

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

MACLENNAN CONSTRUCTION LTD.

**FULL PLANNING APPLICATION FOR THE ERECTION OF 12 NO. AFFORDABLE
DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND INFRASTRUCTURE ON LAND
ADJACENT TO CAE GORS, TREGARTH, BANGOR**

WELSH LANGUAGE STATEMENT

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1.0 INTRODUCTION

1.1 Background

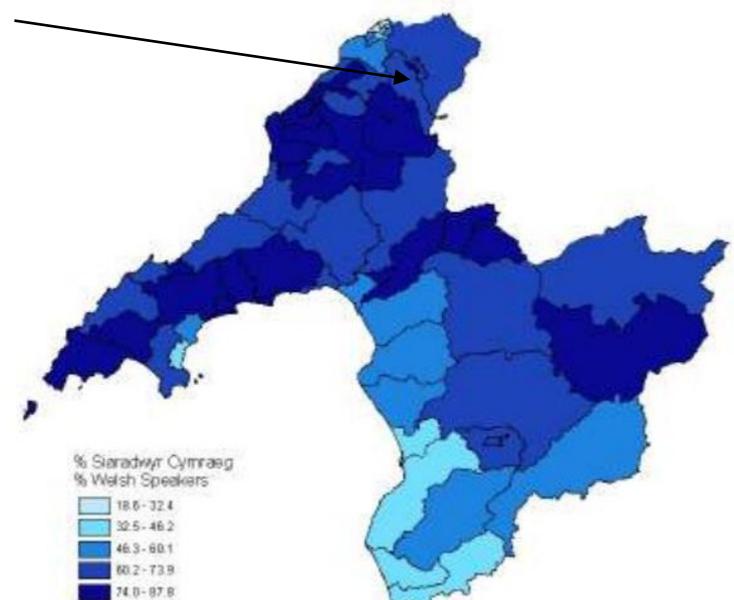
- 1.1.1 Caulmert Ltd has been appointed by MacLennan Construction Ltd. (“the applicant”) to prepare this Welsh Language Statement.
- 1.1.2 This Welsh Language Statement accompanies a full planning permission for the Erection of 12 No. Dwellings with Associated Parking, Access and Infrastructure on land adjacent to Cae Gors, Tregarth, Bangor.
- 1.1.3 The Applicant, MacLennan Construction Ltd, is working in partnership with Adra (Tai) Cyfyngedig to provide affordable homes where there is a recognised need within the area.
- 1.1.4 The proposed development has been appropriately screened in accordance with Diagram 3 of Gwynedd Council’s recently adopted Supplementary Planning Guidance ‘Maintaining and creating distinctive and sustainable communities’ (July 2019).
- 1.1.5 The proposed development meets criterion 1 of Policy PS 1 Welsh Language and Culture of the Anglesey and Gwynedd Joint Local Development Plan, which requires a Welsh Language Statement where the proposed development falls within one of the following categories:
- a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or*
 - b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or*
 - c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn’t address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence*
- 1.1.6 The purpose of this Statement is to establish the likely impact of the proposed development on the local community, and on the Welsh language more specifically, and if appropriate identify measures that will either mitigate negative effects or protect/enhance/spread positive effects. It will help ensure that the linguistic implications of the proposed development are fully considered before the planning application is determined.
- 1.1.7 The importance of the Welsh Language as a planning matter is recognised in legislation and national planning policy. This is further supported by Gwynedd Council’s planning policies and, more specifically, its newly adopted Supplementary Planning Guidance ‘Maintaining and creating distinctive and sustainable communities’.
- 1.1.8 This Welsh Language Statement accords with the newly adopted SPG which sets out a specific methodology for which all Welsh Language Statements must follow in order to demonstrate how the proposed development will impact upon the local community and the Welsh language.

1.2 Welsh Language in Gwynedd

- 1.2.1 There is a high percentage of Welsh speakers in every community in Gwynedd and the Welsh language is a key part of the fabric of society and linked to the culture and traditions of the area.
- 1.2.2 The most recent Census (2011) indicated that in Gwynedd there were 77,000 people aged 3 or over who are able to speak Welsh. This is 65.4% of the population of Gwynedd, the highest of all the Welsh counties. For Wales as a whole only 19% of the population were able to speak Welsh.
- 1.2.3 Between 2001 and 2011 there was an increase in the percentage of Welsh-speakers in some parts of the county, however, there was a general decline in the number of wards with over 70% of the population able to speak Welsh, with only 39 left of the 71 wards according to the 2011 census.
- 1.2.4 The largest drop in Welsh-speakers was seen in the 65+ age group, with the biggest increases amongst the youngest age groups, with an increase from 70.9% to 73.0% in the 3-4 age group and from 91.8% to 92.3% in the 5-15 age group. This suggests that early years programmes and the education system are having success in setting strong foundations for the children and young people in regard to their use of the Welsh language.
- 1.2.5 The map below shows the percentage of Welsh speakers in wards in Gwynedd in 2011, with the darker blue representing a higher percentage of Welsh speakers, and the lightest blue representing a lower percentage of Welsh speakers. This shows that the ward that the application site lies within (Tregarth & Mynydd Llandygai) as well as surrounding wards, have a high percentage of Welsh speakers.

