

CADNANT

PLANNING

**LAND AT BRYN MORFA, BODELWYDDAN
COMMUNITY AND LINGUISTIC IMPACT
ASSESSMENT**

MAXI DEVELOPMENTS NW LTD

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CONSULTATION

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1. Introduction

- 1.1 This Community and Linguistic Impact Assessment (CLIA) accompanies a full planning application by Maxi Developments NW Ltd for the demolition of one dwelling and the erection of 28 dwellings, including the creation of a new vehicular access, internal access road and associated works on land at Bryn Morfa, Bodelwyddan, Denbighshire, LL18 5TT.
- 1.2 This CLIA accords with the Denbighshire County Council Supplementary Planning Guidance Note 'Planning and the Welsh Language' (adopted 19th March 2014). The SPG sets out specific methodology which all CLIAs must follow in order to demonstrate how the proposed development will impact upon the local community and local area.
- 1.3 Denbighshire County Council has demonstrated its support towards safeguarding the Welsh language through the planning system by developing policies which seek to ensure that all forms of development support the character and language balance of predominantly Welsh speaking communities. The planning system also seeks to defend such communities from inappropriate development which has the potential to undermine the Welsh language.
- 1.4 Policy RD 5 – 'The Welsh language and the social and cultural fabric of communities' of the adopted Denbighshire Local Development Plan (LDP) 2006 – 2021 (adopted 2013) requires the preparation of a Community and Linguistic Impact Assessment (CLIA) to accompany planning applications for housing applications of 20 units of more in all settlements. Therefore, the current proposal would require a CLIA to accompany a formal planning application.
- 1.5 Objective 7 of the LDP seeks to "*ensure that the impact of new development on the Welsh language and culture will be assessed in all parts of the county*".
- 1.6 This CLIA presents an overview of the proposed development, of planning policy guidance relating to the Welsh language, and of the Welsh language profile of both Bodelwyddan and Denbighshire. Section 5 considers the effects of the proposed development and summarises the perceived effects which could arise from the proposed development.

This CLIA should be read giving full regard to the application's accompanying documentation.

2. Proposed development

- 2.1 The proposal is for the demolition of one dwelling and the erection of 28 dwellings, including the creation of new vehicular access, internal access road, pedestrian link to the adjacent allotments, along with associated drainage works, landscaping and parking.
- 2.2 The proposed mix of dwellings to be delivered through the development would comprise of the following:
- 1 x detached, four-bedroom, six-person house (with internal garage);
 - 1 x detached, three-bedroom, five-person house;
 - 18 x semi-detached, three-bedroom, five person houses; and
 - 8 x semi-detached, two-bedroom, four person houses.
- 2.3 Of the 28 new dwellings proposed, three dwellings would be provided within the site as affordable dwellings for local housing need and would remain so in perpetuity. The proposed affordable units would be two-bedroom dwellings.
- 2.4 The proposed open-market dwellings would comprise of two-, three- and four-bed properties. The range of housing proposed would appeal to a variety of people from first time buyers up to those requiring larger family homes. There is a high demand for this type of housing in Bodelwyddan and the surrounding area, predominantly providing dwellings suitable for locally employed couples and families.
- 2.5 Bodelwyddan has a high proportion of residents of working age (as shown within this report) and therefore, it is expected that the proposed housing would appeal to local people looking for suitable housing within their local area, allowing them to remain within the community.

3. Legislation, policy and guidance

- 3.1 A summary of all relevant national and local planning policies relating to the proposed development is provided within the Design Access and Planning Statement. It is not the intention to repeat those in this section of the CLIA.
- 3.2 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 of legislation, policy and guidance which are of relevance to Welsh language and a material planning consideration is provided in tables 3.1-3.6.

Table 3.1 National planning and language legislation

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

Table 3.2 National planning policy and language policy framework

Document	Summary
<i>Planning Policy Wales</i> (Edition 11) (Welsh Government, 2021)	<i>Planning Policy Wales</i> (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

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	<p>language is supported and encouraged to flourish as a language of many communities all over Wales.</p> <p>The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal.</p>
<p>Technical Advice Note (TAN) 20 – Planning and the Welsh Language (Welsh Government, 2017)</p>	<p>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 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> <p>The link between planning for the Welsh language through land-use planning and community planning;</p> <p>Providing clarification that decision makers may take the language into account where it is material to the application;</p> <p>Allow language impact assessments in certain specified circumstances.</p>
<p>Future Wales - The National Plan 2040</p>	<p>Future Wales acknowledges that Welsh is a living language and the ambition for the Welsh language to reach a million Welsh speakers by 2050.</p> <p>Future Wales’ spatial strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy.</p> <p>Within the North, 41.9% of the population speak Welsh; a 2.4% increase since 2009.</p> <p>Future Wales guides that development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.</p>

Table 2.3 National language strategies

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Document	Summary
<i>A million Welsh speakers</i> (Welsh Government, 2017)	<p>The strategy was launched on 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> <p>Increasing the number of Welsh speakers;</p> <p>Increasing the use of Welsh; and</p> <p>Creating favourable conditions – infrastructure and context.</p>

Table 3.4 Local planning policies

Document	Summary
<i>Denbighshire Local Development Plan 2006 - 2021</i> (Denbighshire County Council 2013)	<p>Policy RD 5 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> <p>Policy RD 5 of the LDP relates to the Welsh language and the social and cultural fabric of communities and states that:</p> <p><i>'In determining all planning applications, the needs and interests of the Welsh language will be taken into account. Development could be refused if its size, scale or location would cause significant harm to the character and language balance of a community.</i></p> <p><i>To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will normally be expected to submit a:</i></p> <p>i) <i>Community Linguistic Statement to accompany a planning application for smaller developments within villages, hamlets or the open countryside comprising proposals of the following kind: 5 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 1000m² or more, development likely to lead to the loss of community facilities or employment opportunities, infrastructure projects with long term community impacts;</i></p>

