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PLANNING

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WELSH LANGUAGE IMPACT ASSESSMENT
GRŴP LLANDRILLO-MENAI
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CONSULTATION

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Chester | 1 Aldford House, Bell Meadow Business Park, Park Lane, Pulford, Chester CH4 9EP

Welsh Language Impact Assessment



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Author:	Sioned Edwards MRTPI		
Checker:	Rhys Davies MRTPI		
Reviewer:	Rhys Davies MRTPI		
Approved by:	Rhys Davies MRTPI		
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Contents

1. Introduction.....	1
2. Proposed development.....	3
3. Legislation, policy and guidance.....	5
4. Methodology.....	10
5. Welsh Language Impact Assessment.....	15
6. Sustainability assessment.....	58
7. Mitigation and enhancement measures.....	63
8. Conclusion.....	64
Appendix A.....	65

1. Introduction

- 1.1 This Welsh Language Impact Assessment (WLIA) accompanies an application by Grŵp Llandrillo-Menai for full planning permission for change of use of building from Use Class B1 (office) to Use Class D1 (non-residential institution), together with formation of access road, coach parking, pedestrian link paths and associated landscaping at Tŷ Menai, Parc Menai.
- 1.2 This WLIA accords with the adopted Supplementary Planning Guidance (SPG) 'Maintenance and Creation of Distinctive and Sustainable Communities' (July 2019). The SPG sets out specific methodology for which all WLIA's must follow in order to demonstrate how the proposed development will impact upon the local community and local area.
- 1.3 In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted Development Plan unless material planning considerations indicate otherwise. Other planning considerations can include national planning policy along with Technical Advice Note (TAN).
- 1.4 The Joint Local Development Plan (JLDP) was adopted on 31st July 2017 which forms the development plan for both Gwynedd and Anglesey Local Planning Authority areas and will be the basis for decisions on land use planning in this area.
- 1.5 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS1 'The Welsh Language and Culture' (PS1) sets out the context for the assessment of the potential impact of proposals upon the language and culture.
- 1.6 Whilst Policy PS1 'The Welsh Language and Culture' does not require educational developments to be subject to Welsh Language Impact Assessments, GLIM are committed to beneficially contribute to the provision of bilingual 16-18 and Further Education courses in the Bangor area and have therefore prepared a WLIA in any case, to assess the potential effects of the relocation on the Welsh language in the Bangor area.

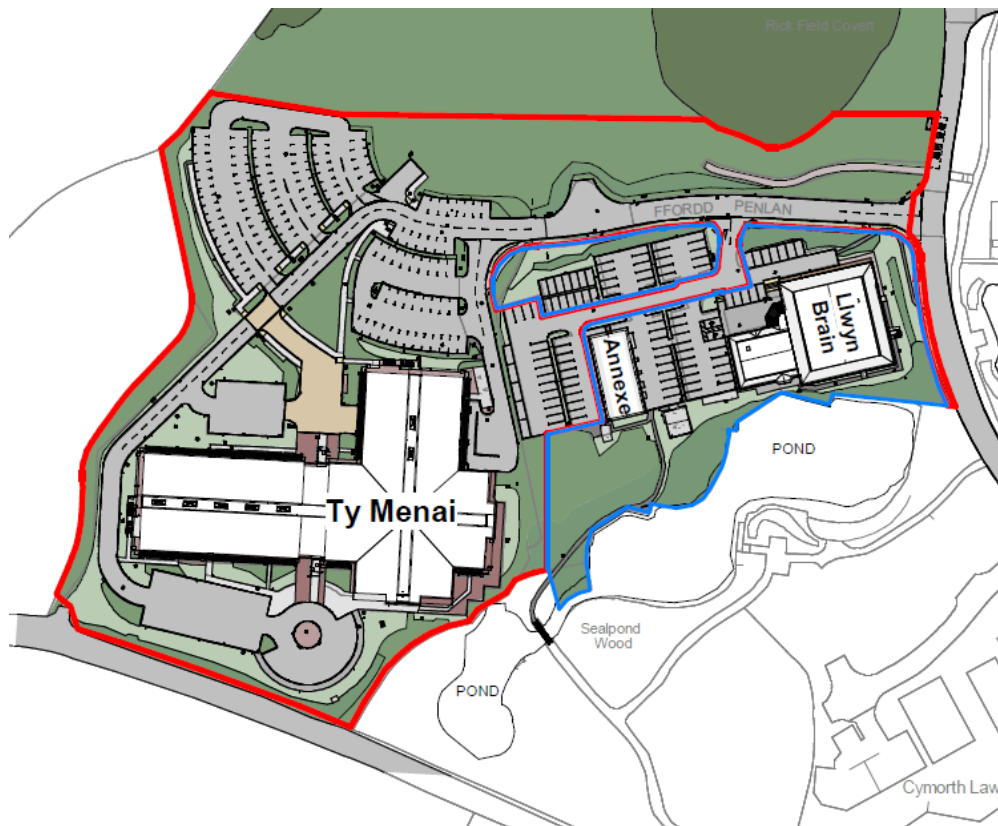
Welsh Language Impact Assessment

- 1.7 Following the adoption of the SPG 'Maintenance and Creation of Distinctive and Sustainable Communities' in July 2019, this WLIA conforms with the requirements of the new SPG.
- 1.8 All proposals, irrespective of type, size or location, will be expected to comply with criterion 4 and 5 of PS1 which is the requirement of a bilingual signage scheme to deal with all operational signage in the public domain. It is expected that existing Welsh names are retained and appropriate Welsh names are used for new developments.
- 1.9 Criteria 3 of PS1 states that the Councils will refuse proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms.
- 1.10 This Assessment should be read giving full regard to the application's accompanying documentation.
- 1.11 The SPG advises that a Welsh Language Impact Assessment should be prepared by a competent person. This WLIA has been prepared by Sioned Edwards of Cadnant Planning Ltd. A statement setting out the author's experience and qualifications is provided in appendix A to this WLIA.

2. Proposed development

- 2.1 The application site lies within the western part of the Parc Menai business park which is strategically located adjacent to the junction of the A487 and junction 9 of the A55, approximately three miles west of Bangor city centre. Parc Menai is a Primary Employment Site as identified in the adopted Anglesey and Gwynedd JLDP and has the status as a Strategic Sub Regional Site (Secondary), being allocated for B1 use classes.
- 2.2 The application site includes the building of Tŷ Menai located along Ffordd Penlan to the west of Ffordd y Parc which is the main road which leads through Parc Menai. The site also includes the associated external areas which would provide associated car parking. The application site includes an area of land directly to the north of Ffordd Penlan to enable to construction of an access road for coach parking and drop-off.
- 2.3 The extent of the application site is identified in Figure 2.1.

Figure 2.1 Plan identifying extent of application site in red



Welsh Language Impact Assessment

- 2.4 The proposal seeks full planning permission for the change of use of the Tŷ Menai building from Use Class B1 (office) to Use Class D1 (non-residential institution), together with formation of access road, coach parking, pedestrian link paths and associated landscaping.
- 2.5 The vision involves the relocation of the Coleg Menai Bangor Campus from the existing Ffriddoedd Road and Friars site which has become outdated and in need of drastic renovation and upgrading works.
- 2.6 The overarching aim of this project is to create a fit for purpose Grŵp Llandrillo-Menai Further Education Campus to serve the wider Arfon District of Gwynedd county.
- 2.7 The project would bring together all of the existing Bangor-based Coleg Menai departments and administrative functions. It would also consolidate the Grŵp's creative industries provision, to create a Centre of Excellence for Creative and Digital Media with courses ranging from art and music technology, to games design and TV production all available on the same site.
- 2.8 Please refer to the Design, Access and Planning Statement for more detail on the proposed development.