Figure 1 Percentage of Welsh speakers in wards in Gwynedd (2011) from Topic Paper 10: Welsh Language & Culture (Feb 2015) p.11

Tregarth & Mynydd Llandygai Ward



1.3 The Application Site

- 1.3.1 The application site (referred to hereinafter as 'the site') is generally rectangular in shape and measures 0.4ha. The site is adjacent to Cae Gors, Tregarth, Bethesda. The site comprises of agricultural land with post and wire fencing and hedgerows along the boundaries.
- 1.3.2 The location of the site is shown on Figure 1 below and on Site Location Plan ref A-01-01.

Figure 1 – Site Location (Google Maps)



- 1.3.3 The site is well related to the existing urban area in terms of its proximity to community facilities and accessibility to surrounding bus links and road network.
- 1.3.4 It is proposed to access the site directly off Tal Gae with the construction of a new access. Further information on the proposed access is available on the proposed site layout plan (Dwg. No. A-01-03).

1.4 The Proposed Development

- 1.4.1 The planning application seeks full planning permission for the erection of 12 no. dwellings with associated parking, access and infrastructure.
- 1.4.2 Each dwelling will have off-road parking provision for two vehicles. To the rear each dwelling will have a patio, a laid to lawn garden, a shed and an area for bins and recycling. Further information is available on Proposed Site Layout Plan ref A-01-03.
- 1.4.3 The proposed site layout plan submitted with the application (Dwg. No. A-01-03) demonstrates the proposed dwellings can be adequately provided within the site, whilst respecting required standards including residential amenity, together with the required infrastructure and landscaping.

2.0 METHODOLOGY

2.0.1 This Welsh Language Statement accords with the newly adopted SPG which sets out a specific methodology at Appendix 7 for which all Welsh Language Statements must follow in order to demonstrate how the proposed development will impact upon the local community and the Welsh language.

2.1 Relevant Expertise

2.1.1 This Welsh Language Statement has been prepared by Chartered Town Planners at Caulmert Ltd, who are full Members of the Royal Town Planning Institute and have previous experience in linguistic planning.

2.1.2 Caulmert Ltd. has prior experience in the preparation of Welsh Language Statements to support planning applications.

2.1.3 As such this Welsh Language Statement has been prepared by a 'competent person' as defined in Diagram 9 of the adopted SPG.

2.2 STEP 1: Collect, Record and Analyse Information about the Community and the Local Area

Definition of the Area of Influence

2.2.1 The Council's adopted SPG requires an area of influence to be defined for the purpose of understanding the possible direct and indirect influences that the proposed development may have on the Welsh language.

2.2.2 The area of influence considered to be suitable in this case is the ward which the site lies within; Tregarth & Mynydd Llandygai ward.

2.2.3 This is considered to be an appropriate area of influence due to the nature of the proposed development being small scale and providing 100% affordable housing to serve a local need.

2.2.4 Policy TAI 4 of the Joint LDP identifies Tregarth as a 'Local Village'. Chapter 8 of Gwynedd's SPG on Affordable Housing (April 2019) relates to Eligibility of Occupiers. Table 6 of the adopted SPG identifies that for Local, Coastal or Rural Villages (TAI 4), the local connection evidence required is a "5 year connection with the relevant Settlement (or it's Rural Hinterland) where the application is located." For the avoidance of doubt the Rural Hinterland surrounding a settlement does not include any other settlement identified within Policies TAI 1 to TAI 6 in the Joint LDP.

Profile of the Local Population

2.2.5 The proposed development is located in Tregarth, in the ward of Tregarth & Mynydd Llandygai.

2.2.6 Table 1 below shows the total population (aged 3 and over) in the Tregarth & Mynydd Llandygai Ward and Gwynedd as a whole for the years 2001 and 2011.

Table 1 Change in Population

Area	2001	2011	Change Number	Change %
Tregarth & Mynydd Llandygai Ward	2,230	2,218	-12	-0.5
Gwynedd	116,843	121,874	+5,031	+4.1

2.2.7 Table 1 above shows that the total population in the Tregarth & Mynydd Llandygai ward decreased marginally (-0.5%) between 2001 and 2011, whereas the total population of Gwynedd increased by 4.1% over the same period.

2.2.8 Table 2 below shows the number and percentage of the population aged 3 and over who are able to speak Welsh, in the Tregarth & Mynydd Llandygai ward, Gwynedd and Wales as a whole in 2001 and 2011.

Table 2 – Welsh Speaking Statistics

Area	2001		2011		Change 2011 -2001	
	Number	%	Number	%	Number	%
Tregarth & Mynydd Llandygai Ward	1,498	69.8	1,479	69	-19	-0.8
Gwynedd	77,846	69	77,000	65.4%	-846	-3.6
Wales	582,368	20.8	562,016	19.0	-20,353	-1.7

2.2.9 In 2011, 69% of the local population in the Tregarth & Mynydd Llandygai ward were able to speak Welsh, which compares to 65.4% for Gwynedd as a whole.

2.2.10 Between 2001 and 2011 the number of Welsh speakers in the Tregarth & Mynydd Llandygai ward decreased by 19, a decrease of 0.8%. This compares to a larger decrease across Gwynedd (-3.6%) and Wales (-1.7%) albeit it to a lesser extent, during the same period.

2.2.11 The status of the Welsh language in the Tregarth & Mynydd Llandygai ward is relatively healthy, with a high rate of Welsh speakers living in the area (69%) which is just 1% below the level of 70% (the level where it is foreseen that the language is viable).