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	<p>ii) <i>More detailed assessment in the form of a “Community and Linguistic Impact Assessment” to accompany a planning application in all settlements where developments are on a larger scale comprising proposals of the following kind: 20 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 3000m² or more, large scale infrastructure projects with long term community impacts.</i></p> <p><i>Developers will be expected to provide bilingual signage as a minimum means of promoting the Welsh language. In appropriate circumstances, mitigation against any adverse effect will be secured through requiring a financial contribution by Section 106 or other means.’</i></p>
<p><i>Supplementary Planning Guidance – Planning and the Welsh language (Denbighshire County Council, 2014)</i></p>	<p>The SPG has been produced to advise upon important issues relating to planning and the Welsh language. It provides guidance on how the Local Planning Authority would take into account the well-being of the Welsh language in the development process and the supporting information that may be required to allow an adequate assessment of individual planning applications. The SPG guides this assessment which, in turn, responds to the criteria and methodology set within the SPG document.</p>

Table 3.5 Local strategies

Document	Summary
<p><i>Welsh Language Strategy 2017-2022 (Denbighshire County Council 2017)</i></p>	<p>This document identifies that one of its objectives is to aim to ensure that all residents can live in a community where the Welsh language is a natural part of life. The Council's vision for the Welsh Language is as follows:</p> <p><i>Denbighshire is a predominantly bilingual county with a rich culture and heritage. We are proud of this and want this pride to be reflected in our day-to-day interaction with communities, residents and with our staff.</i></p> <p><i>We are committed to ensuring that the principles of the Welsh Language Standards underpin the way we deliver services to the public; we want people to be able to access services through the language of their choice naturally, at all stages of their lives.</i></p>

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	<p><i>We want to enhance the bilingual culture and ethos of the organisation, providing training and social opportunities for our staff to work in Welsh and increase their confidence in using the language in the workplace.</i></p> <p><i>We want to work with partners and the wider communities to ensure that Welsh is a thriving language in Denbighshire.</i></p> <p><i>We have an ambition to be sector leaders in the development of the Welsh Language in Wales.</i></p> <p><i>This will be delivered through 5 themes which each have actions that have been set by DCC to achieve the outcomes of the strategy.</i></p> <p><i>Theme 1 looks at how Denbighshire works with its key partners involved in delivering the Welsh language across the county and how they can work more strategically and planning their activities in a more co-ordinated manner.</i></p> <p><i>Theme 2 looks at increasing the number of pupils becoming fluent in the Welsh language during their school life and encouraging greater use of the language in future life. We are also looking at improving opportunities for children and young people in social settings through working with our Youth and Leisure services.</i></p> <p><i>Theme 3 looks at issues affecting communities in relation to the Welsh Language, with a key focus on the impact of policy decisions. A key focus is being placed on local planning issues and the More Than Words Framework to enhance bilingual services in health and social care.</i></p> <p><i>Theme 4 looks at how Denbighshire and its economy development partners should recognise the importance of a thriving economy to the future of the Welsh language and ensuring that strategies are in place to ensure opportunities for young people to stay in the local community.</i></p> <p><i>Theme 5 looks at how the Council can enhance the Welsh language through providing training to staff and enhancing the bilingual ethos of the authority through promotion of the Welsh language.</i></p>
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Table 3.6 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. The best practice guidance is reflected in the Denbighshire's SPG relating to the Welsh language.</p>

4. Welsh language profile

- 4.1 The proposed development is located within the ward of Bodelwyddan, and therefore this ward has been used within the baseline data.
- 4.2 Three geographical boundaries are used for comparison purposes, those being Bodelwyddan, Denbighshire and Wales.

Population characteristics

- 4.1 Table 4.1 shows the respective resident populations for Bodelwyddan, Denbighshire and Wales in 2001 and 2011.

Table 4.1 Resident population 2001¹-2011²

Area	Resident population	
	2001	2011
Bodelwyddan	2,106	2,147
Denbighshire	93,065	93,734
Wales	2,903,085	3,063,456

- 4.2 All three geographical boundaries saw an increase in population between 2001 and 2011.
- 4.3 Table 4.2 and 4.3 provides net migration data for Denbighshire and North Wales between 2001 and 2014.

Table 4.2 Denbighshire net population migration by age cohorts 2001-2014³

Years	Aged 0 to 14	Aged 15 to 29	Aged 30 to 44	Aged 45 to 64	Aged over 64	All ages
2001 to 2002	290	-250	220	500	120	890
2002 to 2003	190	-270	360	590	130	1,000
2003 to 2004	180	-290	240	500	180	810
2004 to 2005	100	-190	210	360	90	580
2005 to 2006	140	-220	90	340	100	440
2006 to 2007	160	-10	260	380	120	920

¹ Nomis: Census 2001: Age (UV004)

² Nomis: Census 2011: Age by single year (QS103EW)

³ StatsWales: Migration between Local Authorities in Wales and the rest of the UK (POPU5023)

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2007 to 2008	100	-60	190	280	50	560
2008 to 2009	70	-240	100	240	20	170
2009 to 2010	140	-180	30	160	30	180
2010 to 2011	50	-160	50	170	30	140
2011 to 2012	60	-270	130	280	50	250

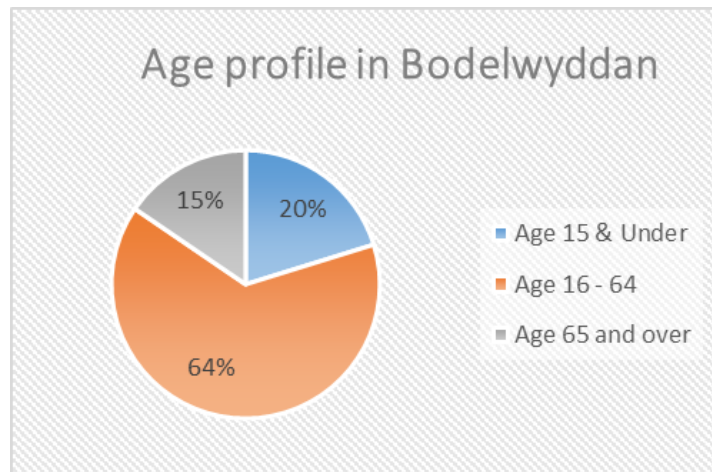
Table 4.3 North Wales net population migration by age cohorts 2001-2014⁴