3. Legislation, policy and guidance

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

Table 3.1 National planning and language legislation

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

Table 3.2 National planning policy and language policy framework

Document	Summary
<i>Planning Policy Wales</i> (Edition 10) (Welsh Government, 2018)	<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 language is supported and encouraged to flourish as a language of many communities all over Wales.
Technical Advice Note (TAN) 20 – Planning and the Welsh Language (Welsh Government, 2017)	TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in

Welsh Language Impact Assessment

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

Table 2.3 National language strategies

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

Table 3.4 Local planning policies

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

Welsh Language Impact Assessment

	<p>Policy PS 1: ‘Welsh Language and Culture’ guides that; <i>“The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</i></p> <ol style="list-style-type: none"> <i>1. Requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:</i> <ol style="list-style-type: none"> <i>a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or</i> <i>b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or</i> <i>c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn’t address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.</i> <i>2. Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow;</i> <i>3. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms;</i> <i>4. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies;</i> <i>5. Expect that Welsh names are used for new developments, house and street names.”</i>
<p><i>Gwynedd/Isle of Anglesey Councils’ Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive and Sustainable Communities (July 2019)</i></p>	<p>Provides guidance on how the planning authority will make decisions regarding the effect of proposed developments on the Welsh language. Specific methodology is set out within the document for which Welsh Language Impact Assessments should adhere to in assessing the impact of development on the local community and local area.</p>

Welsh Language Impact Assessment

Table 3.5 Local strategies

Document	Summary
<p><i>Welsh Language Promotion Plan for Gwynedd 2018-2023</i> (hunaniaith, 2018)</p>	<p>The Gwynedd Council Plan 2018-23 sets as one of its well-being objectives the aims to ensure that all residents can live in a community where the Welsh language is a natural part of life. This Strategy builds on the work carried out on the Gwynedd Welsh Language Strategy 2014-18. It notes the opportunities available to promote and increase use of the Welsh language as a natural part of everyday life in the county. The Strategy will also offer ideas on how Gwynedd can contribute towards the Welsh Government Language Strategy: Cymraeg 2050, which sets the target of getting a million Welsh speakers in Wales by 2050.</p> <p>Five priority areas are identified in the plan, comprising:</p> <ol style="list-style-type: none"> 1. The language of the home; 2. The language of learning; 3. The language of work and services; 4. The language of the community; and 5. Research and technology – setting the right foundations. <p>The language strategy identifies six strategic areas which form the basis of the strategy, comprising:</p> <ul style="list-style-type: none"> • the family; • children and young people; • communities; • Welsh-language services; • the workplace; and • infrastructure. <p>The aim of the Plan is to set out the strategic direction for the promotion of the Welsh language across the whole of Gwynedd over the next five years. The Council’s desire for the long term is to see the percentage of Welsh speakers in the county raise once again above the 70% mark, but it acknowledges the various and numerous challenges that will be along the way to achieving that aim.</p>
<p><i>Gwynedd and Anglesey Wellbeing Plan</i> (IACC, 2018)</p>	<p>The plan focuses attention on the seven well-being goals and the five ways of working have been designed to support public bodies to meet the existing needs of their communities and</p>

Welsh Language Impact Assessment

	<p>ensure that the decisions of today do not harm future generations.</p> <p>Protecting and promoting the Welsh language forms part of the development plan. The Plan recognises the importance of the Welsh language in terms of the social make-up and cultural identity of the area. We must ensure that residents can and choose to live their lives through the medium of Welsh and that they can access community services and activities in Welsh. This is therefore a priority for future joint working.</p> <p>The objectives look to increase the use of the Welsh language and promote the use of Welsh as the preferred language of communication between public bodies across both counties.</p> <p>The Welsh language will be a golden thread running through the plan.</p>
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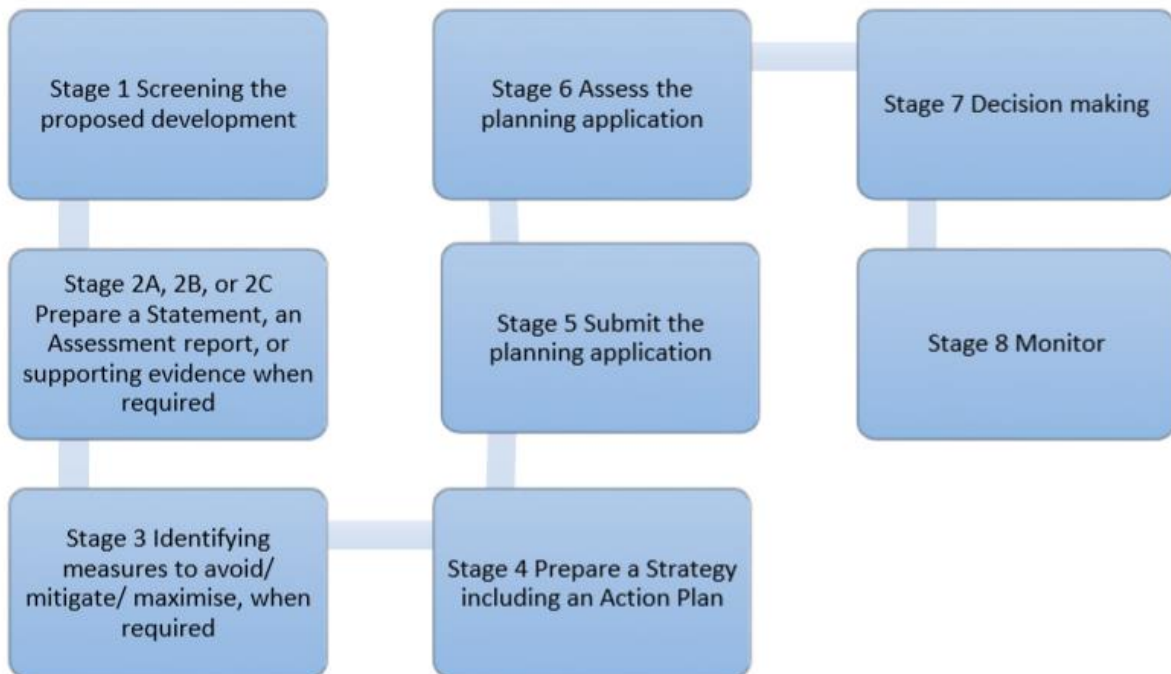
Table 2.6 Other relevant guidance

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

4. Methodology

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

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



- 4.3 Stage 1 to 4 would be expected to be undertaken by the applicant prior to the submission of the planning application. Details of how the proposal complies with Stages 1 to 4 are set out below and in this WLIA provided in section 5.

Stage 1: Screening the development

- 4.4 Appendix 5 of the adopted SPG provides a table to assist with screening the development for Welsh language purposes. Whilst Policy PS1 'The Welsh Language and Culture' does not require educational developments to be subject to Welsh Language Impact Assessments, GLIM are committed to beneficially contribute to the provision of bilingual 16-18 and Further Education courses in the Bangor area and have

Welsh Language Impact Assessment

therefore prepared a WLIA in any case, to assess the potential effects of the relocation on the Welsh language in the Bangor area.

- 4.5 It has been determined that a WLIA is not therefore required but has been prepared in any case to accompany the planning application and sections 5 of this document presents the WLIA.
- 4.6 On the basis of details set out above, the proposed development has been screened in accordance with guidance set out in the adopted SPG.