2.2.12 Table 3 below shows the number of the population aged 3 and over who are able to speak Welsh in Tregarth & Mynydd Llandygai ward by age group.

Table 3 – Welsh Speaking Statistics by Age

Age	2001	2011	Change in numbers 2011 - 2001
Age 3 -15	370	323	-47
Age 16 -24	184	166	-18
Age 25 - 49	498	485	-13
Age 50 - 64	233	266	+33
Age 65 +	213	239	+26

2.2.13 Between 2001 and 2011 there has been a decrease in the number of Welsh speakers in the younger age groups, with the largest decrease being in the 3-15 age group. Whereas there has been an increase in the number of Welsh speakers in the age groups 50-64 and 65+ over the same period.

Profile of the Population in the Future

2.2.14 The proposed development will provide no. 12 affordable dwellings for local people on the Council's housing waiting list. Without the proposed development, there would be less affordable housing available within Tregarth for local people, potentially resulting in higher levels of out-migration than would be the case with the proposed development. The proposed development should therefore help to maintain the health of the Welsh language in Tregarth.

2.2.15 The proposed housing mix of 7 no. 3 bed and 5 no. 2 bed, is likely to attract a mix of age groups. Therefore, the proposal is unlikely to significantly alter the existing age structure of the local community.

Local Infrastructure Profile

2.2.16 Tregarth is identified as a 'Local Village' in the Joint LDP.

2.2.17 Situated on the edge of the village there is a local community shop at Ffarm Moelyci, which sells everyday food essentials and more. Tregarth also has a primary school (Ysgol Tregarth), a community centre, a pub and a parish church (Santes Fair, St Mary's). These facilities are bilingual, and the proposed development will help to support their future provision.

2.2.18 There are two secondary schools which lie in close proximity to the site; Ysgol Dyffryn Ogwen, which lies approximately 1 mile away down the A5 towards Bethesda, and Ysgol Bodfurig 1.5 miles away in Sling.

- 2.2.19 The area accessible by foot, within 1 mile, includes the village of Rachub, which provides a post office with convenience store, primary school, a place of worship and a public house.
- 2.2.20 The site has good access to public transport with bus stops (Bro Syr Ifor North) a short walk from the site on Ffordd Tanrhiw which provides an hourly service (67L) to nearby larger village of Bethesda, as well as Bangor, where a larger range of shops, facilities, and educational and job opportunities are available.

Engagement with the Local Community and Others

- 2.2.21 Section 61Z of the Town and Country Planning Act 1990, as amended (“the Act”), and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended (DMPWO), make provision for pre-application consultation on ‘major’ development schemes. The proposed development falls within the pre-application consultation requirement, and this WLS will be published as part of the applicant’s duty to carry out pre-application consultations on the proposed development.

2.3 STEP 2: COLLECT, RECORD AND ANALYSE POLICY REQUIREMENTS

- 2.3.1 This section sets out the relevant legislation, national and local planning policies and guidance that recognise the importance of the Welsh language as a material planning consideration.

Legislation

Welsh Language (Wales) Measure 2011

- 2.3.2 The Welsh Language (Wales) Measure 2011 (National Assembly for Wales, 2011) provides a legislative framework for the Welsh language and makes provisions for the official status of the Welsh language in Wales.

Planning (Wales) Act 2015

- 2.3.3 Sections 31 of the Planning (Wales) Act 2015 confirms that the effects on the Welsh language may be a consideration when determining planning applications, so far as it is material to the application.

Well-being of Future Generations (Wales) Act 2015

- 2.3.4 The Well-being of Future Generations (Wales) Act 2015 sets long term well-being goals for the people of Wales, one of which is to create a society that promotes and protects culture, heritage and the Welsh language.

National Planning Policy & Guidance

Planning Policy Wales (2018)

- 2.3.5 Planning Policy Wales (Edition 11) (“PPW”) was updated most recently in February 2021 and sets out the land use planning policies of the Welsh Government.
- 2.3.6 PPW acknowledges that *“the Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places.”* It recognises that *“the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its, use and the Thriving Welsh Language well-being goal.”*
- 2.3.7 It emphasises that *“considerations relating to the use of the Welsh language may be taken into account by decision makers so far as they are material to applications for planning permission.”*

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

- 2.3.8 Technical Advice Note 20: Planning and the Welsh Language, emphasises the need to address how the land use planning system can be used to consider and, if necessary, mitigate any effects of development on the Welsh language and the sustainability of Welsh language communities. The TAN states that in some areas both the number of Welsh speakers and the use made of the language is increasing, but in other areas there is a decline.
- 2.3.9 With regard to development management, the TAN maintains that, in determining individual planning applications and appeals where the needs and interests of the Welsh language may be a material consideration, decisions must, as with all other planning applications, be based on planning grounds only and be reasonable. Adopted development plan policies are planning grounds, including those which have taken the needs and interests of the Welsh language into account.

Local Planning Policy & Guidance

Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) (2017)

- 2.3.10 The statutory Development Plan for the area within which the application site is located is the Anglesey and Gwynedd Joint Local Development Plan (LDP), which was adopted on 31 July 2017, with a plan period of 15 years (2011 – 2026).
- 2.3.11 Policy PS 1 of the LDP ensures the Welsh Language is supported and promoted and states that:

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

1. *Requiring a Welsh Language Assessment, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:*
 - a. *Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or*
 - b. *Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or*
 - c. *Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.*
2. *Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow;*
3. *Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms;*
4. *Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies;*
5. *Expect that Welsh names are used for new developments, house and street names.*

Gwynedd Council's Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive Communities (July 2019)

2.3.12 In July 2019 Gwynedd Council adopted Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive Communities.' This provides guidance on how the local planning authority will make decisions regarding the effect of proposed developments on the Welsh language. It sets out a new methodology which Welsh Language Statements should follow in assessing the impact of developments on the local community and Welsh language and culture.