Years	Aged 0 to 14	Aged 15 to 29	Aged 30 to 44	Aged 45 to 64	Aged over 64	All ages
2001 to 2002	990	-1,510	1,090	1,910	450	2,960
2002 to 2003	930	-1,030	1,210	2,050	420	3,600
2003 to 2004	820	-1,000	1,280	1,890	400	3,400
2004 to 2005	450	-950	790	1,180	230	1,700
2005 to 2006	430	-770	560	1,180	90	1,470
2006 to 2007	610	-790	830	1,400	20	2,070
2007 to 2008	390	-1,020	590	1,100	190	1,250
2008 to 2009	410	-1,030	460	760	10	630
2009 to 2010	230	-660	260	770	-40	570
2010 to 2011	320	-700	290	940	-50	810
2011 to 2012	350	-1,110	200	1,050	80	550
2012 to 2013	220	-1,190	100	880	30	50
2013 to 2014	520	-1,220	400	1,000	90	790

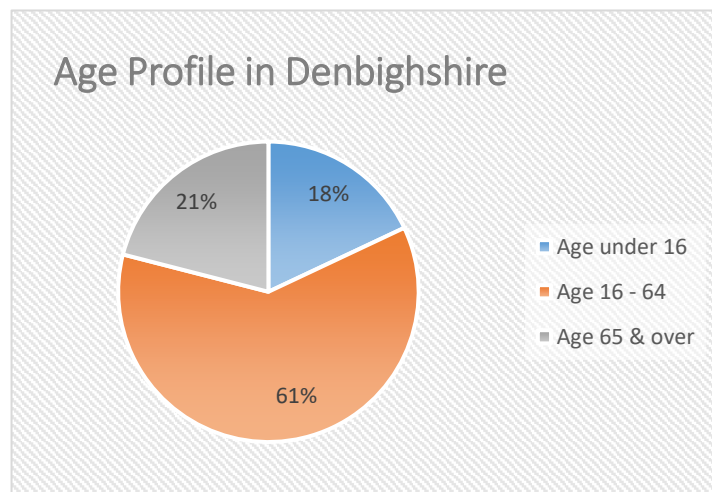
- 4.4 Between 2001 and 2014 both Denbighshire and North Wales experienced an overall inflow of people of all ages. However, throughout this period, both Denbighshire and North Wales continuously experienced a net outflow of younger people aged 15-29.
- 4.5 Chart 4.1 and 4.2 demonstrate the age profile for Bodelwyddan and Denbighshire in 2011.

⁴ StatsWales: Migration between Local Authorities in Wales and the rest of the UK (POPU5023)

Chart 4.1 Age profile for Bodelwyddan, 2011⁵



4.2 Age profile for Denbighshire, 2011⁶



4.6 As seen from the data above, Bodelwyddan had a significantly higher proportion of residents in the working age demographic (16 – 64-year-olds) than that within Denbighshire as whole in 2011. This could be afforded to the employment opportunities within the local area, such as Glan Clwyd Hospital and the nearby industrial park. The A55 is also highly accessible from the settlement (approximately a three-minute drive away from the application site), which means that the settlement is attractive to the population who work elsewhere along the North Wales coastline as they would be able to commute to work from Bodelwyddan easily. The settlement is also served by a good public transport network, providing frequent services to the nearby centres of Llandudno, Rhyl and Kinmel Bay.

⁵ Chart provided by J. Abbott, Housing Strategy and Development Officer, Denbighshire County Council

⁶ Chart provided by J. Abbott, Housing Strategy and Development Officer, Denbighshire County Council

Welsh language profile

4.7 Table 4.4 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Bodelwyddan, Denbighshire and Wales in 2001 and 2011.

Table 4.4 Number of Welsh speakers and percentage of the total population (aged 3 and over) of Bodelwyddan, Denbighshire and Wales in 2001⁷ and 2011⁸

Area	2001		2011		Change between 2001 and 2011	
	Number	%	Number	%	Number	% point
Bodelwyddan	371	18.4%	369	17.8%	-2	-0.6%
Denbighshire	23,760	25.5%	22,236	23.7%	-1,524	-1.8%
Wales	582,368	20.7%	562,016	19.0%	-20,352	-1.7%

4.8 The proportion of Welsh speakers decreased within all areas between 2001 and 2011. It is clearly demonstrated by the above figures that the number and proportion of Welsh speakers within Bodelwyddan was lower than that of Denbighshire and Wales as a whole during this period.

4.9 Table 4.5 shows the percentage and the total population aged 3 and over with one or more skills in Welsh by area in 2001 and 2011.

Table 4.5 Number and percentage⁹ of the total population aged 3 and over with one or more skills in Welsh for Bodelwyddan, Denbighshire and Wales, 2001¹⁰ and 2011¹¹

Area	2001 (Total & % of population 3+)	2011 (Total & % of 3+ population)	Change Number	Change point %
Bodelwyddan	542 (26.8%)	591 (28.6%)	+49	+1.8%

⁷ Nomis: Census 2001: Sex and age by ability to speak Welsh (CS146)

⁸ Nomis: Census 2011: Ability to speak Welsh skills by national identity by sex by age (DC2203WA)

⁹ One or more skills in Welsh figure is calculated by deducting the number with no skills in Welsh from the total population aged 3 and over.

¹⁰ Nomis: Census 2001: Knowledge of Welsh (KS025)

¹¹ Nomis: Census 2011: Welsh Language Skills (KS207WA)

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Denbighshire	32,085 (34.5%)	32,087 (34.2%)	+2	-0.3%
Wales	797,717 (28.4%)	787,854 (26.7%)	-9,863	-1.7%

- 4.10 Bodelwyddan saw an increase in both the number and proportion of people with one or more skills in Welsh, which is contrary to the patterns experienced within Denbighshire and Wales as a whole during the 10-year period.

