfan (or within 6km of Llandegfan). A map showing the 6km radius area surrounding Llandegfan is provided in Figure 5.4 below.

Figure 5.4 Map showing 6km radius area surrounding Llandegfan for purposes of considering housing need



- 5.44 Pre-application discussions have been undertaken with the Planning Policy department to confirm in which circumstances people who are in need of affordable housing, would be eligible to be considered to be in need of an affordable dwelling in Llandegfan when considering the need to demonstrate a proven local need for affordable housing in relation to policy TAI 16.
- 5.45 It was previously advised that only people currently living within the 6km area, but excluding those living within the development boundaries of Llanfairpwll, Menai Bridge, Llandegfan and Beaumaris, would be eligible for affordable housing when considering demonstrating a current need.
- 5.46 Further discussions with the Planning Policy unit confirmed that:
- People within Llandegfan development boundary can be included;
 - People who have previous 5-year link to Llandegfan but have had to move to other settlements e.g. Menai Bridge can be included – if they want to move back to their community;
 - Those who are in housing need in Llanfairpwll and Menai Bridge (within development boundary) with no previous connection to Llandegfan should be excluded; and/or
 - A case could be made for those in housing need in Beaumaris – if it can be shown that there are no opportunities within Beaumaris for sufficient affordable housing to meet that need.
- 5.47 Therefore overall, those in Llandegfan or Beaumaris or those on the list from Menai Bridge and Llanfairpwll should not be excluded if they have previous links to Llandegfan.
- 5.48 During July 2021 a Housing Need Survey was undertaken by the Rural Housing Enabler Service, Isle of Anglesey County Council and Cwm Cadnant Community Council, a copy of which is submitted as part of this planning application.
- 5.49 The Survey demonstrated that there is a demand in the area for one, two, three and four-bedroom homes to rent at social or intermediate level along with a demand for properties to purchase. There is a higher demand for those needing to rent properties. A summary of the findings is provided in Table 5.5.

Table 5.5 Summary of findings from Housing Need Survey

| Rent | | Purchase | |
|-------|----------------|----------|---------------|
| 1 bed | 11 individuals | 1 bed | |
| 2 bed | 15 individuals | 2 bed | 7 individuals |
| 3 bed | 6 individuals | 3 bed | 2 individuals |
| 4 bed | 1 individuals | 4 bed | 1 individuals |

5.50 The Housing Need Survey identified some additional ‘hidden need’ compared to the housing need figures provided by Tai Teg and the Social Housing Register.

5.51 Following further analysis of the housing need figures available to the Council, in February 2023 IACC’s Housing Team confirmed that of those registered on the Tai Teg register, 23 would be eligible for housing in line with the considerations set out above in paragraphs 5.43 to 5.47. These would comprise of a mix of:

- 1 x 1 bed;
- 13 x 2 beds;
- 8 x 3 beds; and
- 1 which did not specify the number of bedrooms.

5.52 These would comprise of a mix of intermediate rent and shared ownership.

5.53 Furthermore, six of those on the Council’s social housing list would be eligible with the mix comprising of the following:

- 5 x 2 beds; and
- 1 x 3 bed.

5.54 This clearly demonstrates that there is definite need for 29 affordable housing units in Llandegfan and those would be eligible for the affordable housing proposed as part of this planning application.

5.55 The Housing Need Survey demonstrates that there is a wider need in the area for affordable housing and as a definitive scheme comes forward, such as this planning application, more individuals are expected to come forward to register their need for affordable housing.

Engagement

5.56 The adopted SPG provides Diagram 4 in order to explain the process of screening the proposed development. It emphasises the benefit of engaging and consulting with the

planning service and other stakeholders during the pre-application stage in a manner that is proportionate to the scale and type of proposed development.

- 5.57 In this instance, the proposal relates to an application for 30 dwellings, and is therefore a major application. A Pre-Application Consultation is being undertaken prior to the submission of a planning application. Comments received during the Pre-Application Consultation and the applicants' response to those comments will be set out in the Pre-Application Consultation Report submitted as part with a full planning application.
- 5.58 Additionally, pre-application discussions with the Local Planning Authority have already been undertaken following the original application and formal pre-application discussions will be undertaken alongside the Pre-Application Consultation.
- 5.59 The extent of engagement undertaken prior to the submission of a planning application is considered to be proportionate for the proposal.