2.4 STEP 3 - APPLYING THE INFORMATION COLLECTED IN STEP 1 & 2

2.4.1 An assessment will now be made of how the proposed development impacts on the key issues detailed within Appendix 7 of the SPG.

2.4.2 Table 4 below considers how the proposed development is likely to impact on each of the key issues identified and provides a score in relation to its "effect over 20 years" and "likelihood" (as per Figure 2 below).

Figure 2 Sample risk/benefits matrix (Figure 8.1 of SPG)

				EFFECT OVER 20 YEARS				
				Area	Significantly Positive	Insignificantly Positive	Insignificantly Negative	Significantly Negative
				All speakers in the selected area	Increase of 2.5% point and more than the projected speakers	Decrease of less than 2.5% point than projected speakers (usually businesses)	Less than 2.5% point decrease in speakers (usually businesses)	Decrease of more than 2.5% point than projected speakers (usually businesses)
					2	1	-1	-2
					Significant	Small	Small	Significant
LIKELIHOOD	Probability	Frequency	Likelihood					
	It would be expected to occur in almost all similar developments	Robust evidence for it to happen at least 8 times out of 10 in the last 20 years	4	Almost certain	8	4	-4	-8
	It would be expected to occur in the majority of similar developments.	Robust evidence for it to occur in 5-7 times out of 10 in the last 20 years	3	Likely	6	3	-3	-6
	It would be expected to occur in the minority of similar developments	Robust evidence for it to occur at least 2-4 times out of 10 in the last 20 years	2	Possible	4	2	-2	-4
	It would be expected to occur in a very small number of similar developments	Robust evidence for it to occur less than 2 times out of 10 in the last 20 years	1	Unlikely	2	1	-1	-2

2.4.3 Table 4 below details how the proposed development is likely to impact on each of the key issues and identifies a score in relation to its “effect over 20 years” and “likelihood”.

Table 4 – Impact of Proposed Development on the Key Issues

LANGUAGE AND POPULATION MOVEMENT (this issue is common to Housing development and Employment development)	Score			Comments
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 constitution.	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 0 - -8 to +8	
<ul style="list-style-type: none"> How is the development going to ensure opportunities for people to stay in their community? 	2	3	6	<p>The proposed development will provide 12 residential units, 100% of which will be affordable.</p> <p>In terms of tenure, the proposed houses will be for social rent and intermediate rent broken up as follows;</p> <ul style="list-style-type: none"> 4 x 2B4P House Social Rent 4 x 3B5P House Social Rent 1 x 2B4P House Intermediate Rent 3 x 3B5P House Intermediate Rent <p>The levels of rent for intermediate rental units is determined by local market rents – usually, rated as 80% of the market rent for similar dwellings in that area. This will help those within the community who may have difficulty is</p>

			<p>accessing properties on the open market but are not considered a priority for social housing.</p> <p>The Housing Mix Statement provides figures for those on the Social Rented Homes List and the Intermediate Rented Homes List, which demonstrates that the demand for these types of properties in the area is high.</p> <p>The figures show that For Social Rented homes (in October 2020) there were 77 people on the waiting list for 2-bed properties, with 68 of these waiting for a 2- bed house, and 53 people on the waiting list for 3-bed properties, with 49 of these waiting for a 3-bed house.</p> <p>For Intermediate Rented Homes the demand is highest for 2-bed and 3-bed houses. Though the figures for Tregarth itself appear to be low, this is due to there currently being no known intermediate rent properties in Tregarth. From Adra's past experience it is expected that demand for such homes will soar once the development has commenced on site.</p> <p>The available information relating to demand indicates that there is a need in the area for the proposed development which will go some way towards addressing the housing shortfall, and providing opportunities for people to remain living within the local community.</p> <p>The proposed development provides the right type, size and tenure of houses allowing people the opportunity to live in</p>
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				a quality home that meets their needs, and for local people to remain living within the community.
<ul style="list-style-type: none"> 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? 	2	3	6	The proposal is for 100% affordable housing and the occupancy of the proposed dwellings would be controlled by Adra. The proposed dwellings would be occupied by local people who have a local connection with the area and are therefore likely to be Welsh speakers.
<ul style="list-style-type: none"> Is there a likelihood that local people will migrate from the community as a result of the development? 	2	4	8	The proposed development would enable local people who are in need of affordable housing to live within the community. The proposal is not expected to lead to out-migration from the local community.
<ul style="list-style-type: none"> 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? 	1	3	3	<p>The proposal is for 12 dwellings. The housing needs survey does not identify the age of applicants, however the proposed development would provide a mix of 2 & 3 bed houses.</p> <p>As stated in Gwynedd's adopted SPG 'Housing Mix' (2008), providing two and three-bedroom houses will increase the choice for smaller families, young couples and young people who wish to share, or older households who wish to down-size. The proposed housing mix would suit a variety of different members of the community, and is unlikely to result in a substantial change in the age structure of the community.</p>