5. Assessment

- 5.1 This section presents a consideration of the potential effects of the proposed development on the community, Welsh language and culture.
- 5.2 The approach to the consideration of effects undertaken in this CLIA has been informed by the following national and local planning policy guidance and strategies, all of which are adopted except for *Planning and the Welsh Language: The Way Ahead*:
- *Planning and the Welsh Language: The Way Ahead* (Welsh Language Board, Home Builders Federation, Welsh Assembly Government, 2005);
 - *Supplementary Planning Guidance – Planning and the Welsh language* (Denbighshire County Council, 2014); and
 - *Technical Advice Note (TAN) 20 – Planning and the Welsh Language* (WG, 2017).
- 5.3 *Planning and the Welsh Language: The Way Ahead* offers best practice guidance on the matters that may be considered in WLIA's for project-specific development. This guidance has been replicated within the adopted SPG by the Denbighshire County Council.
- 5.4 The following assessment assesses the likely impact of the proposed development against five key aspects of community life which include:
- Population (levels and the characteristics of that population)
 - Quality of life (therefore providing the impetus for people to remain, leave or move to the community)
 - The economy (affecting employment opportunities for different groups as well as the cost of living and, more specifically, the cost of housing)
 - Infrastructure (needed to sustain the community, particularly schools, health care and essential services)
 - The social and cultural life of the community (expressed through the viability of cultural institutions, particularly those affecting younger people).
- 5.5 Each assessment has been scored with a score of either +1, -1 and 0 which translates to a positive, negative or neutral score.

Population characteristics

1. Is the development likely to lead to a population increase that might:

- Affect the balance of English/Welsh speakers (positive or negative way)?
- Lead to an absolute or proportional decline in the number of Welsh speakers?

5.6 The development comprises the demolition of one dwelling, and erection of 28 dwellings, comprising of the following mix of house types:

- 1 x detached, four-bedroom, six-person house (with internal garage);
- 1 x detached, three-bedroom, five-person house;
- 18 x semi-detached, three-bedroom, five person houses; and
- 8 x semi-detached, two-bedroom, four person houses.

5.7 It is considered that the proposed development would contribute towards the shortfall of supply of readily developable housing land in Denbighshire.

5.8 The application is accompanied by a Design, Access and Planning Statement (DAPS), which provides details of the housing need figures within Bodelwyddan in 2019. They are provided within Tables 5.1 and 5.2 below.

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Table 5.1 Affordable housing waiting list May 2019

Applicant Type	Affordable Rent	Affordable Home Ownership
1 Bed Apartment		
2 Bed Apartment		
3 Bed House	1	
4 Bed Bungalow		1
3 Bed House	3	2
3 Bed Bungalow	1	1
4 Bed House		
Other		

Table 5.2 Social housing waiting list January 2019

Area Choice	Property Type	Bedrooms	Applicants
Bodelwyddan	Bedsit	1	23
	Bungalow	1	11
		2	12

- 5.9 The proposed development would provide three affordable dwellings, all of which would be two-bedroom dwellings. The proposed development would therefore contribute towards meeting the identified housing need above.
- 5.10 The remainder of the proposed units would be open market units. It is acknowledged that the nature of open market units would mean that their occupancy could not be controlled (in terms of local people in need of affordable housing) however strategic marketing of the units with local estate agents would be undertaken to target sustainable and long-term tenancies.

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- 5.11 The DAPS submitted as part of this planning application confirms that there is a clear shortage of housing provision within the county of Denbighshire. The current proposal would significantly contribute towards meeting the housing shortfall within Denbighshire.
- 5.12 The proposed open-market dwellings would comprise of two-, three- and four-bed properties. The range of housing proposed would appeal to first time buyers up to larger family homes. There is a high demand for this type of housing in Bodelwyddan and the surrounding area, predominantly providing dwellings suitable for locally employed couples and families.
- 5.13 As stated previously, Bodelwyddan has a high proportion of residents within the working age (16 - 64-year-olds), and therefore, it is expected that the proposed housing would appeal to local people looking for suitable housing within their local area, allowing for them to remain within the community.
- 5.14 Based on an average household size of 2.3 persons, it is expected that the development would result in approximately 63 (taking into account the dwelling proposed to be demolished) future occupants for the development.
- 5.15 The results of the '*New housing occupancy survey Denbighshire*' (The Corporate Research and Information Unit Conwy County Borough Council, 2011) provides a good indicator that the majority of people moving into new homes are already living in either Denbighshire or North Wales. The survey found that 67% of Welsh speaking households and 68% of non-Welsh speaking households moved from within Denbighshire. A further 27% of Welsh speakers moved from other areas of North Wales.
- 5.16 The majority of the occupiers of the proposed residential development are therefore likely to consist of those from within Bodelwyddan, Denbighshire with some individuals from other areas of North Wales. Denbighshire has a higher proportion of Welsh-speakers than Bodelwyddan (23.7% and 17.8% respectively), and therefore it is expected that in-migration from within other parts of Denbighshire would have a beneficial impact upon the proportion of Welsh-speakers within Bodelwyddan.
- 5.17 Additionally, the proposed measures below would help to promote the Welsh language, mitigating the impact of the development.

Overall impact

5.18 Neutral.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation measures

- 5.19 It is anticipated that the future occupants of the development will include a proportion of non-Welsh speakers. In order to raise awareness of the Welsh language amongst non-Welsh speakers and encourage Welsh learners to use the language in the community of Bodelwyddan, the following mitigation measures are proposed:
- Offer future residents information packs upon occupancy which includes information on opportunities to learn the language locally as well as opportunities to practice the use of the language at local based community events and organisations, information about Welsh-medium schools in Denbighshire (primary and secondary); and
 - All advertising of the development and communication should be bilingual.

