

# CADNANT

PLANNING

**137 HIGH STREET, BANGOR**  
**WELSH LANGUAGE IMPACT ASSESSMENT**  
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## Welsh Language Impact Assessment



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## Contents

1. Introduction.....	1
2. Proposed development.....	3
3. Legislation, policy and guidance.....	4
4. Methodology.....	9
5. Welsh Language Impact Assessment.....	14
6. Sustainability assessment.....	54
7. Mitigation and enhancement measures.....	59
8. Conclusion.....	60
Appendix A.....	61

# 1. Introduction

- 1.1 This Welsh Language Impact Assessment (WLIA) accompanies a full planning application for the creation of 12 social rented apartments along with an office at 137 High Street, Bangor.
- 1.2 The scheme submitted on behalf of Adra (Tai) Cyf (hereafter referred to as Adra) whom are the Landlord (Title Absolute), whom will jointly manage the development with Gwynedd Council. Adra will manage the building, including ongoing Cyclical, Programmed and Reactive Maintenance/Testing & Commissioning. Gwynedd Council will act as a “Project Partner” to the scheme; they would be lease holders in relation to the proposed office space and would provide the capital funding towards the build cost for the facility.
- 1.3 This WLIA accords with the newly adopted 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 WLIA's must follow in order to demonstrate how the proposed development will impact upon the local community and local area.
- 1.4 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).
- 1.5 The Joint Local Development Plan (JLDP) was adopted on 31st 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.
- 1.6 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.
- 1.7 In terms of residential development Criterion 2 of Policy PS1 'The Welsh Language and Culture', guides that where proposed development is on an unexpected windfall site for a large-scale housing development, a Welsh Language Impact Assessment setting out

## Welsh Language Impact Assessment

how the proposed development would protect, promote and enhance the Welsh language, should accompany a planning application.

- 1.8 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.
- 1.9 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.
- 1.10 Criteria 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.
- 1.11 This Assessment should be read giving full regard to the application's accompanying documentation.
- 1.12 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 of this WLIA.

## 2. Proposed development

- 2.1 The application site is located within the development boundary of Bangor, as identified within the adopted JLDP. The site is a derelict site at 137 High Street, Bangor.
- 2.2 The proposed development entails the erection of 12 social rented apartments with an office to the ground floor, which would accommodate Gwynedd's Homeless Service.
- 2.3 The proposed apartments would comprise of the following bedroom mix:
- 9 x one-bed apartments; and
  - 3 x two-bed apartments.
- 2.4 The proposal is being brought forward by a Registered Social Landlord, Adra, and Gwynedd Council, Homeless Service team.
- 2.5 The services offered by the Gwynedd Homeless Service will be available to all individuals who are in need of support, with this being provided bilingually. The project seeks to address the strategic prevention of homelessness in Gwynedd, and Bangor specifically, following on from the findings of the [Regional Homelessness Strategy \(December 2018 – December 2022\)](#) and particularly those findings for Gwynedd (set out within the [Homelessness Review 2018 Gwynedd Council Executive Summary](#)). Gwynedd's Homeless Service would provide support to all, including those the tenants of the proposed social rented flats.
- 2.6 The apartments would be accessible off High Street, Bangor.
- 2.7 Parking would be provided at the rear of the site for both vehicles and bicycles together with a refuse facility. The proposed building would be four storeys high at the rear and three storeys high at the front.

### 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 10) (Welsh Government, 2018)	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.
<i>Technical Advice Note (TAN) 20 – Planning and the Welsh Language</i> (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

## Welsh Language Impact Assessment

	<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"> <li>• The link between planning for the Welsh language through land-use planning and community planning;</li> <li>• Providing clarification that decision makers may take the language into account where it is material to the application;</li> <li>• Allow language impact assessments in certain specified circumstances.</li> </ul>
<p><i>Wales Spatial Plan</i> (2008 update) (Welsh Government, 2008)</p>	<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
<p><i>A million Welsh speakers</i> (Welsh Government, 2017)</p>	<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"> <li>• Increasing the number of Welsh speakers;</li> <li>• Increasing the use of Welsh; and</li> <li>• Creating favourable conditions – infrastructure and context.</li> </ul>

**Table 3.4 Local planning policies**

Document	Summary
<p><i>Anglesey and Gwynedd Joint Local Development Plan</i> (2017)</p>	<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 circumstances to contribute to maintaining and creating Welsh-speaking communities.</p>

## Welsh Language Impact Assessment

	<p>Policy PS 1: ‘Welsh Language and Culture’ guides that;  <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"> <li><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> <ol style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ol> </li> <li><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></li> <li><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></li> <li><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></li> <li><i>5. Expect that Welsh names are used for new developments, house and street names.”</i></li> </ol>
<p><i>Gwynedd/Isle of Anglesey Councils’ Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive and Sustainable Communities (July 2019)</i></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 Impact Assessments should adhere to in assessing the impact of development on the local community and local area.</p>

## Welsh Language Impact Assessment

**Table 3.5 Local strategies**

Document	Summary
<p><i>Isle of Anglesey Welsh Language Strategy</i> (Anglesey Welsh Language Strategic Forum, 2016)</p>	<p>The language strategy identifies three strategic areas that form the basis of the strategy and include: children and young people/the family; the workplace, Welsh language services, the infrastructure and the community.</p> <p>The strategy's vision for the 2021 Census is to see an increase in the number of Welsh speakers and that the percentage of the population of Anglesey who speak Welsh increased to at least 60.1%, as it was in 2001.</p> <p>The first priority area is focused on children and young people and family with the aim of</p> <ul style="list-style-type: none"> <li>• 'An increase in the number of families where Welsh is used as the main language with children, with an increase in the opportunities and support for it to be used socially and to ensure progress.</li> <li>• Ensuring that all children have the right to be fully bilingual by the age of 16.</li> <li>• Increasing the capacity and the use of Welsh as a medium of communication and learning among children and young people in education and in social activities.'</li> </ul> <p>The second priority area focuses on the workplace, Welsh language service and the infrastructure with the aim</p> <ul style="list-style-type: none"> <li>• 'To promote and increase the availability of Welsh language services, increase opportunities / expectations to use Welsh in the workplace and work together to identify opportunities to mainstream the language into developments and activities.'</li> </ul> <p>The final priority area focuses on promoting the Welsh language at community level with the aim</p> <ul style="list-style-type: none"> <li>• 'Promoting and marketing the value and importance of Welsh.</li> <li>• Promote and identify opportunities to strengthen the Welsh language within the communities and identify gaps in provision.'</li> </ul>
<p><i>Gwynedd and Anglesey Wellbeing Plan</i> (IACC, 2018)</p>	<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</p>

## Welsh Language Impact Assessment

	<p>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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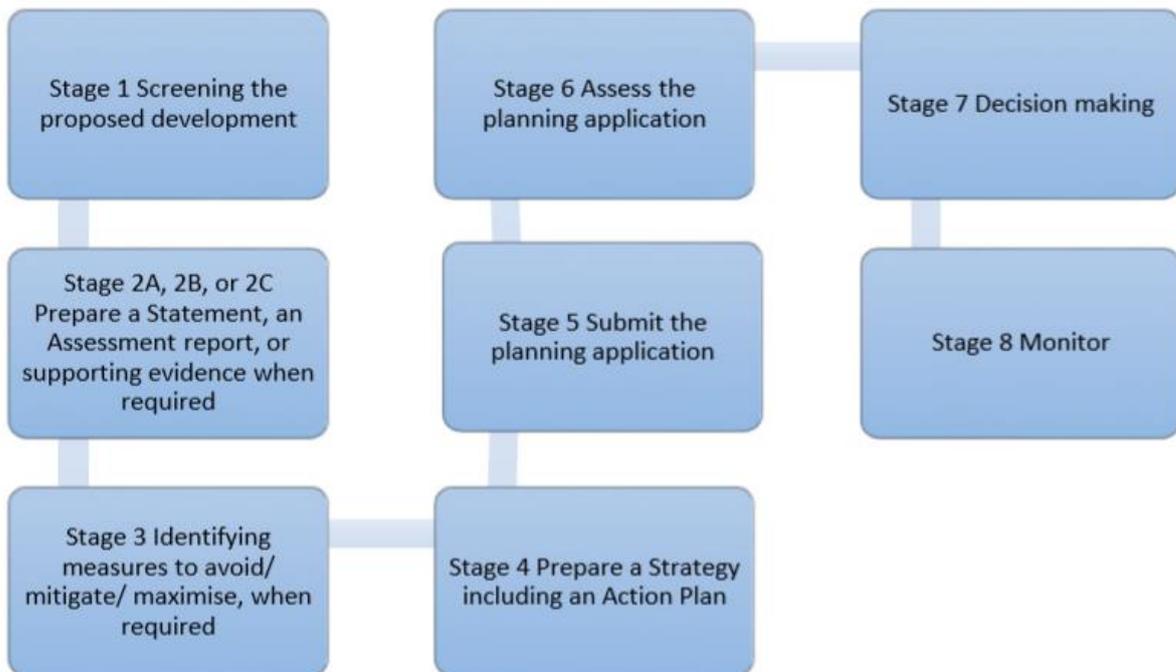
**Table 2.6 Other relevant guidance**

Document	Summary
<p><i>Planning and the Welsh Language: The Way Ahead</i> (Welsh Language Board, Home Builders Federation and Welsh Assembly Government, 2005)</p>	<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 assessing the effect of the proposed development on Welsh language and culture is based on the guidance provided in Isle of Anglesey County Council 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 4 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 4 are set out below and in this WLIA provided in section 5.

### Stage 1: Screening the development

- 4.4 Appendix 5 of the adopted SPG provides a table to assist with screening the development for Welsh language purposes. The proposal is for the erection of 12 affordable housing units on previously developed land, within the development boundary of Bangor. The site is an unallocated site, and is therefore an unexpected windfall site.