<ul style="list-style-type: none"> 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? 	2	3	6	<p>The proposal is for 100% affordable housing and the occupancy of the proposed dwellings would be controlled by Adra. The proposed dwellings would be occupied by local people who have a local connection with the area and are therefore likely to be Welsh speakers.</p> <p>The proposed development is therefore unlikely to change the balance of Welsh and non-Welsh speakers and is likely to impact positively on the Welsh language through stabilising the local population.</p>
<ul style="list-style-type: none"> Is the change likely to be permanent or temporary? 	1	3	3	<p>The proposed development is unlikely to change the balance of Welsh and non-Welsh speakers. This is likely to be permanent as the proposed dwellings will be affordable in perpetuity.</p>
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. You can use the sample risk matrix in Figure 8.1 to record the effect and the likelihood of the effect.</p>				<p><u>Consideration of the effect of the proposed development on language and mobility of the population over 20 years</u></p> <p>The proposal is for 100% affordable housing and the occupancy of the proposed dwellings would be controlled by Adra. The proposed dwellings would be occupied by local people who have a local connection with the area and are therefore likely to be Welsh speakers.</p> <p>The proposed development provides the right type, size and tenure of houses allowing people the opportunity to live in a quality home that meets their needs, and the opportunity for local people to remain living in their community. The proposal would therefore impact positively on the Welsh</p>

				<p>language through stabilising the local population.</p> <p>Consideration of the effects using sample risk matrix in Figure 8.1</p> <p>Probability: The effect would be expected to occur in the majority of similar developments.</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be expected to lead to an increase of more than 2.5% point than the projected speakers, the proposed development is likely to have a significantly positive effect on the language and mobility of the population over 20 years.</p> <p>Likelihood: It is likely that the proposed development would have a significantly positive effect on the language and mobility of the population.</p>
Composite score	2	3	6	

What is the benefit?	What is the risk?				<p>The proposed development will deliver affordable housing. The presence of affordable housing is an important factor in supporting the health of the Welsh language, resulting in lower levels of out-migration of the local population and Welsh speakers. Occupancy of the proposed dwellings will be controlled by Adra and will be restricted to those with a local connection with the area and are therefore likely to be Welsh speakers.</p> <p>Given the nature of the proposed development there is little risk associated with it.</p>
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VISUAL ELEMENTS (this issue is common to Housing development and Employment development)	Score			Comments
Explain, with evidence, how the development will affect the Language Visibility in the area, in terms of promoting the unique culture of the area.	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 0 - -8 to +8	
<ul style="list-style-type: none"> Will the development increase visibility of the language? 	2	4	8	The name of the proposed development would be in Welsh and will therefore increase visibility of the Welsh language within the local area.
<ul style="list-style-type: none"> Corporate image and branding - signs and advertisements on the site that are under the control of planning, e.g. advertising signs/ marketing of new housing site, signs and advertisements to customers in public places on an employment site 	2	4	8	<p>Housing Associations can contribute towards the development of the Welsh language on a local or community level and Adra's Welsh Language Scheme states that <i>"we will aim to ensure that the Association's policies and initiatives promote and facilitate the use of the Welsh language whenever possible."</i> Furthermore, Adra's Welsh Language Scheme identifies the following objectives in relation to advertising and publicity activities:</p> <ul style="list-style-type: none"> a) produce all materials in Welsh and in English. b) conduct advertising campaigns in the press in Welsh and in English. c) advertise on posters and information boards in Welsh and in English. d) conduct public surveys bilingually, whether through the post or face to face e) conduct direct marketing campaigns in Welsh and in English f) set up bilingual exhibitions and information stalls.

				<p>Adra's Welsh Language Scheme also commits to the following; all public notifications appearing bilingually with the Welsh and English versions together, and being equal as regards form, size, quality, clarity and prominence.</p> <p>All information to be published on Adra's public website will be bilingual, with material available to read in both languages at the same time.</p>
<ul style="list-style-type: none"> Site name or development – will it keep an old Welsh name, or will any new name be derived from historical, geographical or local links to the area, if practicable 	2	4	8	<p>The name of the proposed development would be a Welsh name, and would therefore have regard to historical, geographical or local ties to the area.</p>
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.</p>				<p><u>Consideration of the effect of the proposed development on visual elements and language visibility over 20 years</u></p> <p>The proposed development will use a Welsh name and will be owned and operated by Adra who have a Welsh Language Scheme in place which will ensure the promotion of the Welsh language in the area.</p> <p>The proposed development is expected to have a positive impact on visual elements and language visibility in the local area.</p> <p>Consideration of the effects using sample risk matrix in Figure 8.1</p> <p>Probability: The effect would be expected to occur in almost all similar developments</p>

				<p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years.</p> <p>Effect: As the effect of the development would be expected to lead to an increase of 2.5% point and more than the projected speakers, the proposed development is likely to have a significantly positive effect on the visual elements over 20 years.</p> <p>Likelihood: It is Almost Certain that the proposed development would have a significantly positive effect on the visual elements and language visibility.</p>
Composite score		2	4	8
What is the benefit?	What is the risk?			<p>The proposed development will use a Welsh name and will be owned and operated by Adra who have a Welsh Language Scheme in place which will ensure the promotion of the Welsh language in the area.</p> <p>The proposed development is expected to beneficially contribute to the visual elements and language visibility in the local area.</p>