Assessment of effect on Welsh language

5.60 The assessment of effect on the Welsh language is set out in the following tables, as required by the adopted SPG.

Table 5.6 Assessment of effect on language and mobility of the population

| LANGUAGE AND MOBILITY OF POPULATION | Consideration of potential effects | Score | | |
|--|--|--------|------------|-----------------|
| Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition | | Effect | Likelihood | Composite score |
| How is the development going to ensure opportunities for people to stay in their community? | <p>The proposed development would provide 30 residential dwellings, all of which would be affordable dwellings and would remain so in perpetuity.</p> <p>The housing need identified within section 6 of this report provided that there is an identified need particularly for one-, two-, three- and four-bed affordable dwellings within Llandegfan. The proposed development would provide a mixture of one-bed apartments, two-, three- and four-bed dwellings along with two-bed bungalows providing a range of house types which would meet the need.</p> | 1 | 4 | 4 |

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| LANGUAGE AND MOBILITY OF POPULATION | Consideration of potential effects | Score | | |
|--|---|--------|------------|-----------------|
| Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition | | Effect | Likelihood | Composite score |
| | <p>The proposed housing mix would accord with this need and the provision of 30 affordable dwellings would contribute to the affordable housing supply in the area. Therefore, the proposed development would provide suitable housing to help meet the demand for housing within the local area, encouraging local people to remain within the local area as their housing needs would be able to be met locally.</p> <p>Llandegfan provides some community facilities within the village such as a primary school, shop, Parish Hall and public house. It also has a good degree of accessibility of public transport to Beaumaris, Menai Bridge and Bangor which provide a high level of employment opportunities and a wider range of services and facilities including retail offer. This would encourage local people to remain within the area, able to have access to these services and facilities.</p> <p>The majority of the dwellings would be provided as two- and three-bed dwellings which would be suitable for families. Providing a good mix of housing which meet an identified need would provide opportunities for local people to remain within communities in the Llandegfan area.</p> | | | |

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| LANGUAGE AND MOBILITY OF POPULATION | Consideration of potential effects | Score | | |
|--|--|--------|------------|-----------------|
| Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition | | Effect | Likelihood | Composite score |
| | On the basis of the information set out above, the proposed development would contribute towards meeting and identified need for affordable units in Llandegfan and the surrounding areas including providing family housing. | | | |
| Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where would they come from? How many and what percentage are likely to be Welsh speakers? | All of the proposed units would be affordable units and would therefore be occupied by local people in need of affordable properties. These people are expected to be living in the community at present but cannot meet their need for a house. Indeed, the housing need figures provided in section 5 of this report demonstrate that there is a significant local need which is not being met In Llandegfan at present and is not likely to be met within a reasonable timeframe in the future on land within the development boundary. Some of those in need have already had to leave Llandegfan to meet their need for housing but wish to return to live in a sustainable and accessible location where the Welsh language and culture is strong. | 0 | 4 | 0 |
| Is there a likelihood that local people will migrate from the community as a result of the development? | The development would enable local people who are in need of affordable properties to live in an accessible and sustainable location, meeting an identified need. The proposal is not expected to lead to out-migration from the local community. | 0 | 4 | 0 |

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| LANGUAGE AND MOBILITY OF POPULATION | Consideration of potential effects | Score | | |
|--|---|--------|------------|-----------------|
| Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition | | Effect | Likelihood | Composite score |
| Is the development likely to result in a change in the age structure of the community: more or fewer children, young people, middle-aged people, older people? | <p>The housing proposed is expected to be occupied by individuals, couples or families who require affordable housing within the area. It is considered that the proposal would encourage local occupancy from the local area either by retaining existing local people, or encouraging the return of local people whom had previously moved away from the area due to the lack of affordable housing provision. The development would be expected to be suitable for occupancy by local people from the surrounding area.</p> <p>26 of the proposed units would accommodate bedrooms for dependants. Notwithstanding this, as detailed further within this table, the impact of this would not result in any detrimental impacts to the Welsh language of schools in the area.</p> | 0 | 4 | 0 |
| Is there a likelihood that there will be a change in the balance between Welsh speakers (including learners) and individuals with no ability in Welsh? | The proportion of Welsh speakers in Llandegfan (57.6%) is higher than that for the whole county of Anglesey (57.2%). The provision of 30 affordable residential units to meet the identified housing need within the local area is not expected to lead to changes in the balance of Welsh and non-Welsh speakers as local occupiers would already be living in the area. There might be some local Welsh speakers who may have had to leave Llandegfan and wish to return, and this could lead to an increase in | 0 | 4 | 0 |