## Welsh Language Impact Assessment

- 4.5 As the application relates to a major application, Pre-Application Consultation is required to be 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 of a full planning application. The extent of engagement undertaken prior to the submission of this planning application is considered to be proportionate for the proposal.
- 4.6 It has been determined that a WLIA is required to accompany the planning application and sections 5 of this document present the WLIA.
- 4.7 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

- 4.8 It has been determined that a WLIA is required and this is provided in Section 5 of this report.
- 4.9 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.
- 4.10 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.

## Welsh Language Impact Assessment

**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)			
				Probability	Frequency	Likelihood		4	3	2	1	0	-1	-2	-3	-4
Likelihood ↑ ↓	4	Almost certain	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	16	12	8	4	0	-4	-8	-12	-16			
	3	Likely	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	12	9	6	3	0	-3	-6	-9	-12			
	2	Possible	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	8	6	4	2	0	-2	-4	-6	-8			
	1	Unlikely	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	4	3	2	1	0	-1	-2	-3	-4			

- 4.11 If positive or negative effects are identified, consideration should be given if any beneficial effects can be improved or how negative effects can be controlled. This represents stage 3 below.

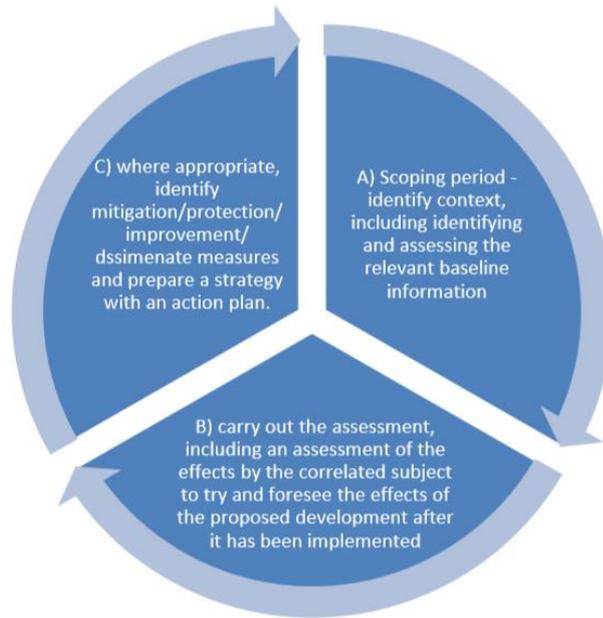
### Stage 3: Identifying mitigation/enhancement measures and Stage 4: Preparing a strategy including an action plan

- 4.12 The WLIA presented in section 5 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 assessment 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 This WLIA has been prepared in response to the adoption of the SPG and a planning application will be submitted in due course.
- 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 below).

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



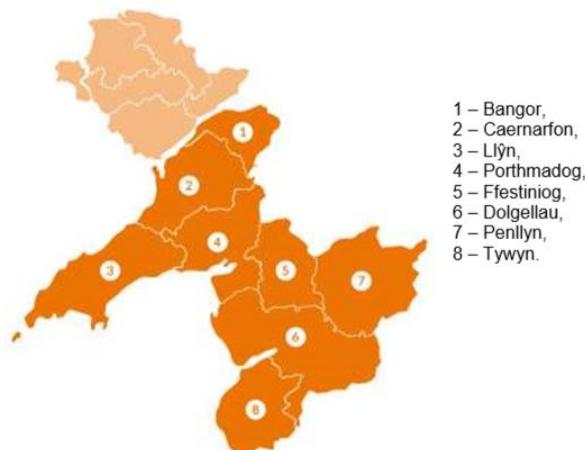
## 5. Welsh Language Impact Assessment

### Scoping 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.
- 5.3 A review of the North West Wales LHMA was undertaken this identified 13 housing market areas (6 wholly or partially in Gwynedd) based upon travel to work patterns and self-containment. Recent LHMA studies by Conwy and Anglesey have moved away from the 2008 housing market areas.
- 5.4 The Council considers that the high level self-containment in Gwynedd and the strong community links and characteristics of the wellbeing areas and their relationship to the larger scale 2011 TTWA reflects the functional housing market areas in Gwynedd today as well as having a strong link with other plans and strategies. In light of this the Gwynedd LHMA has evaluated housing needs and demand against the local housing market areas identified in Figure 5.1

*Figure 5.1 Map showing the Gwynedd Well-being Areas used for the Gwynedd LHMA (from Gwynedd LHMA, 2018-23)*



## Welsh Language Impact Assessment

- 5.5 The application site lies within the Bangor well-being area of the Gwynedd LHMA. This area will therefore be used to assess the potential effects on the housing market.
- 5.6 The potential effects of the development on economic factors is assessed against the plan area of Anglesey and Gwynedd.
- 5.7 The proposed development is located within the ward of Deiniol. However, as the site is within close proximity of the wards of Garth, Hirael, Marchog and Menai (Bangor), data from these wards have been included within the baseline data provided. This allows for more general overview of the city of Bangor as a whole.
- 5.8 The wards of Garth and Menai (Bangor) are located within Upper Bangor and are representative of university student areas, which is similar to that of Deiniol. The ward of Hirael is located at the bottom of High Street, on the edge of the city centre, where there is also a fair amount of university students mixed with other population groups.
- 5.9 The ward of Marchog comprises of the residential area of Maesgeirchen, which is separated from the city centre of Bangor. The majority of the housing estate comprises of social housing; therefore, given that the proposal is for 100% social housing, it is considered useful to include the ward of Marchog within the baseline data below.
- 5.10 The baseline data provided below also includes data for the county of Gwynedd and Wales for comparison purposes.
- 5.11 It is considered appropriate to consider the effects of the proposed development on elements such as:
- language and mobility of population,
  - visual elements,
  - quality of life including community infrastructure
- 5.12 based on the ward level of Deiniol, and the adjoining wards of Garth, Hirael, Marchog and Menai (Bangor). Data regarding the above is provided within the sections below.

## Profile of the population

### *Population: 2011 and 2011*

- 5.13 The following table shows the total population of the wards of Deiniol, Garth, Hirael, Marchog and Menai (Bangor), as well as Gwynedd as a whole for the years 2001 and 2011. The changes are shown as numbers and in percentages.

## Welsh Language Impact Assessment

**Table 5.1 Numbers, change in number and percentage change in population of Deiniol, Garth, Hirael, Marchog and Menai (Bangor) and Gwynedd**

Area	2001	2011	Change Number	Change %
Deiniol	1,360	1,839	+479	+35.2%
Garth	1,011	997	-14	-1.4%
Hirael	1,353	1,706	+353	+26.1%
Marchog	2,690	2,566	-124	-4.6%
Menai (Bangor)	2,560	4,128	+1,568	+38.0%
Gwynedd	112,800	117,789	+4,989	+4.4%

- 5.14 As can be seen from the table above, the total population of Deiniol increased significantly over the 10-year period by 35.2%. This is in-line with the pattern of increase to the population of Gwynedd, although by a less significant amount.
- 5.15 The wards of Garth and Menai (Bangor) which, like Deiniol, are also areas where there is a high number of university students, have also increased significantly over the 10-year period.
- 5.16 Marchog and Hirael both experienced an insignificant decrease in in population numbers.

### **Welsh speakers (age 3 and over): 2001 and 2011**

- 5.17 Table 5.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Deiniol, Garth/Menai (Bangor), Hirael, Marchog, Gwynedd and Wales in 2001 and 2011.
- 5.18 Data for Garth and Menai (Bangor) wards for this category was only available for both wards merged together. As both wards represent similar areas, it is considered that there is no issue with using this merged ward data for comparison purposes.

## Welsh Language Impact Assessment

**Table 5.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Deiniol, Garth, Hiracl, Marchog and Menai (Bangor), Bangor, Gwynedd and Wales**

Area	2001		2011		Change between 2001 and 2011	
	Number	%	Number	%	Number	% point
Deiniol	406	29.9%	410	22.3%	+4	-7.6%
Garth/ Menai (Bangor) merged data	1,150	32.2%	1,061	20.7%	-89	-11.5%
Hiracl	695	51.5%	625	36.6%	-70	-14.9%
Marchog	1,398	52.0%	1,229	47.9%	-169	-4.1%
Bangor	6,263	45.7%	5,801	36.4%	-462	-9.3%
Gwynedd	77,846	69.0%	77,000	65.4%	-846	-3.6%
Wales	582,368	20.7%	562,016	19.0%	-20,352	-1.7%

- 5.19 The number and percentage of the population who speak Welsh is highest within the ward of Marchog, which comprises of mostly affordable housing. All wards experienced a decline in the percentage of the population whom can speak Welsh; the wards which experienced the most significant decline were the merged Garth/Menai (Bangor) wards (11.5%), followed by Hiracl (14.9%) and then Deiniol (7.6%).
- 5.20 Bangor as a whole experienced a decline of 9.3% point of Welsh speakers between 2001 and 2011 and the proportion of the population of Bangor who spoke Welsh in 2011 at 36.4% was significantly lower than that for Gwynedd at 65.4%, and also the wards of Deiniol, Garth/Meani, Hiracl and Marchog (ranging between 20.7% to 47.9%). These wards therefore reflect the average profile of Welsh speakers in Bangor.
- 5.21 The general pattern of a reduction in number and proportion of Welsh speakers in all wards reflects the general trend for Gwynedd, although the wards appear to experience a more significant decline than that of the whole of Gwynedd.

## Welsh Language Impact Assessment

- 5.22 This also reflects the general trend seen at an all Wales level, however the reduction in % point was greater in Gwynedd (and all of the wards) in comparison to Wales.
- 5.23 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, increase in the number of older people, migration of people and the difference in the skills of its population within the 10 years.
- 5.24 It is noted that the ward that experienced the least significant decrease in proportion of Welsh speakers is the Marchog ward.

### Welsh speakers by age: 2001 and 2011

- 5.25 The following tables show the distribution of Welsh speakers within the age groups identified previously for each ward/authority, for the years 2001 and 2011.
- 5.26 The percentage figure in the following table is the proportion of Welsh speakers from the overall age group for the relevant area.