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE (discuss the following by type of development)	Score			Comments
Explain, with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 0 - -8 to +8	
<ul style="list-style-type: none"> How adequate is the availability of childcare and pre-school places in the locality? 	2	3	6	<p>It is not possible to provide an in-depth view on the availability of childcare and preschool places in the locality as most nurseries and pre-schools will be privately run. However, nurseries and pre-schools in the area are Welsh speaking and will provide the opportunity for the development of the Welsh language in early years.</p> <p>Website www.daynurseries.co.uk identifies 8 nurseries within a 10-mile radius of the site, providing almost 400 nursery and pre-school places. In addition to this there will likely be local childminders operating within the area.</p> <p>Residential development is likely to generate an average of 0.03 pupils per house for nursery and pre-school education. Based on this, the proposed development of 12 houses would likely generate 0.5 nursery and pre-school places. It is therefore considered that there is sufficient childcare within the area to support the proposed development. Furthermore, due to the local lettings policy it is highly likely that any future residents of the proposed development who have children requiring nursery places are likely to already have places at local nurseries.</p>

<ul style="list-style-type: none"> 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? 	2	3	6	<p>Gwynedd County Council's adopted SPG on Housing Developments and Educational Provision, provides a calculation for how many pupil places new residential development is likely to generate.</p> <p>Primary Education</p> <p>This identifies that residential development is likely to generate an average of 0.17 pupils per house for primary education. Based on this, the proposed development is likely to generate 2 primary school pupils.</p> <p>The nearest primary school to the site is Ysgol Tregarth, which has a capacity of 150. In September 2020 there were 109 pupils at the school. Therefore, there is sufficient capacity within the school to accommodate the number of primary aged pupils likely to be generated from the proposed development.</p> <p>Secondary Education</p> <p>Gwynedd County Council's adopted SPG on Housing Developments and Educational Provision identifies that residential development is likely to generate an average of 0.16 pupils per house for secondary education (years 7-11) and 0.05 pupils per house for secondary education (years 12 & 13). Based on this the proposed development is likely to generate 2 pupils requiring secondary education (years 7-11) and 0.5 pupils requiring secondary education (years 12 & 13).</p>
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				<p>The local secondary school which would serve the proposed development is Ysgol Dyffryn Ogwen (years 7-13) which lies 1.5 miles from the site down the A5 towards Bethesda. This has a capacity of 449 pupils, and in September 2020 there were 392 pupils at the school. Therefore, there is sufficient capacity within the school to accommodate the number of secondary aged pupils likely to be generated from the proposed development.</p> <p>Both of the above schools are Bilingual.</p>
<ul style="list-style-type: none"> How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned Welsh as a second language can use and improve their Welsh and become part of the Welsh community? 	2	3	6	<p>The development has the potential to generate a total of 4.5 school pupils (primary and secondary).</p> <p>As the proposed development is for 100% affordable housing, it is likely that these children would already be attending a local bilingual school, and therefore the balance of Welsh and non-Welsh speakers is unlikely to be affected. On this basis the proposed development is unlikely to generate the need for more places in the immersion unit.</p>
<ul style="list-style-type: none"> Would the development increase demand for local facilities and services? 	1	3	3	<p>Tregarth provides a small number of facilities and services, the majority of which will be bilingual, and the proposed development will help to support their future provision.</p> <p>The proposed development may increase demand for local facilities and services slightly, however given that the</p>

				occupants are likely to be local, the additional demand likely to be created is not considered to be great. The proposed development will support the local economy and help to sustain local facilities and services.
<ul style="list-style-type: none"> To what extent does the development have a positive or negative impact on existing facilities or services? 	1	3	3	The proposed development will support the local economy and help to sustain local facilities and services, therefore having a positive effect.
<ul style="list-style-type: none"> How will the development maintain or create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on? 	1	3	3	Given the proposal is for residential development, it is unlikely to create new opportunities to promote the Welsh language in local facilities and services.
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.</p>				<p><u>Consideration of the effects of the proposed development on quality of life including community infrastructure over 20 years</u></p> <p>On the basis of the information set out above, the proposed development would be expected to have a minimal effect on quality of life including community infrastructure over 20 years.</p> <p><u>Consideration of the effects using sample risk matrix in Figure 8.1</u></p> <p>Probability: The effect would be expected to occur in the majority of similar developments</p>

				<p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be expected to lead to a decrease of less than 2.5% point and more than the projected speakers, the proposed development is likely to have an insignificantly positive effect on quality of life including community infrastructure over 20 years.</p> <p>Likelihood: It is likely that the proposed development would have an insignificantly positive effect on quality of life including community infrastructure.</p>
Composite score		1	3	3
What is the benefit?	What is the risk?			<p>The proposed development would be expected to have a minimal effect on quality of life including community infrastructure over 20 years. The effect is likely to be insignificantly positive, and benefits include supporting the local economy and helping to sustain local facilities and services.</p>