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| LANGUAGE AND MOBILITY OF POPULATION | Consideration of potential effects | Score | | |
|--|--|--------|------------|-----------------|
| Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition | | Effect | Likelihood | Composite score |
| | <p>the number of Welsh speakers, however this would not be expected to lead to a noticeable change in the use of the Welsh language in the community.</p> <p>As all of the units would be affordable housing and those people are expected to be local people already living in the local area, the proposal is not expected to lead to a noticeable change in the number of Welsh speakers in the wider area.</p> <p>Further, children would be enrolled in a Welsh medium school (both Ysgol Llandegfan and Ysgol David Hughes are Welsh-medium schools) and there are multiple Welsh learning resources available within the area for adult residents. Therefore, it is likely that any initial imbalance would be reverted back after the initial occupancy.</p> | | | |
| Is the change likely to be permanent or temporary? | The proposal relates to 30 residential units and therefore any change that would be experienced would be permanent. | N/A | N/A | N/A |

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| LANGUAGE AND MOBILITY OF POPULATION | Consideration of potential effects | Score | | |
|--|------------------------------------|--------|------------|-----------------|
| Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition | | Effect | Likelihood | Composite score |
| <p>Effect of the proposed development on language and mobility of population over 20 years</p> <p>The proposed units would contribute towards meeting an identified need for housing in Llandegfan. All of the units would be affordable and would therefore be occupied by local people who are already living in the community but cannot meet their housing need.</p> <p>If the proposed development would not come forward, those in need of affordable housing are unlikely to be able to remain living in their local communities and are likely to eventually have to leave, which would result in the outmigration of local people, likely to lead to a reduction in the number and proportion of Welsh speakers in Llandegfan. The provision of 30 affordable dwellings would contribute towards slowing that trend enabling local people to remain living in Llandegfan or for those who may have left, to return.</p> <p>This could lead to a minor increase in the number of Welsh speakers which could be crucial in slowing down the trend previously seen of the reduction in the number of Welsh speakers in Llandegfan, although the proportion of Welsh speakers remained consistent between 2011 and 2021. This would be a small beneficial effect when considering the Welsh language and the mobility of the population.</p> | | | | |

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Table 5.9 Assessment of effect on visual elements of the Welsh language

| VISUAL ELEMENTS | Consideration of potential effects | Score | | |
|---|--|--------|------------|-----------------|
| Explain with evidence, how the development will affect the language visibility in the area, in term of promoting the unique culture of the area. | | Effect | Likelihood | Composite score |
| Will the development increase the visibility of the language? | The proposed development would include a Welsh name for the development and therefore has the potential to contribute towards maintaining and increasing the visibility of the Welsh language in the area. | 0 | 4 | 0 |
| Corporate image and branding - signs and advertisements on the site that are within the planning remit, e.g. advertising/marketing sign for a new housing site, signs and advertisements to customers in public places on employment sites. | Any advertising/branding signage within the public domain in relation to this proposed development would be bi-lingual. This issue is mainly relevant to commercial and industrial developments rather than residential developments. | 0 | 4 | 0 |
| Site name or development – will it retain an old Welsh name or will any new names be derived from historic, geographical or local ties to the area, if practical. | The name of the development would be a Welsh name and would have regard to historical, geographical or local ties to the area. | 0 | 4 | 0 |

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| | | | |
|--|--|--|--|
| Effect of the proposed development on visual elements over 20 years The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in Llandegfan, which would have an overall beneficial effect on the Welsh language in terms of promoting Welsh culture and place names. However, this is not expected to lead to a direct change to the proportion of Welsh speakers and therefore an overall neutral effect on the proportion and number of Welsh speakers is identified. | | | |
|--|--|--|--|