**Table 5.3 Total number, percentage and change in number of Welsh speakers from different age groups for Deiniol ward**

Age group	Deiniol 2001 (number)	Deiniol 2001 (%)	Deiniol 2011 (number)	Deiniol 2011 (%)	Change (number)	Change % point
Age 3 to 4	3	33.3%	7	33.3%	+4	0%
Age 5 to 9	30	61.2%	29	61.7%	-1	+0.5%
Age 10 to 14	31	77.5%	17	60.7%	-14	-16.8%
Age 15	8	100%	3	75.0%	-5	-25.0%
Age 16 to 19	31	23.3%	38	19.1%	+7	-4.2%
Age 20 to 24	59	12.9%	120	14.5%	+61	+1.6%
Age 25 to 39	79	29.0%	74	20.9%	-5	-8.1%
Age 40 to 49	42	39.3%	31	33.7%	-11	-5.6%
Age 50 to 59	30	34.1%	30	39.5%	0	+5.4%
Age 60 to 64	14	46.7%	10	28.6%	-4	-18.1
Age 65 to 74	29	54.7%	17	35.4%	-12	-19.3%
Age 75 and over	50	63.3%	34	54.0%	-16	-9.3%

## Welsh Language Impact Assessment

All ages over 3	406	29.9%	410	22.3%	+4	-7.6
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5.27 The highest proportion of Welsh speakers in 2011 were amongst the 5-9, 10-14, and 15 age groups, 61.7%, 60.7%, and 75% respectively. This strongly demonstrates the important role of Welsh medium education in maintaining a high proportion of Welsh speakers and this is evident in the Deiniol ward.

5.28 However, it should be noted that there was also an increase in the proportion of Welsh speakers amongst the 20-24 year olds and the 50-59 year olds. This could be due to migration of local people into the area, as well as the increase in accessibility to learning resources for adults.

**Table 5.4 Total number, percentage and change in number of Welsh speakers from different age groups for Garth/Menai (Bangor) merged wards**

Age group	Garth/ Menai (Bangor)  2001 (number)	Garth/ Menai (Bangor)  2001 (%)	Garth/ Menai (Bangor)  2011 (number)	Garth/ Menai (Bangor)  2011 (%)	Change (number)	Change % point
Age 3 to 4	7	58.3%	10	35.7%	+3	-22.6%
Age 5 to 9	43	67.2%	35	67.3%	-8	+0.1%
Age 10 to 14	59	81.9%	45	80.4%	-14	-1.5%
Age 15	18	100%	16	84.2%	-2	-15.8%
Age 16 to 19	158	21.4%	256	17.0%	+98	-4.4%
Age 20 to 24	273	20.7%	279	12.8%	+6	-7.9%
Age 25 to 39	176	39.6%	111	22.2%	-65	-17.4%
Age 40 to 49	97	46.4%	69	35.6%	-28	-10.8%
Age 50 to 59	95	40.1%	64	40.5%	-31	+0.4%
Age 60 to 64	42	59.2%	28	28.9%	-14	-30.3%
Age 65 to 74	63	52.5%	61	48.0%	-2	-4.5%
Age 75 and over	119	57.2%	87	47.3%	-32	-9.9%
All ages over 3	1,150	32.2%	1,061	20.7%	-89	-11.5%

5.29 As before, the wards of Garth and Menai (Bangor) have been merged and their data presented collectively. The statistics show that the highest proportion of Welsh

## Welsh Language Impact Assessment

speakers in 2011 were amongst the 5-9, 10-14, and 15 age groups, 67.3%, 80.4% and 84.2% respectively, which again, reinforces the role of Welsh medium education.

5.30 Additionally, the percentage of the population of Welsh speakers amongst the 50-59 year olds increased; this is a similar trend as seen within the ward of Deiniol.

**Table 5.5 Total number, percentage and change in number of Welsh speakers from different age groups for Hirael ward**

Age group	Hirael 2001 (number)	Hirael 2001 (%)	Hirael 2011 (number)	Hiraell 2011 (%)	Change (number)	Change % point
Age 3 to 4	11	36.7%	10	35.7%	-1	-1.0%
Age 5 to 9	44	72.1%	42	76.4%	-2	+4.3%
Age 10 to 14	25	58.1%	38	71.7%	+13	+13.6%
Age 15	8	72.7%	7	53.8%	-1	-18.9%
Age 16 to 19	24	36.9%	45	34.9%	+21	-2.0%
Age 20 to 24	57	23.3%	68	14.8%	+11	-8.5%
Age 25 to 39	140	51.1%	117	36.7%	-23	-14.4%
Age 40 to 49	63	50.8%	58	35.8%	-5	-15.0%
Age 50 to 59	79	61.2%	50	42.0%	-29	-19.2%
Age 60 to 64	37	71.2%	31	47.7%	-6	-23.5%
Age 65 to 74	94	73.4%	69	57.0%	-25	-16.4%
Age 75 and over	113	74.8%	90	67.7%	-23	-7.1%
All ages over 3	695	51.5%	625	36.6%	-70	-14.9%

5.31 In regard to the ward of Hirael, the highest proportion of Welsh speakers in 2011 were also amongst the 5-9 and 10-14 year olds, 76.4% and 71.7% respectively. However, it is also worth noting that the third highest proportion was amongst the population aged 75 years and over.

5.32 The age groups of 5-9 year olds and 10-14 year olds have increase significantly over the 10-year period, which could be an result of local families moving into the area.

## Welsh Language Impact Assessment

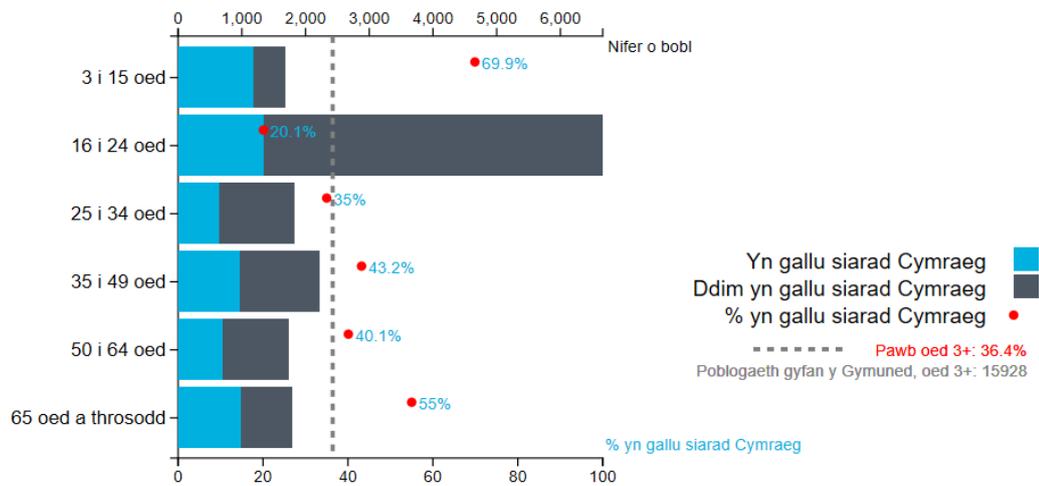
**Table 5.6 Total number, percentage and change in number of Welsh speakers from different age groups for Marchog ward**

Age group	Marchog 2001 (number)	Marchog 2001 (%)	Marchog 2011 (number)	Marchog 2011 (%)	Change (number)	Change % point
Age 3 to 4	35	33.0%	43	50%	+8	+17%
Age 5 to 9	187	75.7%	143	74.1%	-44	-1.6%
Age 10 to 14	188	74.0%	139	76.4%	-49	+2.4%
Age 15	24	60%	30	81.1%	+6	+21.1%
Age 16 to 19	104	58.1%	91	61.9%	-13	+3.8%
Age 20 to 24	108	54.8%	98	41.9%	-10	-12.9%
Age 25 to 39	305	52.9%	237	51.3%	-68	-1.6%
Age 40 to 49	114	38.1%	177	44.1%	+63	+6.0%
Age 50 to 59	106	42.2%	74	27.2%	-32	-15.0%
Age 60 to 64	67	54.5%	46	38.0%	-21	-16.5%
Age 65 to 74	82	51.3%	78	44.6%	-4	-6.7%
Age 75 and over	78	59.1%	73	51.4%	-5	-7.7%
All ages over 3	1,398	52.0%	1,229	47.9%	-169	-4.1%

- 5.33 In 2011, the highest proportion of Welsh speakers in Marchog were amongst the 5-9, 10-14, and 15 age groups, 74.1%, 76.4% and 81.1% respectively. Again, this reflects the impact and importance of Welsh medium education.
- 5.34 Out of all the wards, Marchog experienced the least significant decline in proportion of Welsh speakers as a whole, and experience the highest number of individual age groups increasing in their proportion of Welsh speakers over the 10-year period.
- 5.35 Figure 5.2 demonstrates the number and % of the population of Bangor aged 3 and over who could speak Welsh in 2011.

## Welsh Language Impact Assessment

**Figure 5.2 Graph showing number and % of the population of Bangor (aged 3 and over) who could speak Welsh in 2011 (source: Statiaith)**



Ffynhonnell: Cyfrifiad 2011, tabl LC2106.

Trwydded: Hywel Jones [CC-BY-SA](https://creativecommons.org/licenses/by-sa/4.0/)

5.36 The dashed grey line identifies the average percentage of the population who could speak Welsh in Bangor, and the red dots identify the proportion of each age group who could speak Welsh. The proportion of Welsh speakers amongst the 16 to 24 age group is the lowest of the all age groups and it can be seen that a significant proportion of that age group do not speak Welsh. This is likely to be linked to the high student numbers in Bangor University, which are unable to speak Welsh, as well as potentially non-Welsh speakers who may work in Ysbyty Gwynedd.