2. Is the development likely to lead to increased in-migration?

- 5.20 Between 2001 and 2014, both Denbighshire and North Wales experienced an overall inflow of people for all ages. However, throughout this period, both Denbighshire and North Wales continuously experience a net outflow of younger people aged 15-29. Therefore, part of the Denbighshire LDP's vision is to retain a greater proportion of its younger, economically active population. It is considered that one of the main reasons for the out-ward migration of young people is the lack of suitable housing available within the area. Therefore, it is considered that the proposal would encourage young people to remain within the area by way of providing affordable housing, as well as small-scale open market homes that would appeal to young people starting out on the property ladder.

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- 5.21 Furthermore, Bodelwyddan has a high proportion of residents in the working age, and therefore, it is expected that the proposed housing would appeal to local people looking for suitable housing within their local area, allowing for them to remain within the community.
- 5.22 The results of the '*New housing occupancy survey Denbighshire*' (The Corporate Research and Information Unit Conwy County Borough Council, 2011) provides a good indicator that the majority of people moving into new homes are already living in either Denbighshire or North Wales. The survey found that 67% of Welsh speaking households and 68% of non-Welsh speaking households moved from within Denbighshire. A further 27% of Welsh speakers moved from other areas of North Wales.
- 5.23 The majority of the occupiers of the proposed residential development are therefore likely to consist of ones from within Bodelwyddan, Denbighshire with some individuals from other areas of North Wales. Denbighshire has a higher proportion of Welsh-speakers than Bodelwyddan (23.7% and 17.8% respectively), and therefore it is expected that in-migration from within other parts of Denbighshire would have a beneficial impact upon the proportion of Welsh-speakers within Bodelwyddan.
- 5.24 In any case, mitigation measures are suggested in order to safeguard and encourage the use of the Welsh language in Bodelwyddan.

Overall impact

- 5.25 Beneficial.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Please see 'Proposed mitigation' proposed as part of Question 1.

3. Is the development likely to lead to increased out-migration?

- 5.26 Three of the units would be affordable units and would therefore be occupied by local people in need of affordable/social properties. These people are expected to be living in the community at present but cannot meet their need for a house.
- 5.27 The proposed open-market dwellings would comprise of two-, three- and four-bed properties. The range of housing proposed would appeal to first time buyers up to larger family homes. There is a high demand for this type of housing in Bodelwyddan and the surrounding area, predominantly providing dwellings suitable for locally employed couples and families. Strategic marketing of the units would be undertaken to encourage local occupancy.

Overall impact

- 5.28 Beneficial.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Based on this assessment, no additional mitigation is considered to be necessary.

4. Is the development likely to lead to a changing age structure of the community?

- 5.29 Part of the Denbighshire LDP's vision is to retain a greater proportion of its younger, economically active population. The Denbighshire LDP seeks to do this, partially, by providing a choice of housing distributed across the areas of the Plan.
- 5.30 The proposed units would be two-, three- and four-bedroom units which would be expected to be occupied by locally employed couples or families. The provision of

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affordable housing, as well as attractive open market homes to help address the existing shortfall of housing in the area of Denbighshire will contribute towards providing opportunities for the younger population of both Bodelwyddan and Denbighshire to remain in the area. It is considered that the proposal would therefore encourage local occupancy from the local area either by retaining existing local people or attracting local families into the area.

5.31 This will contribute towards balancing the age structure. A more balanced society will benefit the Welsh language and social cohesion.

Overall impact

5.32 Beneficial.

Mitigation

Embedded mitigation

- Delivery of three new affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

Quality of life

5. Is the development likely to have an impact on the health of local people?

5.33 During construction, the proposed development will result in some noise effects associated with a conventional construction site; however, those effects on nearby residential receptors are not expected to be significant. A Noise Risk Assessment and Odour Risk Assessment has been carried out and submitted with this application for consideration, confirming that there would be no adverse impacts on future residents

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of the development from the nearby Sewage Pumping Works to the east of the application site.

- 5.34 The proposal will include a provision of a pedestrian footway, linking the development and existing Bryn Morfa residential street with the allotments and community facilities to the east and south-east of the application site. This would encourage residents to travel via foot and access the surrounding green public open spaces in the vicinity.
- 5.35 The site is in a sustainable location as it would benefit from the facilities and services of a highly sustainable settlement which are easily accessible via both public and private transport, as well as by bicycle and on foot. Due to the convenient location of the site, the development would encourage travel by walking, bicycle and public transport, and would not result in an over reliance of travel via car.
- 5.36 In Denbighshire, 69,986 (77.31%) of the population (aged 3 and over) were in very good or good health in 2011. Of those in very good or good health, 18,930 (27.05%) were Welsh speakers. Therefore, the majority of the population of Denbighshire are in very good or good health.
- 5.37 Therefore, proposal is not expected to adversely impact the health of local people in Bodelwyddan.

Overall impact

- 5.38 Neutral.

Mitigation

Embedded mitigation

- Provision of a pedestrian footway within the site to provide access to the allotments and Bodelwyddan Community Centre where there is an equipped children's play area, located to the east and south-east of the site;
- Location of the site within a highly sustainable location, with local facilities and services highly accessible via walking, bicycle and public transport.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

6. Is the development likely to have impact on the amenity of the local area?

- 5.39 The character of the surrounding area will be a key consideration which will influence the overall design of the proposed development at the detailed design stage. The proposed development will provide suitable amenity space for all occupiers and will incorporate soft landscaping within the development site.
- 5.40 The proposal complies with policy BSC1 and RD1 of Denbighshire LDP which relates to housing growth, sustainable development and a good standard of design. Therefore, the proposal is not expected to have an impact on the amenity of the local area.

Overall impact

- 5.41 Neutral.