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Table 5.7 Assessment of effect on quality of life including community infrastructure

| QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE | Consideration of potential effects | Score | | |
|---|--|--------|------------|-----------------|
| Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services). | | Effect | Likelihood | Composite score |
| To what extent does the development affect public amenity/the environment in the area? Will the area be more/less desirable to live in? | <p>The provision of affordable dwellings would provide housing for the local community, helping to meet the identified housing need within the local area.</p> <p>The proposal ensures the safety and amenity of the public and safeguards the environment from the adverse effects of pollution of water, land or air, hazards from industry, and associated noise, odour or vibration arising from the development. The layout and design of the proposal would be comprehensive, attractive and functional in nature, and would not result in any adverse impact upon public amenity.</p> | 0 | 3 | 0 |
| How adequate is the availability of childcare and pre-school places in the locality? | <p>As most nurseries and pre-schools are run privately, it is not possible to attain capacity numbers. However, there are nurseries available in the area, including Welsh language pre-school places including Cylch Meithrin Llandegfan and Ti a Fi Llandegfan.</p> <p>A web search on Mudiad Meithrin's website identifies 15 Welsh medium child care groups such as Clych Meithrin, Ti a Fi and day nursery within a 5-mile radius of the site. Therefore, it is considered that there is ample pre-school and nurseries within the near vicinity to accommodate the proposed development.</p> | 0 | 4 | 0 |

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| QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE | Consideration of potential effects | Score | | |
|--|---|--------|------------|-----------------|
| Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services). | | Effect | Likelihood | Composite score |
| <p>How adequate are the number of school places in the local area? Would the development be likely to call for more places or is there enough space in the schools? Are there enough resources so that schools can continue to fulfil their role in producing fluent Welsh speakers?</p> | <p>The adopted SPG on Planning Obligations confirms that residential development is expected to generate an average of 0.40 pupils per house (2+ bedrooms) for primary education. As there are 4 x one bedroom flats proposed as part of this development, the contribution calculated is based on 27 minus four dwellings. Based on this, the proposed development of 26 houses would likely to generate 10.4 pupils (round up to 11) requiring primary education (26 x 0.40).</p> <p>The proposed development of 26 x 2+ bedroom dwellings (30 minus 4 x one-bedroom flats) is expected to generate an average of 0.29 pupils per house for secondary education (years 7-11) and 0.02 pupils per house for secondary education (years 12 & 13). Based on this, the proposed development would likely to generate 7.54 (round up to 8) requiring secondary education (years 7-11) and 0.52 pupils (round up to 1) requiring secondary education (years 12 & 13).</p> <p>The closest primary school to the application site is Ysgol Llandegfan, and secondary school pupils would attend Ysgol David Hughes in Menai Bridge.</p> | 0 | 4 | 0 |

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| QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE | Consideration of potential effects | Score | | |
|--|--|--------|------------|-----------------|
| Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services). | | Effect | Likelihood | Composite score |
| | A Pre-Application Enquiry (PPE) was undertaken for the proposed development, and feedback from the Education department was received, confirming that the proposed development would require financial contribution towards education in order to accommodate the proposed number of pupils generated by the proposed development. The exact amount of financial contribution would be confirmed during the determination of the planning application. | | | |
| How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned | Pupils would be local people and would therefore be attending local schools, and expected to already be Welsh speakers. No effect to the balance between non-Welsh and Welsh speaking pupils would therefore be expected. | 0 | 4 | 0 |

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| QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE | Consideration of potential effects | Score | | |
|---|---|--------|------------|-----------------|
| Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services). | | Effect | Likelihood | Composite score |
| Welsh as a second language can use and improve their Welsh and become part of the Welsh community? | | | | |
| Would the development increase the demand on local facilities and services? | <p>Policy TAI 4 of the JLDP identifies Llandegfan as a Local Village in the adopted JLDP. The site is located within easy walking distance a bus route linking Llandegfan with nearby villages and settlements such as Beaumaris, Menai Bridge, Llanddona and Llangoed and the city of Bangor which offers a much wider range of services and facilities including employment opportunities. Bangor is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large-scale employment opportunities on established and new sites; higher and further education and education facilities; and leisure and health facilities/services.</p> <p>All local amenities, such as a local shop (Siop Llandeg), Ysgol Llandegfan (primary school), Parish Hall and Pen y Cefn public house can be easily accessed by public transport and on foot and are located within a short distance from the site. In terms of</p> | 0 | 4 | 0 |

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| QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE | Consideration of potential effects | Score | | |
|---|---|--------|------------|-----------------|
| Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services). | | Effect | Likelihood | Composite score |
| | <p>the location of the development and its appropriateness for residential form of development, the application site is located within walking distance to the range of services offered at Llandegfan and only a short distance from the services and facilities within Beaumaris, Menai Bridge, Llanfairpwll and the more extensive offer of services and facilities within Bangor.</p> <p>Given the location of the units, it is expected that any future occupants would utilise local facilities, which would benefit the local economy (for example, increase spending in the local shop and public house) within Llandegfan. It is expected that the existing facilities as services available within Llandegfan and the nearby settlements of Beaumaris, Menai Bridge, Llanfairpwll and Bangor would be able to accommodate the population of the proposed development.</p> | | | |
| The extent to which the development will have a positive or negative impact on existing facilities or services? | As above. | 0 | 4 | 0 |