## Welsh Language Impact Assessment

**Table 5.7 Total number, percentage and change in number of Welsh speakers from different age groups for Gwynedd**

Age group	Gwynedd 2001 (number)	Gwynedd 2001 (%)	Gwynedd 2011 (number)	Gwynedd 2011 (%)	Change (number)	Change % point
Age 3 to 4	1997	70.9%	1997	73.0%	0	2.1
Age 5 to 15	14,468	91.8%	13,038	92.3%	-1,430	0.5
Age 16 to 19	4,492	75.8%	4,808	68.6%	316	-7.2
Age 20 to 24	4,605	60.1%	4,997	51.4%	392	-8.7
Age 25 to 39	15,247	71.2%	13,312	69.1%	-1,935	-2.1
Age 40 to 49	9,407	65.4%	10,528	65.5%	1,121	0.1
Age 50 to 59	9,500	59.4%	9,090	59.9%	-410	0.5
Age 60 to 64	4,029	60.4%	4,640	54.4%	611	-6
Age 65 to 74	7,334	62.8%	7,295	55.6%	-39	-7.2
Age 75 and over	6,767	64.3%	7,295	60.7%	528	-3.6
All ages over 3	77,846	69.0%	77,000	65.4%	-846	-3.6

5.37 In 2011, relatively high proportions of the population in the younger age groups could speak Welsh, with the highest proportion in the 5-15 age group (92.3%). From this age group onwards, the proportion who can speak Welsh continually decreases, reaching a minimum of 51.4% among the 20-24 year olds. This is likely to be as a result of incomers to the city in relation to students and potentially workers at Ysbyty Gwynedd, which could include a high proportion of student. The proportion of the age groups who could speak Welsh continues to increase from the age group 60-64 to a high of 60.7% amongst the 75 and over age group.

5.38 Apart from the age groups 3-4, 5-15, 40-49 and 50-59 year olds, all other age groups have seen a reduction in the proportion of Welsh speakers.

### **Welsh language skills: 2001 and 2011**

5.39 Table 5.8 provides a comparison of the number and proportion of the population aged 3 and over in Deiniol, Garth, Hiraël, Marchog and Menai (Bangor), Gwynedd and Wales with one or more skills in Welsh.

## Welsh Language Impact Assessment

**Table 5.8 Number and percentage of people (aged 3 and over) with one or more skills in Welsh for Deiniol, Garth, Hiracl, Marchog and Menai (Bangor), Gwynedd and Wales, 2001 and 2011**

Area	2001 (Total & % of population 3+)	2011 (Total & % of population 3+)	Change Number	Change % point
Deiniol	551 (41.5%)	557 (31.0%)	+6	-10.5%
Garth	555 (55.9%)	398 (40.5%)	-157	-15.4%
Hiracl	875 (66.6%)	835 (50.4%)	-40	-16.2%
Marchog	1,846 (71.9%)	1,753 (71.6%)	-93	-0.3%
Menai (Bangor)	852 (33.7%)	984 (24.0%)	+132	-9.7%
Gwynedd	85,847 (76.1%)	86,612 (73.5%)	+765	-2.6
Wales	797,717 (28.4%)	787,854 (26.7%)	-9,863	-1.7%

5.40 All wards experienced a decrease in proportion of population with one or more skills in Welsh between 2001 and 2011. The wards of Garth, Hiracl and Marchog also experienced a reduction to the number of people with one or more skills in Welsh; however, the number of people with one or more skills increased in Deiniol and Menai (Bangor).

5.41 Gwynedd as a county saw an increase in the number of people with one or more skills in Welsh (765), however, there was a reduction in % point of -2.6%. Wales experienced a decrease in the number and % point of the population with one or more skills in Welsh.

5.42 Wales experienced a decrease in the number and % point of the population with one or more skills in Welsh.

### Local infrastructure profile

5.43 This section considers the local infrastructure profile within Bangor.

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

## Welsh Language Impact Assessment

spatial strategy for the JLDP identifies that the sub-regional centres and urban service centres (which includes Bangor) provide the best range of services, employment opportunities and access to public transport.

- 5.45 Bangor benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large-scale employment opportunities on established and new sites; higher and further education and education facilities; and leisure and health facilities/services. It has excellent public transport links with lower order settlements within and outside the Plan area.
- 5.46 The site itself is located within close proximity to Ysbyty Gwynedd, Bangor railway station, Menai Retail Park and various other facilities and services. There are number of local schools within close proximity of the site, including Ysgol Hiraël, Ysgol Glancegin, Ysgol Eifion Wyn, Ysgol Bro Dewi, Ysgol Friars, Ysgol Cae Top and Ysgol Y Garnedd.

### Local housing market

- 5.47 The application site is located within the Bangor wellbeing area, as per the Gwynedd LHMA (2018-2023).
- 5.48 Affordability of owner occupation in Gwynedd is a significant challenge for many households across Gwynedd.
- 5.49 A high degree of households within Gwynedd are unable to afford housing in the open market due to high median and lower quartile prices. The table below shows the number and percentage of households priced out of the market within the wellbeing area of Bangor, Gwynedd and Wales as a whole in 2017.

**Figure 5.3 House price and households priced out of market in Bangor, Gwynedd and Wales (extract of table 7 of Gwynedd LHMA, 2018-2023)**

**Table 7 – House Price & Households priced out of market in Gwynedd**

Wellbeing Area	Median House Price	Lower Quartile House Price	Households priced out of market (No.)	Households priced out of market (%)
Bangor	£150,000	£110,000	6,769	59.8
<b>Gwynedd</b>	<b>£150,000</b>	<b>£107,000</b>	<b>31,803</b>	<b>59.0</b>
<b>Wales</b>	<b>£147,500</b>	<b>£105,000</b>	<b>757,752</b>	<b>56.2</b>

Source : CACI Paycheck 2017

(No. Households which fall below Lower Quartile income needed to buy LQ home)

- 5.50 This demonstrates that the lower quartile house prices within Bangor were higher than Gwynedd and Wales as a whole. The percentage of the households that have been priced out of the market within the Bangor wellbeing area exceeds that of Gwynedd and of Wales as a whole.
- 5.51 The LHMA identifies that the area of Gwynedd has one of the highest number of second homes in Wales. However, the wellbeing area of Bangor has the lowest rate of second homes within Gwynedd, with only 1,8% of the total households comprising of second homes. It is not considered that the level of second homes in Bangor would have a significant impact upon the Welsh language within the area. Nonetheless, the impact of second homes also means that local residents are priced out of the market further.
- 5.52 According to the LHMA, there is also a significant gap between the cost of the Private Renter Sector, and the Local Housing Allowances and social rent sector within Gwynedd as a whole. These are identified in tables below.

## Welsh Language Impact Assessment

**Table 5.4 Monthly rental comparison for North West Wales 2016 (table 20 of the Gwynedd LHMA, 2018-2023)**

	Private Renter Sector (median)	LHA (North West Wales)	Shortfall between PRS & LHA
1 bedroom	£375.00	310.51	64.49
2 bedrooms	£450.02	397.56	52.46
3 bedrooms	£550.00	480.09	69.91
4 bedrooms	£637.50	579.7	57.80

Source : Stats Wales

**Table 5.5 Private and public sector rents comparison (table 22 of the Gwynedd LHMA, 2018-2023)**

	Social Rent <sup>1</sup>	Shortfall between PRS & Social rent	%
1 bedroom	314.95	60.05	-19.0%
2 bedrooms	370.37	79.65	-21.5%
3 bedrooms	418.56	131.44	-31.4%
4 bedrooms	456.56	181.94	-39.8%

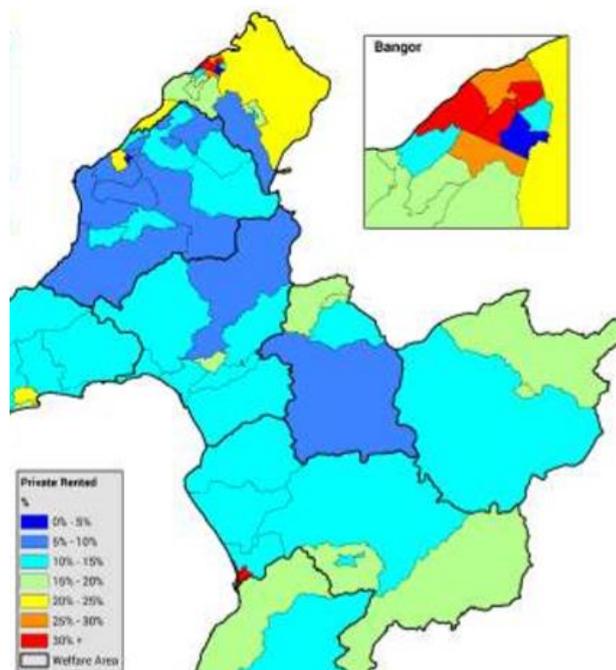
Source : Stats Wales

<sup>1</sup>Social Rent aggregated from weekly averages

5.53 Unaffordable rents in the private sector, leads to greater demand of social housing.

5.54 The map in Figure 5.4 shows which areas within Bangor has the greatest concentration of private rented dwellings, based on the 2011 census data.

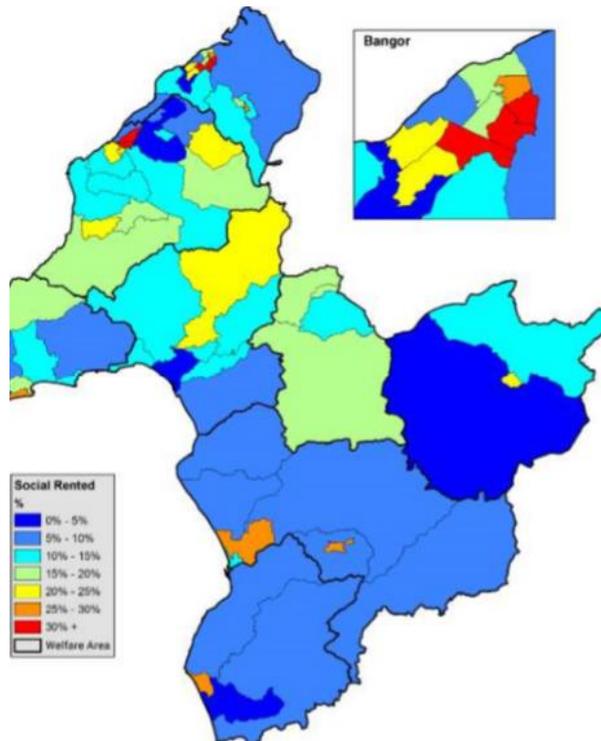
**Figure 5.4 Bangor private rented sector (map extracted from Map 5 of LHMA, 2018-2023)**



## Welsh Language Impact Assessment

- 5.55 As can be seen from the map, the ward of Deiniol has one of the greatest concentration (30% +) of private rented dwellings within Gwynedd, and amongst the adjoining wards within Bangor.
- 5.56 Additionally, the map in Figure 5.5 shows which areas within Bangor which has the greatest concentration of social rented dwellings, based on the 2011 census data.