THE HOUSING MARKET	Score			Comments
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 (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 0 - -8 to +8	
<ul style="list-style-type: none"> Expected market price for the houses, and how this compares with household income locally. 	2	4	8	<p>The proposal development will provide 100% affordable housing. In terms of tenure, the proposed houses will be for social rent and intermediate rent broken up as follows;</p> <ul style="list-style-type: none"> 4 x 2B4P House Social Rent 4 x 3B5P House Social Rent 1 x 2B4P House Intermediate Rent 3 x 3B5P House Intermediate Rent <p>The levels of rent for intermediate rental units is determined by local market rents – usually, rated as 80% of the market rent for similar dwellings in that area.</p>
<ul style="list-style-type: none"> Would the development be likely to have a positive or negative impact on the average house price in the area affected? 	3	2	6	<p>The proposed development would provide additional housing stock within the area. As the properties will be affordable and not open market, house prices in the area are unlikely to be affected.</p>
<ul style="list-style-type: none"> Affordable housing contribution and how this compares with 	2	4	8	<p>LDP Policy TAI 15 requires housing developments of 2 or more housing units in Tregarth to provide 20%</p>

policy requirements				affordable housing. The proposed development is for 100% affordable housing, and therefore far exceeds the policy requirement in respect of affordable housing contributions.
<ul style="list-style-type: none"> Expected or proposed rate of development 	2	4	8	The proposal will be developed in one phase and therefore the proposed rate of development would be relatively quick.
<ul style="list-style-type: none"> Housing mix and how it compares with policy requirements, County or local surveys, or other sources of information 	2	4	8	The proposed development would provide a mix of 2 and 3 bed houses. The available information relating to demand indicates that there is a need in the area for this 2 and 3-bed houses. The proposed housing mix would suit a variety of different members of the community, and thus is likely to meet the needs of the plan area's current and future needs, in accordance with LDP Policy TAI 8.
<ul style="list-style-type: none"> Housing numbers and how this compares with the demand for housing and the supply of housing given in the Plan, and those granted since the adoption of the Plan 	2	4	8	The indicative supply of housing for Tregarth (including 10% slippage allowance) over the plan period is 13 dwellings. There were 0 housing completions between 2011 and 2015, and 2 commitments as of April 2015. The indicative supply level for windfall sites is 11 units. The principle of 12 dwellings on the application site is considered to be acceptable and broadly in line with the overall growth strategy for Tregarth.

<ul style="list-style-type: none"> Possible cumulative impact the development could have, taking into account any other relevant recent developments in the local area 	1	1	1	<p>The indicative supply of housing for Tregarth (including 10% slippage allowance) over the plan period is 13 dwellings. The LDP indicates that there were 2 no. units commitments in April 2015 and the plan doesn't allocate any sites for housing in Tregarth. Therefore, the cumulative impact of the proposed development with development already committed in the area is considered to be acceptable.</p>
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.</p>				<p><u>Consideration of the effects of the proposed development on the Housing Market over 20 years</u></p> <p>The proposed development would deliver 12 affordable dwellings, contributing to the need for affordable housing in Tregarth and the surrounding area. The proposal would be occupied by local people who are already living within the general area but cannot meet their housing need. It would be reasonable to expect that the occupiers of the dwellings would be Welsh speakers.</p> <p><u>Consideration of the effect using sample risk matrix in Figure 8.1</u></p> <p>Probability: The effect would be expected to occur in almost all similar developments</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last</p>

				20 years Effect: As the effect of the development would be expected to lead to an increase of 2.5% point and more than the projected speakers, the proposed development is likely to have a Significantly positive effect on the Housing Market over 20 years. Likelihood: It is Almost Certain that the proposed development would have a significantly positive effect on the Housing Market.
Composite score		2	4	8
What is the benefit?	What is the risk?			
				<p>The proposed development would deliver benefits to the housing market, providing affordable houses for those in need.</p> <p>The affordable houses will be delivered in perpetuity and the risk of these benefits not being delivered is considered to be low.</p>
ECONOMIC FACTORS		Score		Comments

Explain, with evidence, how the development affects the economics of the local area.	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 0 - -8 to +8	
<ul style="list-style-type: none"> How does the development contribute to existing employment opportunities in the area? 	<p>1</p>	<p>3</p>	<p>3</p>	<p>Whilst the proposed residential development will generate employment opportunities, these are considered to be indirect. This key issue is considered to be more relevant to commercial and employment developments.</p> <p>The proposal would clearly have economic benefits, through the provision of jobs during the construction and maintenance phases, and through providing new housing close to existing employment opportunities. Many of the job skills required for the construction and maintenance phase will be sourced locally.</p> <p>Through its approved Welsh Language Scheme, Adra will make a commitment that “through its contracting arrangements it will use its best endeavors’ to ensure that contractors implement all relevant sections of the Scheme when dealing with customers or the public.”</p> <p>In addition, the proposed development will help to support local services and facilities within the area, contributing to its economic sustainability.</p>

<ul style="list-style-type: none"> Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally? 	1	3	3	See above
<ul style="list-style-type: none"> Number of full and/or part-time jobs 				The proposed development relates to residential development and whilst it will generate significant employment opportunities, this cannot be quantified at this stage.
<ul style="list-style-type: none"> Skills that are necessary for the business or organization and how this compares with local people's labour skills (within the Travel to Work area) 	1	3	3	Many of the job skills required for the construction and on-going maintenance of the proposed development will match with local people's labour skills and will be sourced locally.
<ul style="list-style-type: none"> Salaries that will be offered and how these compare with average salaries in the area 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> 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 	1	3	3	Many of the job skills required for the construction and on-going maintenance of the proposed development will match with local people's labour skills and will be sourced locally.
<ul style="list-style-type: none"> Is it likely to have to search outside the local area for employees, e.g. for specialist skills 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> Will a front-line service be provided to the public? 				The proposed development is for housing and therefore this is not considered relevant.