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| QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE | Consideration of potential effects | Score | | |
|--|---|--------|------------|-----------------|
| Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services). | | Effect | Likelihood | Composite score |
| How will the development maintain or create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on? | Given that the development is for 30 residential dwellings, it is unlikely to create new opportunities to promote the Welsh language within the area. | 0 | 4 | 0 |
| Does the development have the potential to have a positive or negative impact on the activities of different groups that are active in the community which were identified in the profiling work, e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change? | <p>The proposed development is for affordable dwellings for local people, and therefore, it can be expected that a proportion of the new population would seek out local groups and organisations to join. Given that the new population would be local people already, and there is a high proportion of Welsh speakers in Llandegfan, it is not expected that the addition of new people would have any negative impacts on the Welsh language use within these groups.</p> <p>Additionally, given that the development is for 30 dwellings only, it's not expected to result in a significant number of people seeking out local groups and organisations. It is reasonable to expect that only a proportion of the new population would seek out to join such groups.</p> | 0 | 4 | 0 |

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| QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE | Consideration of potential effects | Score | | |
|---|--|--------|------------|-----------------|
| Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services). | | Effect | Likelihood | Composite score |
| How could the Welsh community and its institutions integrate the development? | Given that the development is for 30 affordable dwellings for local people, it is not considered necessary to integrate the development. | 0 | 4 | 0 |
| Effect on quality of life including community infrastructure over 20 years Based on the considerations presented above, the proposed development would be expected to have a minimal effect on quality of life including community infrastructure over 20 years. A financial contribution would be provided towards school places to accommodate the proposed pupils generated by the proposed development. The proposal would support the growth proposed in the JLDP within the Plan area without leading to a demand which would adversely affect the community infrastructure, services and facilities that could be offered to the local population. This would be a beneficial effect in terms of the quality of life. However, the proposal is not expected to lead to a change to the projected number of Welsh speakers. | | | | |

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Table 5.8 Assessment of effect on the housing market

| THE HOUSING MARKET | Consideration of potential effects | Score | | |
|---|--|--------|------------|-----------------|
| Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution. | | Effect | Likelihood | Composite score |
| Expected market price for the houses and how this compares with the household income locally | The proposed dwellings would be affordable units, which would be affordable to a local person and would remain so in perpetuity. | 0 | 4 | 0 |
| Would the development be likely to have a positive or negative impact on the average house price in the area affected? | As above. | 0 | 4 | 0 |
| Affordable housing contribution and how this compares with policy requirements. | <p>As all dwellings are proposed as affordable units, and the proposed application site lies outside but adjacent to the development boundary of Llandegfan, the development can be considered as an exception site under policy TAI 16 of the JLDP.</p> <p>Policy TAI 16 allows proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement to be permitted, subject to there being a proven local need for affordable housing that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary.</p> | 0 | 4 | 0 |

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| THE HOUSING MARKET | Consideration of potential effects | Score | | |
|---|--|--------|------------|-----------------|
| Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution. | | Effect | Likelihood | Composite score |
| | As provided within this statement, as well as within the Design, Access and Planning Statement submitted with this application, the proposed development would meet the requirements of Policy TAI 16 to be considered as an exception site and would therefore the provision of 30 affordable dwellings would accord with policy. | | | |
| Expected or proposed development rate of development. Would it happen slowly? | The proposal relates to the development of 30 dwellings and therefore the units will be developed in one phase over a one- to two-year period. | 0 | 4 | 0 |
| Housing mix and how it compares with policy requirements, county or local surveys, or other sources of information. | <p>Details of housing need and the identified need for housing has been presented within this Statement.</p> <p>The proposed number and type of units would contribute towards meeting an identified need in Llandegfan. The Housing Strategy team in the Council are supportive of the proposed mix.</p> | 0 | 4 | 0 |
| Housing numbers and how this compares with the demand for housing and the supply of | The proposal would result in the development of 30 affordable dwellings and would meet the local housing need identified within this Statement. | 0 | 4 | 0 |