**Figure 5.5 Bangor private rented sector (map extracted from Map 6 of LHMA, 2018-2023)**



- 5.57 The map above indicates that the ward of Deiniol has a mid-range concentration (15%-20%) of social rented dwellings within Gwynedd.
- 5.58 Figures 5.4 and 5.5 indicate that there is capacity and demand for affordable dwellings within the ward of Deiniol. The local housing need is assessed further within this report.

## Overall understanding of the Welsh language

- 5.59 For the Urban Service Centre of Bangor, the WLIA of the JLDP (2016) concludes that the Welsh language is not viable in the town, with a very low rate of Welsh speakers living in the area - 38.5%, which is 31.5% below the level of 70% that has been identified as the level where the language is probably viable.

## Welsh Language Impact Assessment

- 5.60 Over the past decade, a decrease has been seen in the proportion of Welsh speakers in all wards within the town. It is clear, therefore, that the language in the area has continued to decrease over this period. It is acknowledged that the percentage of the population born in Wales and who speak Welsh is low in each ward in the town, especially in Marchog (60%), and Menai (Bangor) (63%) compared to 88.8% in Gwynedd. Additionally, it is noted that the high percentage of young people comprise of students who stay in the city for about 3 years before being replaced by other students.
- 5.61 Notwithstanding the above, the WLIA does not consider that the expected level of growth within the centre will have an unacceptable negative influence on the Welsh language. Bangor is not considered stronghold of the Welsh language in general, and through the incorporation of appropriate mitigation measures, including an adequate element of affordable housing, there will be less out-migration to the more Welsh-speaking communities in the catchment area of the centre.

### Policy background

- 5.62 The proposal is for the provision of 12 affordable apartments on an unallocated site within the development boundary of Bangor. In accordance with Policy PCYFF 1 'Development Boundaries', proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, national policies and other relevant planning considerations.
- 5.63 Policy TAI 1 allows the development of housing on allocations and windfall sites within the Sub-regional centre of Bangor and other Urban Service Centres. The policy identifies an indicative provision of 479 units on windfall sites within the development boundary of Bangor.
- 5.64 As Bangor is located within the Northern Coast & South Arfon area, policy TAI 15 requires residential developments in Bangor to provide 20% affordable housing. The proposal all proposed units as affordable units, providing a contribution of 100% of the total units as affordable units. This exceeds the requirements of policy TAI 15.
- 5.65 The Well-being of Future Generations (Wales) Act 2015 promotes sustainable development within Wales and specifies that development should provide for the "needs of the present", but "without compromising the ability of future generations to meet their own needs".

## Welsh Language Impact Assessment

- 5.66 The proposed development would contribute to the existing need for housing as well as securing the provision of 12 affordable units in perpetuity. The proposal would be in accordance with the Act accordingly.
- 5.67 Therefore, it is considered that the proposal complies with local and national strategies in terms of delivering housing to meet an identified need within identified settlements.
- 5.68 There are currently 284 applicants for social housing within the ward of Deiniol alone. Additionally, there are 222 applicants for the ward of Garth, 360 applicants for the ward of Hiraal, 183 applicants for the ward of Marchog and 209 applicants for the ward of Menai (Bangor).
- 5.69 There is an identified need for such housing, and therefore it is considered that the proposed dwellings would enable local people to meet their identified need for housing and stay within the local area.
- 5.70 Therefore, it is considered that the proposal complies with local and national strategies in terms of delivering housing to meet an identified need within identified centres.

## Engagement

- 5.71 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.
- 5.72 Pre-application discussions have been undertaken with the Local Planning Authority prior to the submission of this application.
- 5.73 In this instance, the proposal relates to the erection of 12 affordable dwellings and creation of an office. As the application relates to a major application, a Pre-Application Consultation will be 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.
- 5.74 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

5.75 The assessment of effect on the Welsh language is set out in table 5.6 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 12 residential units, all of which would be affordable dwellings, along with office space on the lower ground floor.</p> <p>The proposed dwellings would be a mix of one- and two-bed apartments; nine one-bed units and three two-bed units.</p> <p>The affordable housing would be offered as social rented units and are likely to provide accommodation to those in urgent need of housing and are looking to take those first steps to re-establish themselves with a home. The office accommodation is expected to be used by The Homeless Services in Gwynedd. Support from the office would be provided to all of those in urgent need of housing and the project hopes to get to grips with the strategic needs to prevent homelessness in Gwynedd and specifically the city of Bangor.</p>	1	4	4

## Welsh Language Impact Assessment

### **Social rent**

There are currently 284 applicants for social housing within the ward of Deiniol alone. Additionally, there are 222 applicants for the ward of Garth, 360 applicants for the ward of Hiracl, 183 applicants for the ward of Marchog and 209 applicants for the ward of Menai (Bangor).

In terms of social housing, the following number of people are on the waiting list for Bangor for one-bed and two-bed units. The figures are displayed per ward, with the total numbers for the entire Bangor Area displayed at the bottom of the table below.

<b>Area</b>	<b>1 bedroom</b>	<b>2 bedrooms</b>
Glyder	96	130
Dewi	113	190
Hendre	116	157
Garth	123	136
Hiracl	161	226
Menai	134	124
Deiniol	167	177
Marchog	81	114
<b>Bangor Area</b>	<b>991</b>	<b>1254</b>

The proposed development would therefore contribute towards meeting an identified need for one- and two-bed social housing units within the Bangor area, specifically within the Deiniol ward for which the site is located within and which has the highest need for one-bed units.

## Welsh Language Impact Assessment

	<p>At present, Adra own and manages 1,183 of social rented units in Bangor. These are located around Bangor; however, most are in the Marchog ward which is around a mile from the city centre and for a proportion of tenants, the location is not convenient.</p> <p>Providing housing within the city centre of Bangor offers the possibility for tenants to be within walking distance to several local facilities, amenities and the public transport network. Being in a highly sustainable location is of particular importance to the proposed tenants.</p> <p>There is a clear need for social rented housing in Bangor, especially within the Deiniol ward and this proposal will contribute towards meeting a proportion of that need, providing particular support for those in urgent need of housing and who are re-establishing themselves with a new home. Without this support, these individuals would remain within a difficult cycle of life.</p>			
<p>Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where will they come from? How many and what percentage are likely to be Welsh speakers?</p>	<p>As the proposed development is for a 100% affordable housing scheme, the occupancy of the proposed dwellings would be restricted to local people and those who are in urgent need of housing. It would therefore be unlikely to attract additional people to the community.</p>	1	4	4
<p>Is there a likelihood that local people will migrate from the</p>	<p>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</p>	0	4	0

## Welsh Language Impact Assessment

community as a result of the development?	proposal would provide the support and opportunity for those who are in urgent need of housing to re-establish themselves and break out of a difficult cycle. The proposal is not expected to lead to out-migration from the local community.			
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?	The proposed units would include one- and two-bed units, which would be expected to be occupied by single people or small family. As the proposal would provide accommodation for current occupiers, the proposal is not likely to lead to a change in the age structure of the local area and city of Bangor.	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?	Given that the units would be affordable housing and expected to be occupied by local people already living in the local area, the proposal is not expected to lead to a change in the number of Welsh speakers in the Bangor area.	1	4	4
Is the change likely to be permanent or temporary?	The proposal relates to 12 residential units, and therefore any change that would be experienced would be permanent.	N/A	N/A	N/A
<b>Effect of the proposed development on language and mobility of population over 20 years</b>				
The proposed units would contribute towards providing housing to meet an identified need for social rented accommodation in Bangor, especially within the Deiniol ward. The units would be provided to individuals who are in urgent need of housing and are re-establishing themselves with a home. Support for the individuals and others in similar situations would be				

## Welsh Language Impact Assessment

<p>provided by the office which hopes to get to grips with the strategic needs of homelessness in Gwynedd and Bangor specifically. The units would be occupied by local people who are already living within the community but cannot meet their housing need. The proposal would not therefore lead to a change in the language and mobility of the population.</p> <p>As the effect of the development would be expected to lead to no change to the projected speakers, the proposal would have a neutral effect on the Welsh language.</p>			
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**Table 5.7 Assessment of effect on visual elements of the Welsh language**

VISUAL ELEMENTS	Consideration of potential effects	Score		
		Effect	Likelihood	Composite 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.				
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	<p>Adra is a bilingual organisation and its Welsh Language Scheme was approved by the Welsh Language Commissioner in March 2019 and was revised to reflect the new company name (previously Cartrefi Cymunedol Gwynedd) in October 2019. It identifies that Adra’s fundamental objectives in relation to the Welsh language are to:</p> <ul style="list-style-type: none"> <li>• To enable everyone who uses a service or has contact with the Association to do so through the medium of Welsh or English according to the personal choice of the individual.</li> </ul>	0	4	0