Stage 2: Preparing a WLS, WLIA or supporting evidence

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

Welsh Language Impact Assessment

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

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

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

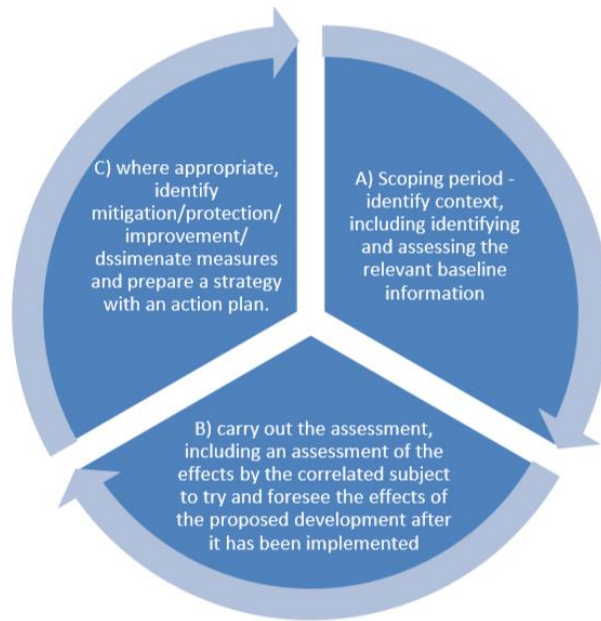
Stage 3: Identifying mitigation/enhancement measures and Stage 4: Preparing a strategy including an action plan

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

Stage 5: Submit the planning application

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

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



5. Welsh Language Impact Assessment

Scoping work

Area of influence

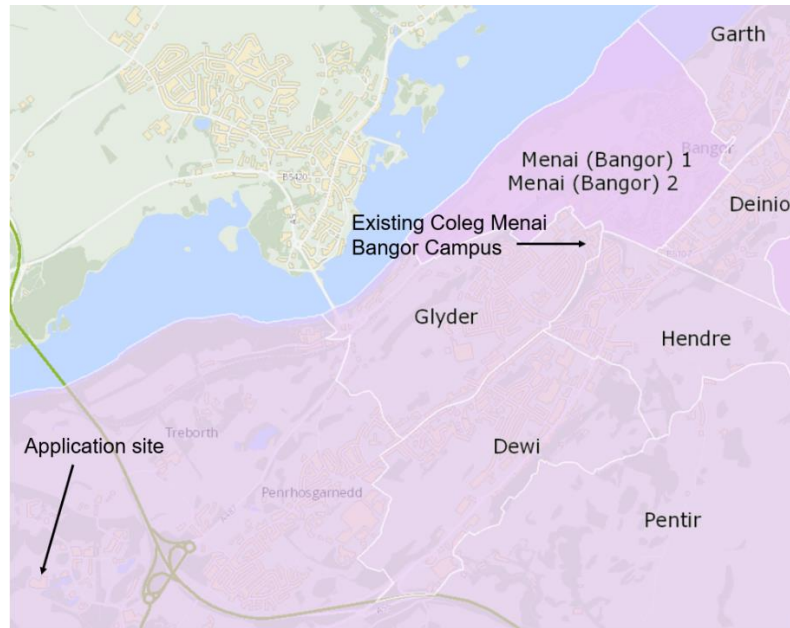
- 5.1 The methodology set out in the SPG requires the consideration of the local demographic of the area of where the site is located.
- 5.2 The SPG advises that an area of influence should be identified for the purpose of the assessment.
- 5.3 The potential effects of the development on economic factors is assessed against the plan area of Anglesey and Gwynedd.
- 5.4 The proposed development is located within the Pentir ward. As the proposal involves the relocation of the Coleg Menai Bangor Campus from its existing site at Ffriddoedd Road, which is located within the Glyder ward, which is one of wards in the city of Bangor. It is considered to be more appropriate to consider the effects of the proposed development on elements such as:
- language and mobility of population,
 - visual elements,
 - quality of life including community infrastructure

based on the ward level of Pentir and Glyder. Please see Figure 5.1 which identifies the ward boundaries.

- 5.5 The application does not relate to a residential development therefore it is not considered relevant to identify an area to assess potential effects on the housing market.

Welsh Language Impact Assessment

Figure 5.1 Map showing the ward boundaries and location of application site and existing Bangor Campus



Profile of the population

5.6 The application site lies within the ward of Pentir and the existing site is Bangor Campus is located in Glyder therefore the baseline data includes both wards. The baseline data provided below also includes data for Bangor, the county of Gwynedd and Wales for comparison purposes.

Population: 2011 and 2011

5.7 The following table shows the total population (aged 3 and over) of the wards of Dewi, Glyder, Pentir and Gwynedd as a whole for the years 2001 and 2011. The changes are shown as numbers and in percentages.

Table 5.1 Numbers, change in number and percentage change in population of Dewi, Glyder, Pentir and Gwynedd for 2001 and 2011

Area	2001	2011	Change Number	Change %
Dewi	1,535	1,849	+314	+20.5%
Glyder	1,793	1,777	-16	-0.9%
Pentir	2,403	2,450	+47	+2.0%
Gwynedd	112,800	117,789	+4,989	+4.4%

Welsh Language Impact Assessment

5.8 As can be seen from the table above, the total population of Dewi increased significantly over the 10-year period by 20.5%. This is in-line with the pattern of increase to the population of Gwynedd, although by a less significant amount.

5.9 Possible reasons for the surge in growth of Dewi ward is due to the economic growth of Bangor over the 10-year period, in a location close to Ysbyty Gwynedd and as a result of recent residential developments such as Llys Adda, attracting more residents into the area which is in easy commutable distance from the centre and to the A55 expressway as well as the provision of purpose built student accommodation at Ffriddoedd.

5.10 Glyder ward experienced a decrease in population, but at an insignificant 0.9% over the 10-year period.

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

5.11 Table 5.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Pentir, Glyder, Bangor, Gwynedd and Wales in 2001 and 2011.

Table 5.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Pentir, Glyder, Bangor, Gwynedd and Wales

Area	2001		2011		Change between 2001 and 2011	
	Number	%	Number	%	Number	% point
Pentir	1,443	62.3%	1,389	58.7%	-54	-3.6%
Glyder	964	55.3%	893	51.7%	-71	-3.6%
Bangor	6,263	45.7%	5,801	36.4%	-462	-9.3%
Gwynedd	77,846	69.0%	77,000	65.4%	-846	-3.6%
Wales	582,368	20.7%	562,016	19.0%	-20,352	-1.7%

5.12 The number and the percentage of the population who speak Welsh is highest in the Pentir ward, in comparison to Glyder. Both wards experienced as similar decline of 3.6% point in proportion of Welsh speakers and the number of Welsh speakers declined

Welsh Language Impact Assessment

by 71 in Glyder and 54 in Pentir. The decline in Welsh speakers for the wards of Glyder and Pentir is consistent with the decline experience within the whole of Gwynedd.

- 5.13 Bangor as a whole experienced a decline of 9.3% point of Welsh speakers between 2001 and 2011 and the proportion of the population of Bangor who spoke Welsh in 2011 at 36.4% was significantly lower than that for Gwynedd at 65.4%, and also the wards of Glyder and Pentir (ranging between 51.7% to 58.7%).
- 5.14 It is considered that the likely cause of this reduction is the result of demographic changes in the population which entails a reduction in the number of children, increase in the number of older people, migration of people and the difference in the skills of its population within the 10 years.
- 5.15 Glyder therefore reflects an area of Bangor which is stronger in terms of the Welsh language, although lower than Gwynedd as a whole and Pentir.

Welsh speakers by age: 2001 and 2011

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

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

Age group	Pentir 2001 (number)	Pentir 2001 (%)	Pentir 2011 (number)	Pentir 2011 (%)	Change (number)	Change % point
Age 3 to 4	42	60.0%	27	47.4%	-15	-12.6%
Age 5 to 9	114	76.0%	79	66.9%	-35	-9.1%
Age 10 to 14	118	84.3%	132	84.1%	+14	-0.2%
Age 15	24	88.9%	27	60.6%	+3	-28.3%
Age 16 to 19	68	78.2%	90	57.9%	+22	-20.3%
Age 20 to 24	76	62.3%	86	58.1%	+10	-4.2%
Age 25 to 39	309	55.1%	177	44.1%	-132	-11.0%
Age 40 to 49	200	65.8%	211	55.9%	+11	-9.9%
Age 50 to 59	190	57.4%	175	52.7%	-15	-4.7%

Welsh Language Impact Assessment

Age 60 to 64	76	67.9%	75	52.1%	-1	-15.8%
Age 65 to 74	130	63.1%	152	63.6%	-22	+0.5%
Age 75 and over	96	56.8%	158	64.2%	+62	+7.4%
All ages over 3	1,443	62.3%	1,389	58.7%	-54	-3.6%

5.18 In 2011, the highest proportion of Welsh speakers in Pentir were amongst the 5-9, 10-14, and 15 year olds, reflecting again the importance of Welsh medium education. The area as a whole experienced a decline in the proportion of Welsh speakers within all age groups.