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| THE HOUSING MARKET | Consideration of potential effects | Score | | |
|--|--|--------|------------|-----------------|
| Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution. | | Effect | Likelihood | Composite score |
| housing set out in the Plan and granted consent since the Plan's adoption. | | | | |
| Increased potential impact the development could have, taking into account any other relevant recent developments in the local area | The proposed number and type of units would contribute towards meeting an identified need in Llandegfan, providing housing for local people only. Currently there is planning permission for one affordable dwelling in Llandegfan. The existing need for affordable dwellings cannot be met in a reasonable timeframe on land within the development boundary (on other windfall sites) which could deliver affordable dwellings to meet the identified need. | 0 | 4 | 0 |
| Would the development increase the demand for private rented housing, which would mean less stock available to local households? | The proposal would be for affordable units only and therefore would increase the housing stock available to local people. | 0 | 4 | 0 |
| Effect of the proposed development on the housing market over 20 years | | | | |
| The proposal would provide 30 residential units, all of which would be affordable properties. The proposed mix and tenures seek to contribute towards meeting an identified need for housing in Llandegfan. Overall, the proposed development is expected to lead to a small beneficial effect on the Welsh language when considering the housing market as it would | | | | |

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| THE HOUSING MARKET | Consideration of potential effects | Score | | |
|---|------------------------------------|--------|------------|-----------------|
| Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution. | | Effect | Likelihood | Composite score |
| provide 30 affordable dwellings for local people, in the first instance and in perpetuity. Without this development, local people may have to leave the area to meet their need for housing. | | | | |

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Table 5.9 Assessment of effect on economic factors

| ECONOMIC FACTORS | Consideration of potential effects | Score | | |
|--|--|--------|------------|-----------------|
| Explain, with evidence, how the development affects the economics of the local area. | | Effect | Likelihood | Composite score |
| How does the development contribute to existing employment opportunities in the area. | <p>The proposal is for housing, and whilst the proposal would offer employment opportunities during the construction phase and some maintenance work post-completion, this key issue is considered to be more relevant to commercial and employment developments, rather than housing developments.</p> <p>The proposal would be developed by a local construction company, DU Construction who are based on Anglesey for ClwydAlyn Housing Ltd who are a local RSL. Therefore, in the short-term, the proposal would provide support employment opportunities for a local company, who employ local people, including Welsh speakers.</p> | 0 | 4 | 0 |
| Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally? | | 0 | 4 | 0 |
| Number of full and/or part time jobs. | | 0 | 4 | 0 |
| Skills which are necessary for the business or organisation and how that compares with the labour skills of local people (within the travel to work area). | | 0 | 4 | 0 |

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| ECONOMIC FACTORS | Consideration of potential effects | Score | | |
|---|--|--------|------------|-----------------|
| Explain, with evidence, how the development affects the economics of the local area. | | Effect | Likelihood | Composite score |
| Salaries that will be offered and how that compares with average wages in the area. | The proposal is for housing, and therefore this consideration is not applicable. | 0 | 4 | 0 |
| 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. | See above. | 0 | 4 | 0 |
| Is it likely that you will need to search outside the local area for employees, e.g. to obtain specialist skills. | | 0 | 4 | 0 |
| Will a front-line service be provided to the public? | The proposal is for housing, and therefore this consideration is not applicable. | 0 | 4 | 0 |

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| ECONOMIC FACTORS | Consideration of potential effects | Score | | |
|--|--|--------|------------|-----------------|
| Explain, with evidence, how the development affects the economics of the local area. | | Effect | Likelihood | Composite score |
| 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 proposal would provide employment opportunities to the existing construction sector. As the construction labour is expected to be met locally by DU Construction, the local construction labour would be expected to include some Welsh speakers and would be aware of the integral role of the Welsh language in the local community. | 0 | 4 | 0 |
| Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs. | As the construction labour is expected to be met locally, the local construction labour would be expected to include some Welsh speakers and would be aware of the integral role of the Welsh language in the local community. | 0 | 4 | 0 |
| Increased potential impact the development could have, taking into account any other relevant recent developments in the local area | The proposal is for the development of 30 dwellings, and given the scale of construction work, there is no indication that there is insufficient capacity in the construction labour market to undertake this work, along with other similar developments on Anglesey and in Gwynedd. | 0 | 4 | 0 |