## Welsh Language Impact Assessment

<p>in public places on employment sites.</p>	<ul style="list-style-type: none"> <li>• To ensure services of the highest quality through the medium of Welsh and English.</li> <li>• To promote the use of the Welsh language in the community.</li> <li>• To encourage others to promote and use the Welsh language.</li> </ul> <p>Housing Associations can contribute towards the development of the Welsh language on a local or community level and Adra will aim to ensure that the Association’s policies and initiatives promote and facilitate the use of the Welsh language whenever possible.</p> <p>Adra will ensure that third-party organisations with whom Adra has any form of contractual arrangement are aware of Adra’s obligations under the Welsh Language (Wales) Measure 2011, and are made aware of Adra’s Welsh Language Policy. Adra aims to ensure that third party bodies acting on Adra’s behalf give due regards to the needs of Welsh speakers.</p> <p>The Welsh Language Scheme identifies that in terms of its corporate identity, the applicants will use the name Adra (Tai) Cyf on all occasions. Public image, including address, corporate slogan, visual identity and any other standard information used on the Association’s material and goods (such as promotional materials, publications etc.) and in other circumstances such as signs, and buildings will be bilingual. Adra will use Welsh branding only for some enterprises.</p> <ul style="list-style-type: none"> <li>• All information signs owned by Adra, including internal locations will be fully bilingual;</li> </ul>			
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## Welsh Language Impact Assessment

	<ul style="list-style-type: none"><li>• The size, standard of clarity and prominence of the words on the signs will respect the principle of language equality;</li><li>• All materials aimed at the public will be bilingual with both languages appearing in the same document;</li><li>• All the information to be published on Adra’s public website will be bilingual, and material will be available to read on both languages at the same time.</li></ul> <p><b>Marketing and publicity campaigns</b></p> <p>The following objectives will be implemented by Adra in relation to advertising and publicity activities:</p> <ul style="list-style-type: none"><li>• Produce all materials in Welsh and English;</li><li>• Conduct advertising campaigns in the press in Welsh and English;</li><li>• Advertise on posters and information boards in Welsh and in English;</li><li>• Conduct public surveys bilingually, whether through the post or face-to-face.</li><li>• Conduct direct marketing campaigns in Welsh and in English;</li><li>• Set up bilingual exhibitions and information stalls.</li></ul> <p>Additionally, Gwynedd Council are committed to comply with the Welsh Language Standards as set out by the Welsh Government under Section 44 of the Welsh Language (Wales) Measure 2011. These Standards set clear expectations on the Council to provide services in Welsh to the public, and to promote the use of the Welsh language through all the services.</p>			
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## Welsh Language Impact Assessment

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
<b>Effect of the proposed development on visual elements over 20 years</b> The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in Bangor which would have an overall beneficial effect on the Welsh language in terms of promoting Welsh culture and place names. However, this isn't 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.				

*Table 5.8 Assessment of effect on quality of life including community infrastructure*

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
		Effect	Likelihood	Composite score
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).				
To what extent does the development affect public amenity/the environment in the area? Will the area be more/less desirable to live in?	The proposal seeks to erect a three storey building with accommodation within the roof and lower ground floor accommodation on a previously developed site along the High Street in the city centre of Bangor. Ground floor units along High Street generally comprise of retail units with residential accommodation on the upper floors.	0	4	0

## Welsh Language Impact Assessment

	<p>The site has been vacant for years with the frontage comprising of decorated hoarding boards. The undeveloped nature of the site stands out from the continuous built form of the High Street and does not at present contribute towards an active frontage.</p> <p>Planning Policy Wales supports the provision of a range of well-designed and located homes which are well connected to existing retail and commercial centres situated at the heart of communities. Bringing residential accommodation into the High Street in the city of Bangor promotes the regeneration of the High Street, enabling footfall from retail areas and those living in this area encouraging a hub of activities within this area of Bangor.</p> <p>The redevelopment of the site should be welcomed, improving the streetscene along this part of the High Street.</p>			
<p>How adequate is the availability of childcare and pre-school places in the locality?</p>	<p>As most nurseries and pre-schools are run privately, it is not possible to attain capacity numbers.</p> <p>A web-search of Mudiad Meithrin's website identifies 21 pre-school organisations and a web-search on <a href="http://www.childcare.co.uk">www.childcare.co.uk</a> provides contact details for 87 childcare providers within a 5 mile radius of the site.</p> <p>The proposed development would mainly cater for single people with only three units proposed as two-bed units. The development is therefore unlikely to create an additional demand for childcare and pre-school places. Therefore, it is considered that there is sufficient childcare within the area to support the very small demand that may be required as a result of the proposed development.</p>	0	4	0

## Welsh Language Impact Assessment

<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>As previously noted, the proposal would mainly serve single people with the majority of the units to be one-bed flats with only three two-bed flats to be provided. As a result, the proposal is unlikely to give rise to the need for additional school places.</p> <p>The adopted Supplementary Planning Guidance (SPG) on Planning Obligations confirms that residential development is expected to generate an average of 0.11 pupils per 2+ bed flat for primary education. Based on this, the proposed development for three two-bed flats would likely generate 0.33 pupils (round up to one) requiring primary education (3 x 0.11). The local primary school which would serve the proposed development is Ysgol Ein Harglwyddes.</p> <p>The proposed development of three two-bed flats is expected to generate an average of 0.08 pupils per flat for secondary education (years 7-11) and 0.006 pupils per flat for secondary education (years 12 &amp; 13). Based on this, the proposed development would likely to generate 0.24 pupils (round up to one) requiring secondary education (years 7-11) and 0.018 pupils (round up to one) requiring secondary education (years 12 &amp; 13). The local secondary school which would serve the proposed development is Ysgol Tryfan or Ysgol Friars.</p> <p>Pre-application discussions with the Council confirmed that no issues were envisaged in relation to the capacity of local schools to accommodate any potential additional pupils of primary or secondary school ages in relation to this development.</p>	0	4	0
<p>How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils</p>	<p>The development proposed has the potential to give rise to a total of three pupils; one of primary school age, and two of secondary school age.</p>	0	4	0

## Welsh Language Impact Assessment

<p>at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned Welsh as a second language can use and improve their Welsh and become part of the Welsh community?</p>	<p>As all units would be for local people in need of affordable housing, children would be expected to be already attending a local school and therefore this wouldn't affect the balance of Welsh and non-Welsh speakers.</p> <p>It is expected that the children related to the development would be expected to be local and therefore already attending Welsh medium schools. Even if one was to assume a worst-case scenario, which is not a realistic expectation, the proposal could give rise to three pupils who could require Welsh immersion support. However, this is only if they were newcomers who are not already attending schools in the area.</p>			
<p>Would the development increase the demand on local facilities and services?</p>	<p>The development could increase the demand for local facilities and services within the area. The spatial strategy for the JLDP identifies that the sub-regional centres and urban service centres (which includes Bangor) provide the best range of services, employment opportunities and access to public transport.</p> <p>The proposed development is not expected to increase in demand on local facilities and services which is beyond their capacity in a city.</p>	0	4	0
<p>The extent to which the development will have a positive or negative impact on existing facilities or services?</p>	<p>As above.</p>	0	4	0
<p>How will the development maintain or create new</p>	<p>The proposed development is for 12 residential units and an office. The residential units themselves are unlikely to create new opportunities to promote the Welsh language</p>	0	3	3

## Welsh Language Impact Assessment

<p>opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on?</p>	<p>within the area. However, as there would be a link between the office which is expected to accommodate Gwynedd's Homeless Service, there could be opportunities to promote the Welsh language to residents of the 12 residential units and others who may come into contact with the Service. This could include raising awareness of the language, provision of bilingual services and sharing of information about Welsh language courses for learners who may be looking to improve their skills and prospects of future employment.</p>			
<p>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>	<p>The proposed development is for 12 affordable units which would be occupied by local people who already live in the local community or have a close connection with the local community and therefore no effect or change would be expected to occur in relation to active community groups.</p>	0	4	0
<p>How could the Welsh community and its institutions integrate the development?</p>	<p>The residential units and the proposed office are intended to provide accommodation and support for those who are in urgent need of housing. The project would seek to get to grips with the strategic homelessness in Gwynedd, especially within the city of Bangor. The support offered by the Gwynedd Homeless Service would enable individuals to re-establish themselves with a home and enabling these individuals to become more active members within our communities, which could include within Welsh medium community activities.</p>	0	4	0
<p><b>Effect on quality of life including community infrastructure over 20 years</b></p>				

## Welsh Language Impact Assessment

<p>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. The proposal would support the growth proposed in the JLDP within the sub-regional centre of Bangor 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. The support that would be offered by Gwynedd's Homeless Service to those individuals who would reside in the residential apartments provides invaluable opportunity to improve the quality of life of those individuals. However, the proposal is not expected to lead to an identifiable change to the projected number of Welsh speakers due to the small scale nature of the project.</p>			
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**Table 5.9 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 scheme would be jointly delivered by a Registered Social Landlord (RSL) Adra, alongside Gwynedd Council. All 12 dwellings would be affordable units, provided as social rented accommodation. This provides security that the price of the units would be controlled as affordable units in the first instance and in perpetuity.	1	4	4
Would the development be likely to have a positive or negative impact on the average house price in the area affected?	As the proposed development would meet an identified need for housing and that the units would be controlled initially and in perpetuity as affordable units, this would contribute towards meeting the demand for this type of housing in Bangor. The provision of social rented housing which would meet a specific need would not affect general house prices in the area.	0	4	0