Mitigation

Embedded mitigation

- Provision of suitable amenity space and landscaping within the site;
- Compliance with Policy RD/1 of the Denbighshire LDP which relates to sustainable development principles and design quality.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

7. Is the development likely to lead to the threat of increase crime or violence in the community?

- 5.42 In 2013/2014, Denbighshire had a total recorded crime rate of 53 offences recorded by the police per 1,000 population¹². This was 3.6 percentage points lower than the average for Wales. Denbighshire's crime rate has fallen 59% since 2002-03¹³.
- 5.43 The scheme has been designed to ensure community safety and security in the design and layout of development and public/private spaces. The scheme will also adopt principles for reducing the likelihood of crime such as provision of defensible spaces,

¹² ONS (2015):146 Table C5: Community Safety Partnerships: Recorded crime rate per 1,000 population/households, headline offences, 2013/14.

¹³ Statistics for Wales (2014) Local Area Summary Statistics Denbighshire.

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restricting access to rear of dwellings and provision of natural surveillance. All of which will contribute towards a safe environment and will not increase the risk of crime or violence in the community.

5.44 The proposal will include a provision of a pedestrian footway, linking the development and existing Bryn Morfa residential street with the allotments and community facilities to the east and south-east of the application site. Currently, the pathway utilised is informal, and does not benefit from any natural surveillance within the site.

5.45 The proposed scheme complies with Policy RD/1 of the Denbighshire LDP which relates to sustainable development principles, design quality and reducing crime. This is considered in greater detail in other documents submitted as part of this application.

Overall impact

5.46 Beneficial.

Mitigation

Embedded mitigation

- Inclusion of design principles for reducing the likelihood of crime within the site layout;
- Provision of a formal pedestrian footway within the site to provide access to the allotments and Bodelwyddan Community Centre where there is an equipped children's play area, located to the east and south-east of the site;
- Compliance with Policy RD/1 of the Denbighshire LDP which relates to sustainable development principles, design quality and reducing crime.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

Economic factors

8. Is the development likely to lead to a detrimental impact on local businesses?

5.47 As the proposal relates to a residential development for 28 dwellings, it is unlikely that development would result in any detrimental impact on local businesses. Indeed, the scheme would provide opportunities for local people to remain within in the area. This

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will contribute towards promoting and protecting a sustainable economy and safeguarding the future viability of existing businesses, as well as providing opportunities for new businesses within the area to provide jobs. This is an indirect, positive impact as a result of the development.

Overall impact

5.48 Beneficial.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

9. Is the development likely to have an impact on local jobs?

5.49 The residential nature of this development means that the provision of long-term job opportunities is not anticipated to be a direct outcome. However, in the short term, the proposal will offer employment opportunities for those contracted to develop and build the scheme.

5.50 It is expected that appropriate skills are to be found in the local area. In 2011, 8.15% of Denbighshire's residents worked within the construction industry, and 16.39% were Welsh speakers.

5.51 The importance of housing as an economic driver was made clear by the Minister for Housing and Regeneration in July 2013 when he stated that:

“Building more homes will not only meet growing housing need, but also generate growth and jobs, provide work to help people out of poverty and ameliorate the effects of the bedroom tax. The private and public sectors must be enabled and supported to

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play a full role in building more homes. I have looked carefully at all the tools available to me, including regulations, policy and funding, and am today announcing a package of measures which together should increase the supply of new homes across Wales. The actions set out in this statement represent the first phase of action in this area and demonstrates the priority I accord to increasing the supply of housing.”

- 5.52 A report by the Home Builders Federation, ‘Building Communities, Boosting the Economy’ (January 2016) identifies that if housing supply was increased from the current level, which has averages under 6,000 a year since 2001, to 11,500 per annum (the number needed to be built every year to meet the needs of Wales’ population), an extra 25,112 jobs would be created. Also, because of the other contributions that house builders make to communities and local authorities, increasing output to this level could:
- Generate up to £9.4m in education funding – enough to fund 2,219 school places;
 - Provide £5.5m for sports facilities/open spaces/leisure centres; and
 - Raise to £7.5m in extra council tax revenue

- 5.53 The short-term employment opportunities offered by the proposal has the potential to contribute beneficially towards providing employment opportunities in Denbighshire, which is expected to have an in-direct beneficial effect on the Welsh language. Overall, the proposal will beneficially affect the local economy including local businesses and jobs.

Overall impact

- 5.54 Beneficial.

Mitigation

Embedded mitigation

- Local employment opportunities during the construction and maintenance phases of development;
- Potential for future development of services and facilities within the local area, which would lead to the creation of local jobs and businesses within the area;
- Future residents would use and access existing local businesses, services and facilities within the local area.

Proposed mitigation

- Commitment to source construction labour locally, where possible.

10. Is the development likely to lead to greater economic diversity?

- 5.55 As a whole, the Sustainability Appraisal of the Denbighshire LDP acknowledges that *“the actual potential impacts of developments can be difficult to predict as much may depend on the end user of the site. The higher growth may impact on the Welsh language but this will also allow increased provision of affordable housing which may help to strengthen local communities”*.
- 5.56 As the development is for a residential development only, it is not likely to result in any significant impact on the economic diversity in the community or wider area
- 5.57 As previously stated, Bodelwyddan has a significantly higher proportion of residents in the working age demographic (16 – 64-year-olds) than that within Denbighshire as whole, and therefore, the proposal would provide the opportunity for this population group to remain within the local area, promoting and retaining a more economically active population.

Overall impact

- 5.58 Beneficial.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

11. Is the development likely to have an impact on local wage/salary levels?

5.59 As the proposal relates to the delivery of a residential development and is therefore unlikely to have a direct impact on salary/wage levels.

Overall impact

5.60 Neutral.

Mitigation

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

12. Is the development likely to have impact on the average cost of housing?

5.61 The shortage of affordable housing to rent or buy is one of the greater challenges facing many communities in Denbighshire according to the Denbighshire LDP. This together with limited opportunities for higher paid employment, makes it difficult for local people to access the housing market. Therefore, one of the key priorities of the Denbighshire LDP is to increase the supply of affordable housing. The proposal therefore contributes towards this priority of delivering affordable housing through on-site provision, in line with Policy BSC4 of the Denbighshire LDP, which has previously considered the viability of delivering affordable units. The prices for the three affordable dwellings proposed under the current application would reflect that which would be affordable to a local person and would remain so in perpetuity.