Table 5.4 Total number, percentage and change in number of Welsh speakers from different age groups for Glyder ward

Age group	Glyder 2001 (number)	Glyder 2001 (%)	Glyder 2011 (number)	Glyder 2011 (%)	Change (number)	Change % point
Age 3 to 4	17	43.6%	18	48.6%	+1	-5.0%
Age 5 to 9	78	75.7%	70	75.3%	-8	-0.4%
Age 10 to 14	105	84.0%	79	75.2%	-26	-8.8%
Age 15	14	70.0%	20	87.0%	+6	+17.0%
Age 16 to 19	65	45.1%	66	61.7%	+1	+16.6%
Age 20 to 24	52	29.9%	65	29.4%	+13	-0.5%
Age 25 to 39	139	48.8%	120	53.3%	-19	+4.5%
Age 40 to 49	126	60.6%	125	50.0%	-1	-10.6%
Age 50 to 59	96	49.5%	102	51.8%	+6	+2.3%
Age 60 to 64	46	48.9%	98	44.9%	+52	-4.0%
Age 65 to 74	131	63.3%	81	51.6%	-50	-11.7%
Age 75 and over	95	63.8%	103	56.3%	+8	-7.5%
All ages over 3	964	55.3%	893	51.7%	-71	-3.6%

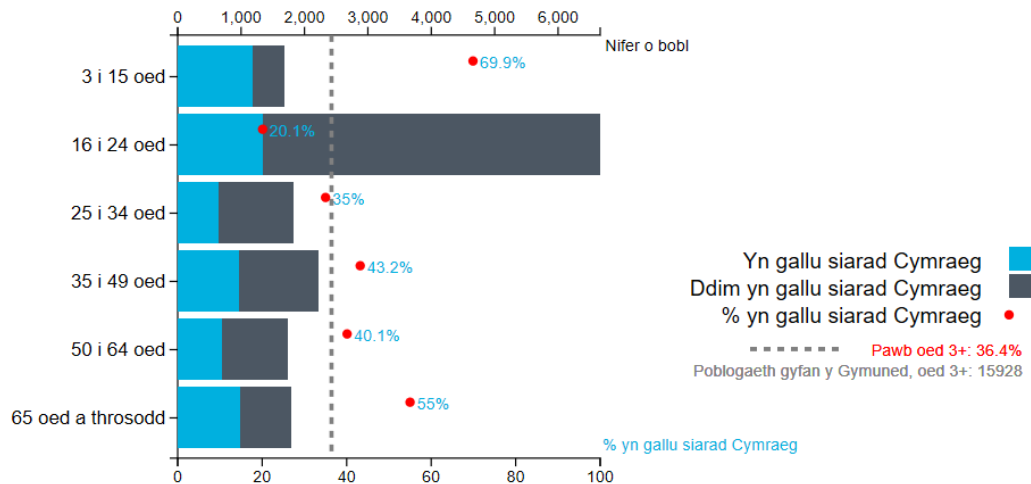
5.19 In regard to the Glyder ward, the highest proportion of Welsh speakers in 2011 were amongst the 5-9, 10-14, and 15 age groups, 75.3%, 75.2% and 87.0% respectively, which reinforces the important role of Welsh medium education.

5.20 This is reinforced by the increase in proportion of Welsh speakers amongst the age groups of 15 and 16-19 year olds.

Welsh Language Impact Assessment

5.21 Figure 5.2 demonstrates the number and % of the population of built up area of Bangor aged 3 and over who could speak Welsh in 2011 (this does not include Pentir ward).

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



Ffynhonnell: Cyfrifiad 2011, tabl LC2106.

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

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

5.23 Table 5.5 presents data for age of Welsh speakers across Gwynedd as a whole.

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

Age group	Gwynedd 2001 (number)	Gwynedd 2001 (%)	Gwynedd 2011 (number)	Gwynedd 2011 (%)	Change (number)	Change % point
Age 3 to 4	1997	70.9%	1997	73.0%	0	2.1
Age 5 to 15	14,468	91.8%	13,038	92.3%	-1,430	0.5
Age 16 to 19	4,492	75.8%	4,808	68.6%	316	-7.2

Welsh Language Impact Assessment

Age 20 to 24	4,605	60.1%	4,997	51.4%	392	-8.7
Age 25 to 39	15,247	71.2%	13,312	69.1%	-1,935	-2.1
Age 40 to 49	9,407	65.4%	10,528	65.5%	1,121	0.1
Age 50 to 59	9,500	59.4%	9,090	59.9%	-410	0.5
Age 60 to 64	4,029	60.4%	4,640	54.4%	611	-6
Age 65 to 74	7,334	62.8%	7,295	55.6%	-39	-7.2
Age 75 and over	6,767	64.3%	7,295	60.7%	528	-3.6
All ages over 3	77,846	69.0%	77,000	65.4%	-846	-3.6

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

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

Welsh language skills: 2001 and 2011

5.26 Table 5.6 provides a comparison of the number and proportion of the population age 3 and over in Dewi, Glyder, Pentir, Gwynedd and Wales with one or more skills in Welsh.

Table 5.6 Percentage of people (aged 3 and over) with one or more skills in Welsh for Pentir, Glyder, Gwynedd and Wales, 2001 and 2011

Area	2001 (Total & % of population 3+)	2011 (Total & % of population 3+)	Change Number	Change % point
Pentir	1,670 (72.1%)	1,701 (71.9%)	+31	-0.2%
Glyder	1,187 (68.1%)	1,145 (66.3%)	-42	-1.8%
Gwynedd	85,847 (76.1%)	86,612 (73.5%)	+765	-2.6
Wales	797,717 (28.4%)	787,854 (26.7%)	-9,863	-1.7%

Welsh Language Impact Assessment

- 5.27 Both wards experienced a decrease in proportion of population with one or more skills in Welsh between 2001 and 2011. The ward of Glyder also experienced a reduction to the number of people with one or more skills in Welsh; however, the number of people with one or more skills increased in Pentir.
- 5.28 Gwynedd as a county saw an increase in the number of people with one or more skills in Welsh (765), however, there was a reduction in % point of -2.6%. Wales experienced a decrease in the number and % point of the population with one or more skills in Welsh.

Local infrastructure profile

- 5.29 This section considers the local infrastructure profile in relation to the application site.
- 5.30 The application site lies within the western part of the Parc Menai business park which is strategically located adjacent to the junction of the A487 and junction 9 of the A55, approximately three miles west of Bangor city centre. Parc Menai is a Primary Employment Site as identified in the adopted Anglesey and Gwynedd JLDP and has the status as a Strategic Sub Regional Site (Secondary), being allocated for B1 use classes. Explanatory text 6.3.33 of the JLDP confirms that primary sites are the most sustainable sites in terms of the hierarchy and as located within or near Centres which have a range of community services and facilities as well as sustainable transport links.
- 5.31 Chapter 4 of the Transport Assessment sets out the site's accessibility by sustainable travel modes including accessibility on foot, cycling, by bus and rail. It demonstrates that the site is accessible to a range of facilities and destinations by walking, cycling and public transport in accordance with the national and local transport policies. This reflects the site's allocation of a primary employment site being is a sustainable and accessible location.
- 5.32 GLIM already have a performing arts, design and music technology teaching building at the Parc Menai site which serves 209 learners. GLIM also own the neighbouring building of Llwyn Brain which is intended to be used to accommodate business use associated with GLIM's 'Busnes@LlandrilloMenai' function and GLIM's Corporate Services Department. A Certificate of Lawful of Existing Use or Development confirmed that the proposed use of the building comprised of B1 office use and did not therefore require planning permission.
- 5.33 The application site and Parc Menai are located approximately three miles from the city centre of Bangor, which is identified as a Sub-regional Centre in the adopted JLDP.

Welsh Language Impact Assessment

The vision for the JLDP seeks for the city of Bangor will have retained and strengthened its role as a sub-regional centre. Its retail performance will have improved in order to support its role as a sub-regional shopping centre. It will be taking advantage of its accessibility via the North Wales railway line and the A55. The spatial strategy for the JLDP identifies that the sub-regional centres and urban service centres (which includes Bangor) provide the best range of services, employment opportunities and access to public transport.