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| ECONOMIC FACTORS | Consideration of potential effects | Score | | |
|---|--|--------|------------|-----------------|
| Explain, with evidence, how the development affects the economics of the local area. | | Effect | Likelihood | Composite score |
| Is the development likely to have a positive impact on current local businesses, e.g. by offering business opportunities to supply the requirements of the new business for goods? | The proposal is for housing, and therefore this consideration is not applicable. | 0 | 4 | 0 |
| Effect of the proposed development on employment over 20 years Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment for the local construction industry. The employment opportunities offered as part of the development are beneficial for local people including Welsh speakers, however they're scale are not expected to lead to a change in the number of Welsh speakers and therefore a neutral effect on employment is expected. | | | | |

Summary of findings and conclusions

5.61 The proposed development would provide 30 affordable dwellings.

Meeting an identified need for housing

5.62 The housing need identified earlier within this section of this report confirms that there is an identified need particularly for one-, two, three- and four-bed dwellings in Llandegfan.

5.63 The proposed housing mix would accord with this need and the provision of 30 affordable dwellings would contribute to the affordable housing supply in the area.

5.64 Therefore, the proposed development would provide suitable housing to help meet the demand for housing within the local area, encouraging local people to remain within the local area as their housing needs would be able to be met locally. The mix of housing would contribute towards maintaining sustainable communities where the Welsh language can thrive.

5.65 Providing housing within this location offers the possibility for local people to be located within easy access to Llandegfan, as well as nearby settlements such as Beaumaris, Menai Bridge and Bangor, and all of the services and facilities provided therein. This reduces the need to be dependent on public transport or to own a car.

Beneficial effect on visual elements of the Welsh language

5.66 The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in the local area.

Employment

5.67 Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment during construction, supporting local construction businesses.

6. Sustainability assessment

- 6.1 The adopted SPG requires the WLIA to consider the likely impact of the development on sustainability assessment objectives and a general assessment is provided in Table 6.1.

Table 6.1 Sustainability Assessment

| Sustainability Assessment Objectives | Assessment | Summary |
|---|------------|---|
| <p>1. Maintain and enhance biodiversity benefits and connectivity (SEA topics: biodiversity, fauna, flora, soil)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species • Protect and enhance wildlife habitats on land and at sea (including the significant woodland asset found in the plan area), and wider biodiversity in rural and urban areas • Maintain and improve the provision of green infrastructure • Protect and enhance the designated geological sites and the wider diversity ground • Maintain and enhance the role of ecological connectivity | + | <p>The application is accompanied by a Preliminary Ecological Assessment which identifies that the habitat on the application site is dominated by semi-improved grassland which is of low biodiversity value with no hers of note. On the north-eastern boundary, a species-rich hedge with trees and a wall border the adjoining lane to the north.</p> <p>No protected species were recorded during the survey. The boundary hedges offer potential habitat for common bird species including for nesting. One of the Ash trees (which is proposed to be retained), has moderate potential for roosting bats.</p> <p>Biodiversity enhancement is proposed within the site in terms of enhancing existing hedgerows and the provision of additional tree planting along with provision of bat and bird boxes. These have been incorporated into the design and are identified on the relevant elevation and site plans.</p> |

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|---|---|---|
| <p>2. Promoting viability, cohesion, and community health and wellbeing (SEA topics: human health, population).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Meet the needs of an ageing population • Reduce the number of work-age people who are out-migrating, in order to support communities that are balanced in terms of age of the population • Improve the provision and access to facilities and services to disadvantaged communities and rural areas. • Promote community interaction and social inclusion • Get rid of barriers and create opportunities for people to lead healthier lives, e.g. promoting exercise (walking, cycling) • Reduce health inequalities between areas and social groups | + | Please see Section 5 of this WLIA. |
| <p>3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the opportunities to promote and develop the Welsh language. | + | Please see section 5 of this WLIA. |
| <p>4. Preserve, promote and enhance cultural resources and historic heritage assets (SEA topic: cultural heritage).</p> | + | The proposal is not expected to have any impact upon local heritage assets or the historic environment. |

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|---|---|--|
| <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Ensure that local, historic and archaeological and cultural assets (including protection from new developments) are protected, and are maximized for the benefit of residents and visitors • Promote access to the historic environment for education and tourism purposes/economic development | | |
| <p>5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities (SEA topic: Population)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Promote and facilitate investment to local businesses across a variety of economic sectors • Improve and maximise employment opportunities, including in rural areas • Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure • Provide access to opportunities for training, education and skills development for all sectors in the community • Treat the Welsh language less favourably than the English language in providing services to the public | + | <p>Please see table 5.9 of the WLIA.</p> |