## Welsh Language Impact Assessment

<p>Affordable housing contribution and how this compares with policy requirements.</p>	<p>The scheme is for a 100% affordable housing residential development of 12 units, located on land adjacent to the settlement boundary of Bangor. The local housing need for Bangor is provided within table 5.6 this report.</p> <p>The proposal would provide more affordable units than that required by Policy TAI 16 of the JLDP, which is 20%.</p>	<p>1</p>	<p>4</p>	<p>4</p>
<p>Expected or proposed development rate of development. Would it happen slowly?</p>	<p>The proposal relates to the development of 12 residential units within one building along with an office and therefore the units will be developed in one phase.</p>	<p>1</p>	<p>4</p>	<p>4</p>
<p>Housing mix and how it compares with policy requirements, county or local surveys, or other sources of information.</p>	<p>Details of housing mix and the identified need for housing has been presented in Table 5.6 of this Report. The proposed units would directly correlate with the identified housing need within Bangor.</p>	<p>1</p>	<p>4</p>	<p>4</p>
<p>Housing numbers and how this compares with the demand for housing and the supply of housing set out in the Plan and granted consent since the Plan's adoption.</p>	<p>Policy TAI 1 identifies an indicative provision of 479 units on windfall sites within the development boundary of Bangor.</p> <p>The indicative supply of housing on windfall sites in Bangor (such as the site in question) in April, 2019 (not including a 10% slippage) was 1785 units with 835 units having already been completed on windfall sites in the period 2011 - 2019 and an additional 452 units within the land bank supply. This means, therefore, that there is a deficiency of 498 units on windfall sites within Bangor itself. To this end, the current proposal for 12 flats is acceptable in terms of housing need within Bangor and in terms of the current indicative housing supply.</p>	<p>1</p>	<p>4</p>	<p>4</p>

## Welsh Language Impact Assessment

	<p>Regardless of the number of affordable units and social rented accommodation granted during the Plan period, there remains a clear unmet need for affordable units, comprising one- and two-bed flats in Bangor, specifically within the Deiniol ward. This proposal seeks to meet some of that need.</p>			
<p>Increased potential impact the development could have, taking into account any other relevant recent developments in the local area</p>	<p>The beneficial effects of the development on the Welsh language and the housing market by providing all units as affordable units should be welcomed, despite the requirement of policy TAI 16 of the JLDP for housing in Bangor to provide 20% of units as affordables.</p> <p>Adra are active in terms of their developments in Bangor, often providing a higher proportion of affordable units than is required by the policy set out in the JLDP. The combined beneficial effects of these housing developments seek to make a real difference to providing affordable units for local people who are in need of affordable housing. Unless affordable units are delivered, local people would need to leave the area to meet their housing need as has been identified within trends over recent years or individuals face homelessness. Providing additional affordable units, above those required by the policy, would contribute towards a small beneficial effect in terms of retaining local people and therefore increasing the number of Welsh speakers beyond the projected speakers.</p>	1	4	4
<p>Would the development increase the demand for private rented housing, which would mean less stock available to local households?</p>	<p>Some of the potential future occupiers are in need of accommodation due to loss of rented accommodation. The Gwynedd Homelessness Review identifies that the private rented sector plays an important role in providing accommodation for a variety of households and income groups who cannot access owner occupation or social renting. Access to the private rented sector is frequently used to prevent homelessness. However loss of private rented accommodation is the main cause of homelessness in</p>	1	4	4

## Welsh Language Impact Assessment

	<p>Gwynedd. It is becoming increasingly more difficult for Housing Solution's customer to access private rented accommodation, this is in part due to affordability, a competitive market, and reluctance from landlord's to accept tenants in receipt of benefits, particularly in relation to concerns regarding Universal Credit.</p> <p>Providing social rented accommodation by Adra and Gwynedd Council would contribute towards addressing the need for this type of accommodation, providing support to tenants. The proposal would not lead to less private rented stock being available.</p>			
<p><b>Effect of the proposed development on the housing market over 20 years</b></p> <p>All 12 units would be affordable flats provided as social rented tenure. There is a clear need for one- and two-bed flats in Deiniol area, as well as other areas of Bangor this proposal would contribute towards meeting that need. The proposal is being brought forward to provide support for those in urgent need for housing, with an office for Gwynedd's Homeless Service forming part of the scheme.</p> <p>The findings of the <a href="#">Regional Homelessness Strategy (December 2018 – December 2022)</a> identifies a range of reasons why individuals face homelessness and working with RSL's to provide support, often through social rented units is highlighted. The proposal seeks to do exactly that, contributing towards meeting the needs of local people who are in need of such housing. The wider project seeks to address the strategic prevention of homelessness in Gwynedd, and Bangor specifically.</p> <p>Without the provision of such accommodation and support, local people in need of housing face having to leave the area or homelessness. Enabling those local people to remain within the local communities would lead to a small beneficial effect on the Welsh language and the housing market.</p>				

## Welsh Language Impact Assessment

*Table 5.10 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.	The proposal is for housing, and whilst the proposal would offer employment opportunities during the construction phase, this key issue is considered to be more relevant to commercial and employment developments.	0	4	0
Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?	<p>Construction and maintenance skills will be required during and after the development. The appropriate skills are to be found in the local area (Bangor, Caernarfon, etc); and it is expected that a high percentage of local companies will be able to communicate through the medium of Welsh.</p> <p>Social clauses will be given to the developer through the building contract to maximise employment and training opportunities via procurement and employing locally. Adra has already had great success regarding employment and training opportunities and these good practices will continue with this development. It is envisaged that many of the skills required for the construction and maintenance phase of the development will be locally sourced.</p> <p>As well as employing locally it is expected for the developer to employ apprentices and provide training to several residents, these workers will be given the opportunity to gain experience and develop skills and employment opportunities will arise. Adra has had</p>	0	4	0

## Welsh Language Impact Assessment

	<p>some success in providing several apprenticeship opportunities since 2011 when the company was established.</p> <p>It is not considered that this development will have an adverse effect on local jobs or threaten the jobs of the local Welsh speaking population. It is expected that this development will safeguard local jobs and there will be a demand for services and goods during the construction and maintenance phase.</p> <p>The development may provide social and economic opportunities, and it is hoped that local companies can increase their workforces during and after the construction phase. A range of services from general builders will be required during the 'build to maintain' works following the completion of the development.</p> <p>Furthermore, there will be a need to procure/purchase materials from local building contractors/suppliers, which will also create opportunities to bring economic benefits to the area.</p> <p>Adra promotes opportunities locally for training and employment, and has done very successfully through the housing quality improvement program and development program over the last 8 years in Gwynedd.</p> <p>Adra is committed to creating training and employment targets, as well as ongoing and tangible benefits to the community through Adra's Capital Investment Frameworks and New Build contracts. We continue to adhere to the Welsh Government's i2i Can Do Toolkit of at least 52 weeks of training for every £ 1m spent on the project. These targets</p>			
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## Welsh Language Impact Assessment

	are carefully monitored and reported on a monthly basis through Adra's suite of Key Performance Indicators and monthly progress meetings with service providers.			
Number of full and/ or part time jobs.	Of the usual residents aged 16 and over in employment on Gwynedd, 8.8% work within the construction industry. Given that 74.1% of the population on Gwynedd who work in the construction industry are Welsh speakers, it is considered that the construction of the proposed development will provide opportunities for local businesses who work in the construction sector to benefit.	1	4	4
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).	This would beneficially support the local economy in terms of local expenditure and in turn, contributing towards a sustainable local community where the Welsh language is strong.	1	4	4
Salaries that will be offered and how that compares with average wages in the area.	The proposal relates to a residential development and any employment opportunities would be through in-direct effects. The number of employment opportunities during construction is not known, however the scale and type of development would enable those opportunities to be met locally. The scale and type of development would not be expected to lead to a change in local salaries for those in the local construction sector.	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.	The proposal is for housing, and whilst the proposal would offer employment opportunities during the construction phase, this key issue is considered to be more relevant to commercial and employment developments. It is considered that the required skills to develop and construct the proposed residential development are available locally.	0	4	0
		0	4	0

## Welsh Language Impact Assessment

<p>Is it likely that you will need to search outside the local area for employees, e.g. to obtain specialist skills.</p>				
<p>Will a front-line service be provided to the public?</p>	<p>The proposal includes the provision of an office for Gwynedd’s Homeless Service. This service will be available to all individuals who are in need of support, with this being provided bilingually. The project seeks to address the strategic prevention of homelessness in Gwynedd, and Bangor specifically, following on from the findings of the <a href="#">Regional Homelessness Strategy (December 2018 – December 2022)</a> and particularly those findings for Gwynedd (set out within the <a href="#">Homelessness Review 2018 Gwynedd Council Executive Summary</a>). Gwynedd’s Homeless Service would provide support to all, including those the tenants of the proposed social rented flats.</p> <p>Gwynedd Council are committed to comply with the Welsh Language Standards as set out by the Welsh Government under Section 44 of the Welsh Language (Wales) Measure 2011. These Standards set clear expectations on the Council to provide services in Welsh to the public, and to promote the use of the Welsh language through all the services, including front-line services associated with Gwynedd’s Homeless Service.</p> <p>Adra is also a bilingual organisation and has adopted a Welsh Language Scheme (which has been approved by the Welsh Language Commissioner) which specify how the organisations will deal with the Welsh speaking public, corporate identify, signage and documents for the public and how these will be available through the medium of Welsh and English.</p>	1	3	3

## Welsh Language Impact Assessment

	<p>Adra's Welsh Language Scheme specifies that the following objectives will be implemented by Adra in relation to advertising and publicity activities, which will include those in relation to this proposal:</p> <ul style="list-style-type: none"> <li>• Produce all materials in Welsh and English;</li> <li>• Conduct advertising campaigns in the press in Welsh and English;</li> <li>• Advertise on posters and information boards in Welsh and in English;</li> <li>• Conduct public surveys bilingually, whether through the post or face-to-face.</li> <li>• Conduct direct marketing campaigns in Welsh and in English;</li> <li>• Set up bilingual exhibitions and information stalls.</li> </ul>			
<p>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)</p>	<p>The proposal is for housing and will not therefore create direct jobs. The proposal would however provide employment opportunities to the existing construction sector. 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.</p>	1	4	4
<p>Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs</p>	<p>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.</p>	1	4	4