<ul style="list-style-type: none"> 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>The proposed development is for housing and therefore this is not considered relevant.</p>
<ul style="list-style-type: none"> 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>The proposed development is for housing and therefore this is not considered relevant.</p>
<ul style="list-style-type: none"> Increased potential cumulative impact the development could have, taking into account any other relevant recent developments in the local area 				<p>The proposed development is for housing and therefore this is not considered relevant.</p>
<ul style="list-style-type: none"> 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>The proposed development is for housing and therefore this is not considered relevant.</p>
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and</p>				<p><u>Consideration of the effects of the proposed development on Economic Factors over 20 years</u></p> <p>Whilst the proposed development relates to housing, it will provide economic benefits, in terms of creating jobs during the construction phase and the ongoing maintenance of the proposed development. Many of the</p>

<p>probability of the effect.</p>				<p>job skills required for the construction and maintenance phase will be sourced locally. It is expected that a high proportion of local companies will be able to communicate in Welsh.</p> <p>Consideration of the effects using sample risk matrix in Figure 8.1</p> <p>Probability: The effect would be expected to occur in the majority of similar developments</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be expected to lead to a decrease of less than 2.5% point and more than the projected speakers, the proposed development is likely to have an insignificantly positive effect on the Economic Factors over 20 years.</p> <p>Likelihood: It is likely that the proposed development would have an insignificantly positive effect on Economic Factors.</p>
<p>Composite score</p>	<p>1</p>	<p>3</p>	<p>3</p>	

What is the benefit?	What is the risk?				<p>The proposal will deliver economic benefits, in terms of creating jobs during the construction phase and the ongoing maintenance of the proposed development.</p> <p>Adra offers residents the opportunity to take part and have their say on matters relating to their home and community and in helping Adra develop their services. They give residents the opportunity to receive training and develop skills.</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.</p>
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3.0 SUMMARY OF FINDINGS & CONCLUSIONS

- 3.0.1 This Welsh Language Statement accompanies a planning application for the erection of 12 no. affordable dwellings with associated access, parking and infrastructure on land adjacent to Cae Gors, Tregarth, Bangor.
- 3.0.2 The proposed development would provide significant benefits in terms of meeting an identified need for affordable housing in Tregarth. The proposal will help local people to meet their housing need and will support the stability of the local community by helping residents to remain living within the area. Given the relatively healthy status of the Welsh language within the study area, it would be reasonable to expect that the future occupiers of the proposed dwellings would be Welsh speakers. The proposal is therefore likely to impact positively on the Welsh language through stabilising the local population.
- 3.0.3 The proposed development is expected to contribute positively to the visual elements of the Welsh language in the local area, through a commitment to develop the scheme in accordance with Adra's Welsh Language Scheme.
- 3.0.4 Whilst the proposed development relates to housing, it will deliver economic benefits through creating jobs during the construction phase and the ongoing maintenance of the proposed development, as well as providing residents with the opportunity to receive training and develop skills.
- 3.0.5 In conclusion it is considered that the proposed development is anticipated to have a positive impact on the Welsh language and its future in the ward of Tregarth & Mynydd Llandygai.

4.0 MITIGATION AND ENHANCEMENT MEASURES

4.0.1 It is considered that no mitigation measures are necessary to make the proposed development acceptable.

4.0.2 Table 4 below however identifies measures to enhance and disseminate the benefits of the proposed development.

Table 5 -Measures to enhance and disseminate the benefits of the proposed development

What is the Benefit or Risk identified in Table 3 above?	Possible activity to control the benefit or risk	What does the activity achieve?	How will the benefit/ mitigation be achieved?	What is the timetable for delivery?	Monitoring method and frequency – where appropriate
<p>The proposed development would deliver 12 affordable dwellings.</p> <p>The proposed houses would be occupied by local people who are already living within the general area but cannot meet their housing need. It would be reasonable to expect that the occupiers of the dwellings would be Welsh speakers.</p>	<p>No activity considered necessary.</p> <p>Eligibility criteria already in place ensures that affordable housing is occupied by those in need and with a local connection.</p>	<p>Will ensure that the proposed housing is occupied by those in need and with a local connection. This should help to maintain and strengthen the balance of Welsh language speakers within the local community.</p>	<p>Eligibility criteria already in place will ensure that the benefits are achieved.</p>	<p>Short term</p>	<p>Not applicable</p>
<p>The proposed development is expected to beneficially contribute to the visual elements and language</p>	<p>Ensure that the proposed development uses a Welsh name, and that road names and signs are in Welsh.</p>	<p>Ensure that the visibility of the Welsh language in the local area is maximised</p>	<p>Commitment to develop the scheme in accordance with Adra's Welsh Language</p>		

What is the Benefit or Risk identified in Table 3 above?	Possible activity to control the benefit or risk	What does the activity achieve?	How will the benefit/mitigation be achieved?	What is the timetable for delivery?	Monitoring method and frequency – where appropriate
visibility in the local area.			Scheme. Commitment to provide a Welsh name for the development.		
Economic benefits, in terms of creating jobs during the construction phase and the ongoing maintenance of the proposed development. Possible benefits in terms of supporting residents into work, training and volunteering opportunities.	Ensure that the job skills required for the construction and maintenance phase will be sourced locally.		Commitment to include clauses in the construction contract to encourage the sourcing and procurement of the local workforce in and around the local area. Adra provide their residents with the opportunity to receive training and develop skills.		



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