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| | | |
|--|---|--|
| <ul style="list-style-type: none"> • Create opportunities for workers to use the Welsh language in the workplace | | |
| <p>6. Provide good quality housing, including affordable housing that meets local need (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve the quality and availability of existing housing stock for deprived communities • Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas • Introduce adapted housing that addresses the individual needs of the communities | + | Please see section 5 of the WLIA. |
| <p>7. Appreciate, conserve and enhance the rural landscapes and townscapes of the plan area (SEA topic: landscape)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the special features of the landscape in the plan area, including Areas of Outstanding Natural Beauty, the coastal/ marine landscape and townscape • Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment | + | <p>The proposed application site is not located within an AONB, SLA or any protected landscape area.</p> <p>The proposed site would form a natural extension to the existing built form of Llandegfan, rounding off the settlement providing a link between the residential estates of Gwel y Llan and Gwel Eryri and would appear as part of the wider residential area within the area.</p> <p>An area of open space would be provided in the site's northern corner providing a total area of 1,492sqm. No formal play equipment is proposed on the site and a financial contribution</p> |

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| | | |
|---|---|---|
| <ul style="list-style-type: none"> • Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area | | towards off-site provision is proposed along with a financial contribution towards outdoor sport provision. |
| <p>8. Support and enhance good transport links to support the community and the economy (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres • Reduce the need for private car travel, by improving the public transport infrastructure • Prioritise accessibility by having sustainable transport options for new developments | + | The accessibility of the site is assessed in section 5 of this WLIA under the 'Local Infrastructure Profile'. Whilst the proposal itself would not improve or enhance transport links, the site is accessible to a range of facilities and destinations by walking and public transport in accordance with the national and local transport policies. |

7. Mitigation and enhancement measures

- 7.1 Consideration of the effects of the proposed development on Welsh language and the community presented in section 5 has identified an overall beneficial effect, as it would allow for local people to meet their identified need for housing locally and therefore allow them to remain living within the area.
- 7.2 None the less, the following enhancement measures are proposed as part of the proposal:
- Commitment for the construction work to be undertaken by a local housebuilder who utilise local contractors; and
 - Commitment to provide a Welsh name for the development.

8. Conclusion

- 8.1 It is concluded that the proposed development would have an overall beneficial effect on the Welsh language and the community within Llandegfan through the provision of affordable housing to meet an identified need which would be of a price which is affordable to local people.

Appendix A

SIONED ELIN EDWARDS

| | |
|----------------------------|--|
| AREA OF SPECIALISM | <p>Eight years experience in planning working as a private planning consultant.</p> <ul style="list-style-type: none">• Community and Linguistic Impact Assessment for proposals in Wales;• Planning appeals;• Housing and mixed use developments;• Tourism and leisure development;• Consultation and project management;• Planning & Development Appraisals;• Section 106 Negotiation. |
| PROFESSIONAL ORGANISATIONS | <ul style="list-style-type: none">• Chartered Member of the Royal Town Planning Institute (RTPI) |
| QUALIFICATIONS | <ul style="list-style-type: none">• BA (Hons) Geography• MSc (Dist) Planning, Practice and Research |
| RELEVANT WORK EXPERIENCE | <ul style="list-style-type: none">• Working alongside Director of Cadnant Planning, Rhys Davies, Sioned has acted as lead author for the Wylfa Newydd Welsh Language Impact Assessment since 2011, leading on stakeholder and Steering Group discussions relating to Welsh language and culture. Sioned has worked closely with Arad Research on the development of the Welsh Language and Culture Mitigation and Enhancement Strategy (WLCMES).• Expert witness for Welsh Language and Culture in relation to Wylfa Newydd development at DCO Hearings on behalf of Horizon Nuclear Power.• Lead author of WLIA and Mitigation Statement for residential developments (schemes of up to 154 dwellings) in Conwy and Denbighshire for private house builders.• Lead author of WLIA for mixed-use development for 54 residential units and commercial floorspace in Conwy and hotel and leisure developments in Anglesey and Gwynedd.• Lead author of WLIA for Wylfa Newydd Site Preparation and Clearance.• Lead author of WLIA for A5025 On-line Highway Improvements. |

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