## Welsh Language Impact Assessment

<p>Increased potential impact the development could have, taking into account any other relevant recent developments in the local area</p>	<p>The proposal is for 12 residential units and the size of the development is expected to be suitable for local construction companies. There is no indication that there is insufficient capacity in the construction labour market to undertake this work, along with other similar housing developments on Anglesey and in Gwynedd.</p>	1	4	4
<p>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?</p>	<p>Construction and maintenance skills will be required during and after the development. The appropriate skills are to be found in the local area (Anglesey and Gwynedd etc); and it is expected that a high percentage of local companies will be able to communicate through the medium of Welsh. The development would therefore provide opportunities for local business suppliers, including the construction industry.</p>	1	4	4
<p><b>Effect of the proposed development on employment over 20 years</b></p> <p>Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment for the local construction industry, where around 74% of those working in the construction sector in Gwynedd are Welsh speakers.</p> <p>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 the economy is expected.</p>				

## Summary of findings and conclusions

- 5.76 It can be seen from table 5.6 to 5.10 that the proposal would result in a very low risk to the Welsh language within the Bangor area, and that the development along with any future similar development proposed, would have an insignificantly positive effect upon the Welsh language of the area, as it would provide affordable housing for local people, which would include Welsh speakers, who cannot otherwise meet their housing need due to various reasons. The provision of office accommodation for Gwynedd's Homeless Service would provide support for those who need it, including support for the future tenants of the proposed flats. The project seeks to get to grips with the strategic prevention of homelessness in Gwynedd, with a focus on Bangor.
- 5.77 If this development was not to come forward, there is the potential that local people who are in need of housing may be forced to out-migrate or face homelessness as they cannot meet their need. This would in turn could lead to an out-migration of local people, 36.4% of which are Welsh speakers, resulting in a reduction in the number and proportion of Welsh speakers in Bangor. This would lead to a continuation of past trends seen across the city where the percentage of Welsh speakers reduced by 9.3% between 2001 and 2011.
- 5.78 By virtue of the nature of the proposed development, it is not anticipated that the proposal would result in a significant increase of the local population in a way which could negatively affect upon the Welsh language characteristics of the area. In contrast, the provision of the affordable housing units will aid in meeting the local housing needs for local people, and will in turn safeguard the Welsh language in Bangor, enabling local people to remain in their local community.

## 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"> <li>• Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species</li> <li>• 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</li> <li>• Maintain and improve the provision of green infrastructure</li> <li>• Protect and enhance the designated geological sites and the wider diversity ground</li> <li>• Maintain and enhance the role of ecological connectivity</li> </ul>	<p>+</p>	<p>The application is not considered to be in an ecologically sensitive area however the proposal could provide biodiversity enhancement.</p>

## Welsh Language Impact Assessment

<p>2. Promoting viability, cohesion, and community health and wellbeing (SEA topics: human health, population). Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Meet the needs of an ageing population</li> <li>• 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</li> <li>• Improve the provision and access to facilities and services to disadvantaged communities and rural areas.</li> <li>• Promote community interaction and social inclusion</li> <li>• Get rid of barriers and create opportunities for people to lead healthier lives, e.g. promoting exercise (walking, cycling)</li> <li>• Reduce health inequalities between areas and social groups</li> </ul>	+	Please see table 5.6 of this WLIA.
<p>3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage) Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Protect and enhance the opportunities to promote and develop the Welsh language.</li> </ul>	++	Please see section 5 of this WLIA.
<p>4. Preserve, promote and enhance cultural resources and historic heritage assets (SEA topic: cultural heritage) Will the proposed development...</p>	0	The application site is not located in an area which is of historic interest or in close proximity to heritage assets which may be affected. Pre-application discussions with the Council did not

## Welsh Language Impact Assessment

<ul style="list-style-type: none"> <li>• 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</li> <li>• Promote access to the historic environment for education and tourism purposes/economic development</li> </ul>		<p>indicate the need to consider effects on heritage or archaeological assets.</p>
<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"> <li>• Promote and facilitate investment to local businesses across a variety of economic sectors</li> <li>• Improve and maximise employment opportunities, including in rural areas</li> <li>• Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure</li> <li>• Provide access to opportunities for training, education and skills development for all sectors in the community</li> <li>• Treat the Welsh language less favourably than the English language in providing services to the public</li> <li>• Create opportunities for workers to use the Welsh language in the workplace</li> </ul>	+	<p>Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment for the local construction industry, where 74.1% of those working in the construction sector in Gwynedd are Welsh speakers.</p> <p>Please see table 5.9 of the WLIA for a more detailed assessment.</p>

## Welsh Language Impact Assessment

<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"> <li>• Improve the quality and availability of existing housing stock for deprived communities</li> <li>• Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas</li> <li>• Introduce adapted housing that addresses the individual needs of the communities</li> </ul>	<p>++</p>	<p>The proposed development would provide 12 social rented affordable units by Adra within a highly sustainable and accessible location along the High Street in Bangor. The units are expected to provide accommodation for those in urgent need of housing, working alongside the Gwynedd Homeless Service. There is a clear need for one- and two-bed flats in this area of Bangor and the Gwynedd Homeless Review (September 2018) identifies the need for social rented accommodation. This proposal would contribute towards meeting that identified need and providing support for those in urgent need of housing. Please see table 5.8 of this WLIA for a more detailed assessment.</p>
<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"> <li>• 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</li> <li>• Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment</li> <li>• Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area</li> </ul>	<p>+</p>	<p>The application is accompanied by a LVIA which considers the effects on the landscape and the AONB.</p> <p>This landscape and visual appraisal has considered the physical, aesthetic and cultural characteristics of the proposed development site and surrounding area, and the appraisal has been used in the design development to address any adverse landscape and visual effects identified in the preliminary design stages.</p> <p>As a result, the design has not developed proposals for the whole of the area within the development site boundary, but has restricted the development to the western half of the overall area in order to minimise impact on the AONB to the north and east. The design has also integrated a range of landscape mitigation</p>

## Welsh Language Impact Assessment

		<p>measures to reduce potential adverse effects on the AONB and nearby sensitive visual receptors. The landscape mitigation elements such as new native hedgerows and tree planting, new stone boundary walls and field gates, wildflower verges and public open space including a community orchard, are integral to the design and would be delivered as part of the overall scheme.</p>
<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"> <li>• Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres</li> <li>• Reduce the need for private car travel, by improving the public transport infrastructure</li> <li>• Prioritise accessibility by having sustainable transport options for new developments</li> </ul>	0	<p>The accessibility of Bangor is assessed in section 5 of this Report under the 'Local Infrastructure Profile'. Whilst the proposal itself won't improve or enhance transport links, the development is proposed to be developed in a Sub-regional Centre which is considered to be a highly sustainable and accessible location where there are existing good transport links and access to local services and facilities.</p>

## 7. Mitigation and enhancement measures

7.1 An assessment of the effects of the proposed development on Welsh language and the community is presented in sections 5-6 which has identified an overall beneficial effect. No mitigation measures are considered to be necessary to make the proposed development acceptable however measures to enhance beneficial effects are set out below:

- Commitment to develop the scheme in accordance with Adra's Welsh Language Scheme (Prepared in compliance with the Welsh Language (Wales) Measure 2011 and the Regulatory Code of Housing Associations in Wales, Welsh Assembly Government, March 2006 and which received approval of Welsh Language Commissioner on the 19th March 2019);
- Commitment to comply with the Welsh Language Standards as set out by the Welsh Government under Section 44 of the Welsh Language (Wales) Measure 2011. These Standards set clear expectations on Gwynedd Council to provide services in Welsh to the public, and to promote the use of the Welsh language through all the services.
- Commitment to procure the development contract using the Sell2Wales Framework and awarded on the basis of a competitive tender under the JCT Design and Build Contract (2011);
- Commitment to include clauses in the construction contract to encourage the sourcing and procurement of the local workforce in and around Bangor. It is envisaged that many of the skills required for the construction and maintenance phase of the development will be locally sourced;
- Commitment to include clauses in the construction contract clauses to ensure a certain number of apprenticeships are created on site. Furthermore, training opportunities can be sought for students following construction courses at Coleg Menai and in Technical Departments across North Wales at Grŵp Llandrillo Menai Education Institute, the largest in Wales;
- As part of the construction contract for this scheme, Adra will include a mandatory requirement that the appointed contractor provide local apprenticeships equivalent to 52 weeks for every £ 1m spent with the contractor; and
- Commitment to provide a Welsh name for the development.

## 8. Conclusion

- 8.1 It is concluded that the proposed development would have beneficial effects on the Welsh language and the community of the ward of Deiniol and the wider city of Bangor through the provision of affordable housing and office accommodation for Gwynedd's Homeless Service to meet an identified need, although no identifiable change to the overall number of Welsh speakers is expected. The proposed development can therefore support, safeguard and further promote the use and development of the Welsh language.

# Appendix A

## SIONED ELIN EDWARDS

<b>AREA OF SPECIALISM</b>	<p>Eight years experience in planning working as a private planning consultant.</p> <ul style="list-style-type: none"> <li>• Community and Linguistic Impact Assessment for proposals in Wales;</li> <li>• Planning appeals;</li> <li>• Housing and mixed use developments;</li> <li>• Tourism and leisure development;</li> <li>• Consultation and project management;</li> <li>• Planning &amp; Development Appraisals;</li> <li>• Section 106 Negotiation.</li> </ul>
<b>PROFESSIONAL ORGANISATIONS</b>	<ul style="list-style-type: none"> <li>• Chartered Member of the Royal Town Planning Institute (RTPI)</li> </ul>
<b>QUALIFICATIONS</b>	<ul style="list-style-type: none"> <li>• BA (Hons) Geography</li> <li>• MSc (Dist) Planning, Practice and Research</li> </ul>
<b>RELEVANT WORK EXPERIENCE</b>	<ul style="list-style-type: none"> <li>• 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).</li> <li>• Expert witness for Welsh Language and Culture in relation to Wylfa Newydd development.</li> <li>• Lead author of WLIA and Mitigation Statement for residential developments (schemes of 154 dwellings and 70 dwellings) in Conwy for private house builders.</li> <li>• 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.</li> <li>• Lead author of WLIA for Wylfa Newydd Site Preparation and Clearance.</li> <li>• Lead author of WLIA for A5025 On-line Highway Improvements.</li> </ul>

# CADNANT

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