5.62 In terms of the open-market dwellings, the range of housing proposed would appeal to people from first time buyers up to those seeking larger family homes. There is a high demand for this type of housing in Bodelwyddan and the surrounding area, predominantly providing dwellings suitable for locally employed couples and families

5.63 The Council's Housing Strategy team in 2019 provided the relevant information below for Bodelwyddan:

Table 5.3 Change in median income

Ward	2007	2013	2015	2016	2017	2018	Change from 2007
Bodelwyddan	£26,780	£29,188	£27,876	£23,181	£29,803	£29,247	+£2467
Denbighshire	£29,492	£23,866	£23,923	£24,574	£26,126	£26,931	-£2275

Table 5.4 Percentage of households below affordability thresholds for each tenure¹⁴

Area	Home Ownership	Private Rented	Shared Equity	Intermediate Rent
Bodelwyddan	57.67%	35.82%	42.64%	27.07%

5.64 As can be seen from the figures above, the percentage of households below the affordability threshold for home ownership in Bodelwyddan is fairly high, amounting to over 50% of households within the settlement.

5.65 Although the price and occupancy of the open-market units would not be restricted, it is the applicant’s intention to strategically market the units to encourage local occupancy of open market housing. It is expected that the open market sales prices would be within reach of the local residents as many of the homes would be similar in scale to those proposed as affordable dwellings.

5.66 Median income within Bodelwyddan has risen considerably from 2007, a contrast to the wider area of Denbighshire as a whole, within which the median income has declined. This indicates that local people within Bodelwyddan are more likely to be able to afford open-market dwellings such as those proposed through this proposal.

Overall impact

5.67 Neutral.

¹⁴ For an entry level 2-bedroom house.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

13. Is the development likely to have an impact on local schools?

- 5.68 Development can influence the number of children attending local schools and educational establishments and facilities including language immersion centres. Schools may benefit from an increase in younger populations. A lack of development, and in turn, no change in the existing age profiles of communities, could threaten future viability of schools. However, new development could also give rise to increased pressure on school places if provision is not adequately planned or surplus places are not available.
- 5.69 Ysgol Y Faenol Primary School is located within the settlement and is within walking distance of the site. Glan Clwyd Welsh-medium Secondary School is a short distance away in St Asaph. Discussions regarding school capacity will be undertaken with the Local Planning Authority during the determination of the application.
- 5.70 The Welsh Government recognises that education has a crucial role to play in order to support the aspirations of a bilingual nation (A million Welsh speakers, 2017) and supports the use of the Welsh language within communities. Therefore, safeguarding the future use of Welsh-medium schools and ensuring that there is sufficient capacity in Welsh-medium schools is considered to be very important to supporting the use of the Welsh language within communities.
- 5.71 As stated previously, it is expected that the majority of the future residents would be from Bodelwyddan and the wider area of Denbighshire. Whilst the proportion of Welsh-speakers within Bodelwyddan is low (17.8%), the proportion of Welsh-speakers within

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the wider area of Denbighshire is higher (23.7%), and therefore, the migration of local people into Bodelwyddan from other places within Denbighshire is expected to have a positive impact upon the proportion of Welsh-speakers within the area.

- 5.72 In terms of the promotion of the Welsh language there are Authority led initiatives in place to ensure that any non-Welsh speaking pupils that move into the development are given the opportunity to learn the language from a very young age.
- 5.73 It is considered that the development will positively affect the sustainability of local educational facilities. The proposal isn't considered to detrimentally affect the use of the Welsh language within schools as non-Welsh speakers would be expected to enrol within an English-medium school. Ysgol Emrys Ap Iwan, an English-medium school, is located in Abergele.

Overall impact

- 5.74 Neutral.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Offer future residents information about Welsh-medium schools in Denbighshire/Conwy (primary and secondary).

14. Is the development likely to have an impact on health care provision?

- 5.75 The availability and quality of health care provision is an important consideration for people deciding to remain in an area or move to an area for the first time. This is especially true for older generations. Retention or establishments of health care

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facilities in a community could affect language viability, particularly where health care facilities have become social gathering places, supporting Welsh speaking networks.

5.76 As stated previously, the delivery of affordable housing and suitable open market housing that would appeal to local families and couples will provide an opportunity for local people to remain in the area, including local Welsh speakers. It is expected that the health care of the proposed future residents could be accommodated within Glan Clwyd Hospital in Bodelwyddan, which operates a General Practice in addition to the many other health care services available at the premises.

Overall impact

5.77 Neutral.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

5.78 Based on the assessment, no additional mitigation is considered to be necessary.

15. Is the development likely to have an impact on the provision of local services, such as shops/post offices/pubs?

5.79 The availability and choice of local services and facilities influences a community's vitality and sustainability. It helps to retain existing populations in the community or even attract people with local connections to return to the area. Local facilities often act as meeting and social gathering places, supporting community interaction and Welsh speaking networks.

5.80 Bodelwyddan offers a good range of local services and facilities. The proposed site would be located in close proximity to a range of services, such as a pharmacy,

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convenience store, church, village hall, golf club, employment areas, public house and children's play areas.

- 5.81 It is considered that the development will positively affect local services as the proposed increased population will help to support the future vitality of existing services and facilities available at Bodelwyddan and the surrounding area.

Overall impact

- 5.82 Beneficial.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- 5.83 Based on the assessment, no additional mitigation is considered to be necessary.

Social and cultural aspects

16. Will the development potentially lead to social tensions, conflicts or serious divisions within the Welsh speaking community?

- 5.84 Development has the potential to have adverse effects on a community leading to social tensions or conflict. Such conflicts can lead to people to conclude that cultural concerns are not being considered, which in turn can have a demoralising effect in Welsh speaking communities. Some forms of development may be met by local resentment, which can further fuel social tension.