- 5.34 Retaining links with Bangor is therefore an important aspect of the relocation of the Coleg Menai Bangor Campus. The proposal therefore also include the provision of a shuttle bus service operated by GLIM which would run between Parc Menai and Bangor railway station regularly throughout the day. At the Bangor city end of the route, the terminus will be moved from its existing location at the Ffriddoedd Road Campus to the railway station main bus stop. The shuttle bus would operate throughout the day, during mornings, around lunchtime and in evenings and would be co-ordinated with local train times to provide effective and reliable access to the Parc Menai site by bus from Bangor city centre. Bangor benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan.

Overall understanding of the Welsh language

- 5.35 The WLIA of the JLDP (2016) concludes that the overall picture of the Welsh language in Bangor is that it is not a viable language, with a very low rate of Welsh speakers living in the city (36.4%), below the theoretical 70% threshold for a language to be viable.
- 5.36 Bangor as a whole experienced a decline of 9.3% point of Welsh speakers between 2001 and 2011 and the proportion of the population of Bangor who spoke Welsh in 2011 at 36.4% was significantly lower than that for Gwynedd at 65.4%, and also the wards of Pentir and Glyder (ranging between 51.7% to 58.7%). Glyder where the existing Coleg Menai Bangor Campus is located therefore reflects an area of Bangor which is stronger in terms of the Welsh language, although lower than Gwynedd as a whole and the ward of Pentir where the application site is located.
- 5.37 Over the past decade, a decrease has been seen in the proportion of Welsh speakers in all wards within the city. It should be borne in mind that several wards within the city are popular with students, who occupy a mixture of purpose-built accommodation (private sector and the University), HMOs, and traditional housing. It is reasonable to

Welsh Language Impact Assessment

assume that a number of non-Welsh speaking households are students who stay in the city for about three years before being replaced by other students. This factor may distort the figure/ proportion of Welsh speakers in these wards.

- 5.38 Second homes are not a significant problem in Bangor and the possibility that new units will be used for this purpose is low. The WLIA of the JLDP notes that the percentage of newcomers in Bangor has increased in all wards between 1991 and 2001. It is likely that this is due to students moving into the area as well as households where adults are employed in the University and Ysbyty Gwynedd as well as other employers in the area. Evidence also suggests that some may also live in Bangor but work in businesses/industries towards the east. The above suggests that the area is very attractive to non-Welsh speaking households.

Policy background

- 5.39 The proposal relates to the change of use of a building from use class B1 (office) to D1 (non-residential institution) at Parc Menai accommodate the relocation of Grŵp Llandrillo-Menai's existing Bangor campus, which would provide a Centre of Excellence for digital and creative media. The principle of developing further and higher educational facilities is guided by planning policy ISA 3: Further and higher education development, of the JLDP.
- 5.40 The JLDP acknowledges that Grŵp Llandrillo-Menai (amongst others) have numerous and extensive educational facilities within the Plan area. They make a valuable contribution to the local economy by providing employment to local people, improving skills locally and through expenditure by students. The Council is committed to improving the standards and availability of further and higher education facilities in the Plan area. New developments and enhancements to existing facilities are considered necessary to support proposed growth.
- 5.41 Policy ISA 3 of the JLDP advises that such development will be granted subject to considerations of scale, location, design, amenity and transportation, all of which are considered in turn below.
- 5.42 Policy ISA 3 acknowledges that when considering location, a sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:
1. Firstly, on existing further or higher education sites; or

Welsh Language Impact Assessment

- 5.43 Secondly, on sites which have a close association with an existing campus.
- 5.44 The application is accompanied by a Sequential Assessment which confirms there are no sequentially preferable sites to the application site which would meet the applicant's requirement and be a viable option.
- 5.45 The application site is located at Parc Menai, which is safeguarded for employment use, relating to B1 use class under policy PS 13 and PCYF 1 of the JLDP. Parc Menai is identified as a primary safeguarded employment site. Within the Regional Employment Land Strategy, Parc Menai is recognised as a sub-regional strategic site.
- 5.46 The proposed development relates to the change of use of Tŷ Menai to D1 use class (non-residential institutions). In accordance with policy PCYF5 'Alternative uses of exiting employment sites', proposals to release land in use class B1, B2 or B8 for alternative uses, will only be granted in special circumstances provided that the proposal conforms to one or more of the criteria listed in the policy. The requirements of policy PCYF5 reflect national guidance provided in TAN 23.
- 5.47 A detailed assessment in relation to this is presented in the Design, Access and Planning Statement which confirms that the proposal complies with criteria 1, 2, 4 and 5 of policy PCYF 5, with supporting evidence presented by Legat Owen within an Employment Land Report and the Sequential Assessment. Policy PCYF 5 confirms that alternative uses on employment sites can be released if the proposal conforms with one or more of the criteria set out in the policy. We consider that this proposal exceeds the requirement of the policy and conforms with four of the six criteria. The principle of development is therefore acceptable.

Engagement

- 5.48 The adopted SPG provides Diagram 4 in order to explain the process of screening the proposed development. It emphasises the benefit of engaging and consulting with the planning service and other stakeholders during the pre-application stage in a manner that is proportionate to the scale and type of proposed development.
- 5.49 In this instance, the proposal relates to a site of over 1ha in site and is therefore a major application. Pre-Application Consultation will be undertaken prior to the submission of a planning application. Comments received during the Pre-Application Consultation and the applicants' response to those comments will be set out in the Pre-Application Consultation Report submitted as part with a full planning application. Pre-application

Welsh Language Impact Assessment

discussions with the Local Planning Authority have already been undertaken following the original application and formal pre-application discussions will be undertaken alongside the Pre-Application Consultation.

- 5.50 During the original application, extensive engagement was undertaken during the Pre-Application Consultation stage to include public consultation events.
- 5.51 The extent of engagement undertaken prior to the submission of a planning application is considered to be proportionate for the proposal.

Assessment of effect on Welsh language

5.52 The assessment of effect on the Welsh language is set out in table 5.6 as required by the adopted SPG.

Table 5.8 Assessment of effect on language and mobility of the population

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
How is the development going to ensure opportunities for people to stay in their community?	<p>The need for the relocation from Coleg Menai's Bangor Campus is due to the poor condition of the existing buildings at the Bangor Campus, meaning there is an urgency to progress with a solution by 2022. Remaining at the existing site is not a viable option and there are no other sequentially preferable sites which would enable GLIM to create a lifelong learning zone and Centre of Excellence for the creative industries to meet the future needs of learners and employers in north west Wales (see Sequential Assessment for a detailed assessment).</p> <p>The key overarching deliverable for GLIM is to have the correct training resources in place, at the right time, to act as the "key enabler" to arm the local workforce and local school-leavers with the vocational and technical skills that are required by employers, so that they can successfully compete for high quality and well-paid employment.</p>	1	4	4

Welsh Language Impact Assessment

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
	<p>This will help address the low-wage and seasonal “underemployed” nature of much of the available employment in the region, by increasing the sustainability of local communities, through enabling a proportion of the local population to access well-paid, long-term employment.</p> <p>The lack of high-quality employment opportunities has given rise to a well-documented long-term population decline, along with the loss of the most highly qualified and skilled, typically to posts elsewhere in the UK, but also overseas. The proposal offers the opportunity to train local people with the aim of enabling them to stay within their local communities. Given that Parc Menai is positioned alongside some of the region’s leading creative companies, it offers the potential for GLIM to enter into greater partnership working with the industry, which would be mutually beneficial for the companies as well as learners.</p> <p>The relocation of the campus from the existing site at Ffriddoedd Road to Tŷ Menai does not change the ability of learners to access the training facilities due to the</p>			