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- 5.85 Bodelwyddan currently contains a proportion of both Welsh and non-Welsh speaking households and there are currently no social tensions between the balance of Welsh and non-Welsh speakers.
- 5.86 The proposal offers a good mixture of house types including two-, three- and four-bedroom units. The delivery of affordable housing and suitable open market housing that would appeal to local families and couples will provide an opportunity for local people to remain in the area, including local Welsh speakers.
- 5.87 Given the above, the majority of the future occupants are likely to be from within Bodelwyddan and Denbighshire already, and therefore no social tensions or conflict within the Welsh speaking community would be expected to occur.

Overall impact

- 5.88 Neutral.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

17. Will the development potentially lead to changes in local Welsh traditions/culture?

- 5.89 Culture and traditions are often built on family ties, social networks and social cohesion.
- 5.90 Providing a range of attractive housing, affordable and open market, will provide an opportunity for local people, which includes a percentage of Welsh speakers, to remain in their local community.

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- 5.91 Providing opportunities for the local population (which includes a proportion of Welsh speakers) to remain in their local area, will help retain local Welsh traditions and culture.
- 5.92 As discussed previously, it is expected that the majority of the future occupants for the housing would be occupied by local people from Bodelwyddan and Denbighshire. Therefore, it can be assumed that the proposed occupiers will be familiar with Welsh culture and traditions. It is not anticipated that the development will have a detrimental impact on local Welsh traditions and culture.

Overall impact

- 5.93 Neutral.

Mitigation

Embedded mitigation

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- Based on the assessment, no additional mitigation is considered to be necessary.

18. Will the development be likely to have a potential impact on local voluntary/activity/youth groups?

- 5.94 As discussed previously, the development would provide affordable housing and open market housing that will provide the opportunity for local people, which includes a percentage of Welsh speakers, to remain in their local community.
- 5.95 Providing opportunities for the local population (which includes a proportion of Welsh speakers) to remain in their local area, will help retain those populations who are active members of local voluntary/activity/youth groups such as scout groups, cadet groups, and local sports teams. Welsh traditions and culture are often built upon social and cultural networks such as these groups. Many groups, such as Clwyd Federation of Young Farmers Club, are conducted through the medium of Welsh.

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- 5.96 As stated previously in this report, the proposed housing mix of two-, three, and four-bedroom dwellings would meet the need of a wide range of people, including locally employed couples and families. The development would therefore provide opportunities for the local population (which includes a proportion of Welsh speakers) to remain in their local area, will help retain those populations who are active members of local voluntary/activity/youth groups.
- 5.97 As discussed previously, the majority of the future occupants for the housing would be occupied by local people from Bodelwyddan and Denbighshire. Therefore, it can be assumed that the proposed occupiers will be familiar with local voluntary/activity/youth groups. The proposed development could positively impact local voluntary/activity/youth groups as it is expected to lead to an increased population of young people, which will help to support the future vitality of such groups. Overall, it is not anticipated that the development will have a detrimental impact on local voluntary/activity/youth groups.

Overall impact

- Neutral.

Embedded impact

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area.

Proposed mitigation

- 5.98 Due to perceived overall neutral impact of the development on the community as a whole, together with the embedded mitigation, no further mitigation measures are considered to be necessary.

Overall Impact Assessment Index

	Base Index Score	Dimensional Index Score	Overall Base Index Score
Population characteristics			
Q1	0	+0.25	
Q2	+1		
Q3	+1		
Q4	+1		
Quality of life			
Q5	0	+0.33	
Q6	0		
Q7	+1		
Economic factors			
Q8	+1	+0.6	
Q9	+1		
Q10	+1		
Q11	0		
Q12	0		
Infrastructure supply			
Q13	0	+0.33	
Q14	0		
Q15	+1		
Social and cultural aspects			
Q16	0	0	
Q17	0		
Q18	0		
			+0.44

5.99 The assessment identifies that an overall beneficial effect on the community and the Welsh language would arise from the development. However, the assessment identifies embedded mitigation which already form an integral part of the submitted

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scheme together with proposed mitigation and enhancement measures which will mitigate identified adverse effects and enhance beneficial effects. These are summarised as follows:

Embedded measures

- Delivery of three affordable dwellings which will meet an identified local need for housing. These will be of particular interest to local young people, a proportion of which speak Welsh, retaining these individuals in the local area.
- Delivery of 25 market dwellings of two-, three- and four-bed properties to help meet the shortfall of housing in the county of Denbighshire, encouraging and enabling local people to remain within the area;
- Local employment opportunities during the construction and maintenance phases of development;
- Potential for future development of services and facilities within the local area, which would lead to the creation of local jobs and businesses within the area;
- Future residents would use and access existing local businesses, services and facilities within the local area.
- Inclusion of design principles for reducing the likelihood of crime within the site layout;
- Provision of a formal pedestrian footway within the site to provide access to the allotments and Bodelwyddan Community Centre where there is an equipped children's play area, located to the east and south-east of the site;
- Compliance with Policy RD/1 of the Denbighshire LDP which relates to sustainable development principles, design quality and reducing crime;
- Provision of suitable amenity space and landscaping within the site;
- Compliance with Policy RD/1 of the Denbighshire LDP which relates to sustainable development principles and design quality;
- Location of the site within a highly sustainable location, with local facilities and services highly accessible via walking, bicycle and public transport.

Mitigation measures

- Offer future residents information packs upon occupancy which would include:
 - Information on opportunities to learn Welsh language locally;
 - Information on opportunities to practice the use of Welsh language at local based community events and organisations;

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- Information about Welsh-medium schools in Denbighshire (primary and secondary);
 - Information about local Welsh traditions and culture, local organisations and events which provide an opportunity for Welsh and non-Welsh speakers to use and learn the language;
 - Information about local language initiatives run local by organisations such as Menter Iaith Sir Ddinbych.
- All advertising of the development and communication to be bilingual;
 - Local marketing of the residential dwellings;
 - Provide Welsh-only street names within the development as bilingual names often result in the Welsh name being omitted

CADNANT

PLANNING

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