Welsh Language Impact Assessment

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
	transport measures which are already in place and form part of the proposed development.			
Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where would they come from? How many and what percentage are likely to be Welsh speakers?	The proposal in itself would not lead to a change to the mobility of the population. The Bangor Campus would relocate within the same local area to a sustainable and accessible site around three miles from its existing location. It would continue to serve learners within the North West Wales catchment area. The proposal is not expected to attract additional people to the community.	0	4	0
Is there a likelihood that local people will migrate from the community as a result of the development?	The development would provide opportunities for local learners to be trained and taught in an attractive and fit-for-purpose Centre of Excellence for the creative industries. The proposal is not expected to lead to out-migration from the local community.	0	4	0
Is the development likely to result in a change in the age structure of	The educational facilities predominantly serve learners between the ages of 16-18, however adult and community learning are also sources from the Bangor Campus,	0	4	0

Welsh Language Impact Assessment

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
<p>the community: more or fewer children, young people, middle-aged people, older people?</p>	<p>although these are taught out in the community and through evening classes. The relocation of the campus from Ffriddoedd Road to Tŷ Menai would not lead to a change in the age structure of the community, as no change to the mobility of the population is expected.</p> <p>In the long-term, providing training and learning opportunities to enable learners to be equipped for locally skilled jobs and remain in the local could reverse the trend of out-migration amongst young people from the North West Wales counties, which would be beneficial in terms of supporting mixed and balanced communities, where the Welsh language is a spoken community language.</p>			
<p>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?</p>	<p>Coleg Menai's Bangor Campus serves learners from North West Wales. These learners are already living in the area and are attending for learning and training purposes. As learners are local, they travel on a daily basis, meaning there would not be any change in mobility of the population. The relocation to a site which is sustainable and accessible, located around three miles from the existing campus would not change this. As there would be no change to the mobility of the population, the existing balance within the community between Welsh and non-Welsh speakers would remain the same.</p>	0	4	0

Welsh Language Impact Assessment

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
	<p>GLIM has a policy for promoting bilingualism and bilingual provision. The intention of this policy is to ensure that their provision reflects local communities; that linguistic continuity in students' studies is promoted as they transfer from secondary schools; and that students have the bilingual skills to live, and work, in communities that predominantly contain a high proportion of Welsh speakers. This enables students to follow most courses through the medium of Welsh and/or English as equal options. Students are also encouraged to complete at least some modules and assignments within their chosen course, through the medium of Welsh.</p> <p>GLIM offers assessment through the medium of Welsh where possible to students who elect to study through the medium of Welsh. GLIM plays a key part in the delivery of Welsh Language courses for learners (Welsh for Adults) in North Wales. Sgiliaith, a unit within GLIM, delivers Welsh medium e-teaching to learners in schools across Wales.</p> <p>GLIM recognise the importance of providing a fully bilingual service to learners and the public. In particular, GLIM recognises the importance of bringing about ambitious</p>			

Welsh Language Impact Assessment

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
	<p>developments which will foster an environment that will promote the use and growth of the Welsh language amongst its learners, staff and key stakeholders.</p> <p>53% of the learners enrolled on courses which would be offered at the relocated campus at Tŷ Menai, Parc Menai are fluent Welsh speakers and 41% of the learners based at the Art and Design building at Parc Menai are fluent Welsh speakers. Of the courses that would be offered at Tŷ Menai, 72% would be offered fully bilingually and 95% of the courses offer some bilingual learning.</p> <p>The courses and training offered by GLIM therefore provide opportunities for those learners who may wish to learn all or some of their courses through the medium of Welsh are able to do so and are encouraged and supported.</p> <p>As learners are all local to the catchment area of Anglesey and Gwynedd, the relocation of the Bangor Campus from Ffriddoedd Road to Tŷ Menai would not alter the balance of Welsh and non-Welsh speakers directly in Bangor, as all learners are from the wider area.</p>			

Welsh Language Impact Assessment

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
Is the change likely to be permanent or temporary?	Any change that would be experienced would be permanent.	N/A	N/A	N/A
<p>Effect of the proposed development on language and mobility of population over 20 years</p> <p>The proposal itself is not expected to lead to change in the mobility of the population, therefore affect age structure and balance between Welsh and non-Welsh speakers within the community. Coleg Menai’s Bangor Campus serves learners from the Anglesey and Gwynedd catchment and the relocation from Ffriddoedd Road to Tŷ Menai, Parc Menai, a location which is around three miles from the existing site, is not expected to lead to population changes.</p> <p>In the long-term, providing training and learning opportunities to enable learners to be equipped for locally skilled jobs and remain in the local could reverse the trend of out-migration amongst young people from the North West Wales counties, which would be beneficial in terms of supporting mixed and balanced communities, where the Welsh language is a spoken community language.</p> <p>As the effect of the development would not be expected to change the projected speakers in the Bangor area, the proposal would have a neutral effect on the Welsh language.</p>				

Welsh Language Impact Assessment

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

VISUAL ELEMENTS	Consideration of potential effects	Score		
Explain with evidence, how the development will affect the language visibility in the area, in term of promoting the unique culture of the area.		Effect	Likelihood	Composite score
Will the development increase the visibility of the language?	The proposed development involves the relocation of Coleg Menai’s existing Bangor Campus. GLIM are committed to providing a Welsh name for the relocated campus and therefore has the potential to contribute towards maintaining and increasing the visibility of the Welsh language in the area.	0	4	0
Corporate image and branding - signs and advertisements on the site that are within the planning remit, e.g. advertising/marketing sign for a new housing site, signs and advertisements to customers in public places on employment sites.	<p>Any advertising/branding signage within the public domain in relation to this proposed development would be bi-lingual.</p> <p>GLIM has an adopted Welsh Language Policy dated March 2018. It sets out the GLIM in the conduct of their business, treat Welsh and English equally. The Welsh Language Policy also sets out how GLIM will deal with their service delivery bilingually, to include details of their branding, public identity and advertisements.</p> <p>The commitments presented in the Welsh Language Policy include:</p> <ul style="list-style-type: none"> • all corporate materials to be published bilingually. GLIM present a fully bilingual corporate identity, headed paper, business cards, identity badges, website and other corporate materials and goods. • all corporate materials, goods and signage, the format, size, quality, clarity and 	0	4	0

Welsh Language Impact Assessment

	<p>prominence of the Welsh and English languages will be the same.</p> <ul style="list-style-type: none"> • publicity material will normally be issued bilingually, in a way that treats the two languages on a basis of equality. • All exhibitions mounted by GLIM will treat the two languages on a basis of equality. GLIM will encourage other exhibitors using GLIM premises, stands, displays etc to use both languages in their exhibits, demonstrations and displays. • Public notices will appear with Welsh and English versions shown together in accordance with the Standards and be equal in terms of format, size, quality, legibility and prominence. • Media notices and media releases will be released bilingually in a way that treats the two languages on a basis of equality. <p>There is firm commitment that all external facing branding, corporate image and advertisement will be bilingual.</p>			
<p>Site name or development –will it retain an old Welsh name or will any new names be derived from historic, geographical or local ties to the area, if practical.</p>	<p>The application is located at Parc Menai, which has regard to historical, geographical or local ties to the area. There is commitment from the applicant that the name of the campus will be a Welsh name, taking account of the historic, geographical or local ties to the area.</p>	0	4	0
<p>Effect of the proposed development on visual elements over 20 years</p> <p>The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in Parc Menai which would have an overall beneficial effect on the Welsh language in terms of promoting Welsh culture and place names. However, this isn't expected to lead to a direct change to the proportion of Welsh speakers and therefore an overall neutral effect on the proportion and number of Welsh speakers is identified.</p>				

Welsh Language Impact Assessment

Table 5.10 Assessment of effect on quality of life including community infrastructure

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
<p>To what extent does the development affect public amenity/the environment in the area? Will the area be more/less desirable to live in?</p>	<p>Parc Menai is a safeguarded employment site and there are no residential properties in proximity to the site. The change of use of Tŷ Menai from a B1 office to a D1 non-residential institution is not expected to alter the desirability of the wider area in terms of residential properties.</p> <p>The proposal mainly relates to the change of use of Tŷ Menai as an existing building with limited external works proposed, those being the provision of a bus loop and drop off area, pedestrian links and improvements to the existing bus stop. Environmental affects are therefore limited to access and parking.</p> <p>Access to the site is available via Ffordd Penlan, which solely provides access to the application site and the neighbouring building of Llwyn Brain which is owned by GLIM and does not serve any other units at the Parc Menai site. Ffordd Penlan gains direct access from Ffordd y Parc, which is the main road serving the business park. As a result, the proposed change of use of the building would be self-contained and would not directly impact other units at Parc Menai.</p>	0	3	0

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
	<p>The Council has previously raised concern regarding the parking on local residential streets as a result of displacement from the existing Coleg Menai Bangor Campus site at Ffriddoedd Road. The concern was that if the demand is higher, a similar situation at Parc Menai may lead to displacement either onto adjacent plots or onto the adjacent estate road.</p> <p>Unlike the residential streets, where displaced on-street parking creates issues for the local residents with their parking spaces being occupied and driveways possibly blocked, the adjacent Ffordd y Parc is a business park access road. Any unlikely displacement of car parking would have either no impact or serve as a natural traffic calming measure. In any case, sufficient parking is available at the site to serve the proposed development.</p> <p>Parc Menai is positioned alongside some of the region's leading creative companies, which enables greater partnership working with industry. Planning Policy Wales (edition 10) advises that economic clustering typically occurs when businesses from the same or similar industry, or with a common interest, choose to locate in close proximity for</p>			

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
	<p>mutual benefit. Businesses can benefit from shared facilities, infrastructure, local pools of skilled and qualified labour, common supply chains and links to higher education.</p> <p>The proposal seeks to establish a Centre of Excellence for Creative and Digital Media at Parc Menai which is positioned alongside some of the region's leading creative companies, which enables greater partnership working with industry. This would be considered to be attractive to both GLIM and their learners, as well as the region's leading creative companies.</p> <p>Learners that would attend Tŷ Menai would mainly be between 16 and 18 years old and would attend the site for learning purposes between 09:15 and 16:15. At present and following the proposed relocation to Parc Menai, learners spend the majority of their time within lessons and food and beverage facilities along with library facilities are provided within the campus/Tŷ Menai building. Learners are therefore expected to travel to site for their studies, spend the majority of their time in lessons and leave at the end of the day by use of buses. Learners are therefore unlikely to be affect the image and attractiveness of Parc Menai to other businesses located at the business park.</p>			

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
	<p>GLIM also intend to run shuttle buses running between the Tŷ Menai site and Bangor railway and bus station, which would be timed around train and bus departures/arrivals. This would present a sustainable way of travelling for learners between the site and Bangor city centre as and when required/when they are not learning.</p> <p>GLIM's existing Arts and Design courses are run from an existing building at Parc Menai for over 200 learners. The existing provision of a D1 college use at the site has not been considered unacceptable in terms of the attractiveness and the operation of the business park to date.</p> <p>At present, the future use of the Coleg Menai Bangor Campus at Ffriddoedd Road is unknown, however given the site's location within the development boundary within a predominantly residential area, there is potential for the site to be redeveloped for residential or extra car development in principle. Such uses are considered to be suitable given the proximity of residential development nearby, including the allocation of land for housing.</p>			

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
How adequate is the availability of childcare and pre-school places in the locality?	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site along Ffriddoedd Road in Bangor to Tŷ Menai, Parc Menai. As GLIM provide post 16 education and training, the relocation of the existing campus to Parc Menai is not expected to affect the availability of childcare and pre-school places in the locality.	0	0	0
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?	The proposal would not lead to a change in demand for school places in the local area and would not therefore be affected by the proposed development.	0	0	0
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	GLIM is a Further Education covering the catchment of Anglesey, Gwynedd, Conwy and Denbighshire and serves a population of around 400,000 people. The proposal of relocating the existing Coleg Menai Bangor Campus from Ffriddoedd Road to Tŷ Menai at Parc in itself is not expected to lead to changes between the balance of Welsh and non-Welsh speakers in schools.	0	4	0

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
<p>needed in the immersion unit?</p> <p>Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned Welsh as a second language can use and improve their Welsh and become part of the Welsh community?</p>	<p>GLIM has a policy for promoting bilingualism and bilingual provision. The intention of this policy is to ensure that their provision reflects local communities; that linguistic continuity in students' studies is promoted as they transfer from secondary schools; and that students have the bilingual skills to live, and work, in communities that predominantly contain a high proportion of Welsh speakers. This enables students to follow most courses through the medium of Welsh and/or English as equal options. Students are also encouraged to complete at least some modules and assignments within their chosen course, through the medium of Welsh.</p> <p>GLIM offers assessment through the medium of Welsh where possible to students who elect to study through the medium of Welsh. GLIM plays a key part in the delivery of Welsh Language courses for learners (Welsh for Adults) in North Wales. Sgiliaith, a unit within GLIM, delivers Welsh medium e-teaching to learners in schools across Wales.</p> <p>GLIM recognise the importance of providing a fully bilingual service to learners and the public. In particular, GLIM recognises the importance of bringing about ambitious</p>			

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
	<p>developments which will foster an environment that will promote the use and growth of the Welsh language amongst its learners, staff and key stakeholders.</p> <p>53% of the learners enrolled on courses which would be offered at the relocated campus at Tŷ Menai, Parc Menai are fluent Welsh speakers and 41% of the learners based at the Art and Design building at Parc Menai are fluent Welsh speakers. Of the courses that would be offered at Tŷ Menai, 72% would be offered fully bilingually and 95% of the courses offer some bilingual learning.</p> <p>The courses and training offered by GLIM therefore provide opportunities for those learners who may wish to learn all or some of their courses through the medium of Welsh are able to do so and are encouraged and supported.</p>			
Would the development increase the demand on local facilities and services?	The proposal would see the existing Coleg Menai Bangor Campus be relocated from the existing site off Ffriddoedd Road to Tŷ Menai, Parc Menai. Learners that would attend Tŷ Menai would mainly be between 16 and 18 years old and would attend the site for learning purposes between 09:15 and 16:15. At present and following the	0	2	0

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
	<p>proposed relocation to Parc Menai, learners spend the majority of their time within lessons. Food and beverage facilities along with library facilities are provided within the campus/Tŷ Menai building, therefore there is no need for learners to leave the site for any reason other than travel.</p> <p>At present, GLIM runs seven dedicated contract buses to haul learners to the existing Coleg Menai Bangor Campus: (1) A5025 Llanfachraeth-Cemaes-Amlwch- Benllech; (2) Holyhead, Rhosneigr, Bodedern & A5 Villages; (3) Llangefni Aberffraw & South Western Villages; (4) Llanddona, Llangoed, Beaumaris, Llandegfan & Menai Bridge; (5) Llanystumdwy, Criccieth, Porthmadog, A487 Villages & Caernarfon; (6) Pwllheli, A499 Villages, Llanwnda, Bontnewydd; (7) Bethesda, Rachub, Tregarth, Llandegai.</p> <p>These services would be maintained and would additionally serve the Tŷ Menai site. As such, those students who currently use these services are more than likely to continue to use them as the routes are being maintained.</p> <p>In addition to these college bus services, a shuttle bus service also operated by GLIM would run between the proposed Parc Menai site and Bangor railway station regularly</p>			

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
	<p>throughout the day. At the Bangor city end of the route, the terminus will be moved from its existing location off Ffriddoedd Road to the railway station main bus stop. The shuttle bus would operate throughout the day, during mornings, around lunchtime and in evenings and would be co-ordinated with local train times to provide effective and reliable access to the Parc Menai site by bus from Bangor city centre.</p> <p>The proposal is not therefore expected to lead to noticeable effects in terms of demand for local facilities and services.</p>			
The extent to which the development will have a positive or negative impact on existing facilities or services?	As above.	0	4	0
How will the development maintain or create new opportunities to promote the Welsh language in local facilities	The proposal would see Coleg Menai's Bangor Campus being relocated from Ffriddoedd Road to Tŷ Menai at Parc Menai. Adult and community learning classes which are currently run at village halls and community facilities will continue to do so following the proposed relocation of the Bangor Campus to Tŷ Menai. The opportunities	0	4	0

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
and services such as halls, shops, and so on?	to learn through the medium of Welsh will continue to be available to adults and learners within the community who do not attend the Bangor Campus for their lessons.			
Does the development have the potential to have a positive or negative impact on the activities of different groups that are active in the community which were identified in the profiling work, e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change?	No changes to the population are expected as a result of the relocation of the Coleg Menai Bangor Campus and therefore no effect on community groups is expected. The Bangor Campus is not used in any way by community groups and therefore its relocation would not affect the ability of such groups to meet.	0	4	0
How could the Welsh community and its institutions integrate the development?	GLIM is an established Further Education provider in the North West Wales area and is already an integrated part of the local community and the wider area of Anglesey and Gwynedd.	0	4	0

Welsh Language Impact Assessment

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
<p>Effect on quality of life including community infrastructure over 20 years</p> <p>Based on the considerations presented above, the proposed development would be expected to have a minimal effect on quality of life including community infrastructure over 20 years. The proposal is not expected to affect the desirability of living in the area as no residential properties would be affected. Environmental effects are expected to be limited to traffic and parking however sufficient parking spaces are available on site and Tŷ Menai is located in a highly sustainable and accessible location.</p> <p>As the proposal involves the relocation of the Coleg Menai Bangor Campus from Ffriddoedd Road to Parc Menai, no effects are expected on schools and the demand for local facilities and services would be minimal due to the self-contained nature of the college and the facilities available within the Tŷ Menai building. The proposal is not expected to lead to a change to the projected number of Welsh speakers as a result of effects on the quality of life including community infrastructure.</p>				

Welsh Language Impact Assessment

Table 5.11 Assessment of effect on the housing market

THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
Expected market price for the houses and how this compares with the household income locally	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0
Would the development be likely to have a positive or negative impact on the average house price in the area affected?	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0
Affordable housing contribution and how this compares with policy requirements.	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0
Expected or proposed development rate of	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0

Welsh Language Impact Assessment

THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
development. Would it happen slowly?				
Housing mix and how it compares with policy requirements, county or local surveys, or other sources of information.	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0
Housing numbers and how this compares with the demand for housing and the supply of housing set out in the Plan and granted consent since the Plan's adoption.	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0
Increased potential impact the development could have, taking into account any other relevant	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0

Welsh Language Impact Assessment

THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
recent developments in the local area				
Would the development increase the demand for private rented housing, which would mean less stock available to local households?	The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, this question is not considered to be relevant.	0	4	0
Effect of the proposed development on the housing market over 20 years				
The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, no effect on the housing market is expected.				

Welsh Language Impact Assessment

Table 5.12 Assessment of effect on economic factors

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
How does the development contribute to existing employment opportunities in the area.	The proposal is for the relocation of the existing Coleg Menai Bangor Campus from Ffriddoedd Road to Parc Menai, and whilst the proposal would continue to offer employment opportunities at the Campus, these would be existing jobs being relocated from one campus to Tŷ Menai rather than the creation of new jobs.	0	4	0
Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?	Employment opportunities would be offered during the construction phase and some maintenance work post-completion and these would be expected to be met locally by local construction firms.	0	4	0
Number of full and/or part time jobs.	A total of 41 staff would be relocated from the existing Coleg Menai Bangor Campus to Tŷ Menai. These are existing staff being relocated rather than the creation of new jobs.	0	4	0
Skills which are necessary for the business or organisation and how that compares with the labour skills of local people (within the travel to work area).	Of the usual residents aged 16 and over in employment in Gwynedd, 9.6% work within the construction industry. Given that 74.1% of the population on Gwynedd who work in the construction industry are Welsh speakers, it is considered that the construction of the proposed development would provide opportunities for local businesses who work in the construction sector to benefit. This would beneficially support the local economy in terms of local expenditure and in turn, contributing towards a sustainable local community where the Welsh language is strong.	0	4	0

Welsh Language Impact Assessment

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
Salaries that will be offered and how that compares with average wages in the area.	The proposal is for the relocation of an existing educational facility and whilst it would offer employment opportunities during construction, the scale and type of development would enable those opportunities to be met locally. The scale and type of development would not be expected to lead to a change in local salaries for those in the local construction sector.	0	4	0
Labour skills of local people (within the travel to work area) and the likelihood according to the above assessment that the jobs will be filled from among the local population.	The proposal is for the relocation of an existing educational facility and whilst the proposal would offer employment opportunities during the construction phase, this key issue is considered to be more relevant to commercial and employment developments. It is considered that the required skills to the construction work are available locally. Existing employees at Coleg Menai's Bangor Campus would be relocated to Tŷ Menai.	0	4	0
Is it likely that you will need to search outside the local area for employees, e.g. to obtain specialist skills.		0	4	0

Welsh Language Impact Assessment

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
<p>Will a front-line service be provided to the public?</p>	<p>A core aim articulated in the business case made for the formation of Grŵp Llandrillo-Menai in 2012, was the establishment of a Further Education College with sufficient critical mass and sufficient resources, that it would be able to play an effective proactive role, in the future development of the economy of North-West Wales.</p> <p>GLIM's aspiration for this proposal is to create a lifelong learning zone and centre of excellence for the creative industries on Parc Menai to meet the future needs of learners and employers in north west Wales. Creating an attractive and fit-for-purpose campus at Tŷ Menai would require investment in the region of £11M.</p> <p>The key objective is to ensure that industry partners are able to source as much as possible of the skills which they will require, locally. Accordingly, Grŵp Llandrillo-Menai, must seek to plan and organise the appropriate provision of training and skills, aligned and timed to meet the needs of these businesses.</p> <p>The key overarching deliverable is therefore for GLIM to have the correct training resources in place, at the right time, to act as the "key enabler" to arm the local workforce and local school-leavers with the vocational and technical skills that are required by employers, so that they can successfully compete for high quality and well-paid employment.</p>	1	4	4

Welsh Language Impact Assessment

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
	<p>The proposal offers the opportunity to train local people with the aim of enabling them to stay within their local communities. A key front-line service will therefore continue to be provided to the public.</p> <p>GLIM's Welsh Language Policy recognises the importance of providing a fully bilingual service to learners and the public. In particular, GLIM recognises the importance of brining about ambitious developments which foster an environment that will promote the use and growth of the Welsh language amongst its learners, staff and key stakeholders.</p> <p>All advertising and publicity activities in relation to the development would include the following objectives:</p> <ul style="list-style-type: none"> • produce all publicity materials in Welsh and in English in a way that treats both languages on an equal basis; • media notices, releases, public notices and advertising will be bilingual in a way that treats both languages on an equal basis; and • advertise on posters and information boards in Welsh and in English. 			
Which language skills are essential and desirable for the	The proposal is for the relocation of an existing educational facility and will not therefore create direct jobs. The proposal would however provide employment opportunities to	0	4	0

Welsh Language Impact Assessment

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory)	the existing construction sector. As the construction labour is expected to be met locally, the local construction labour would be expected to include some Welsh speakers and would be aware of the integral role of the Welsh language in the local community.			
Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs	As the construction labour is expected to be met locally and the proposal involves the relocation of existing jobs, the local construction labour would be expected to include some Welsh speakers and would be aware of the integral role of the Welsh language in the local community. Existing GLIM employees are aware of GLIM's Welsh Language Policy and work in an internal environment that promotes the use and growth of the Welsh language amongst learners, staff and key stakeholders.	0	4	0
Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	The proposal is for the relocation of an existing educational facility and given the scale of construction work, there is no indication that there is insufficient capacity in the construction labour market to undertake this work, along with other similar developments in Gwynedd and Anglesey.	0	4	0
Is the development likely to have a positive impact on current local	The project would bring together all of the existing Bangor-based Coleg Menai departments and administrative functions. It would also consolidate the Grŵp's creative	1	3	3

Welsh Language Impact Assessment

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
<p>businesses, e.g. by offering business opportunities to supply the requirements of the new business for goods?</p>	<p>industries provision, to create a Centre of Excellence for Creative and Digital Media with courses ranging from art and music technology, to games design and TV production all available on the same site.</p> <p>Given that Parc Menai is positioned alongside some of the region's leading creative companies, it offers the potential for GLIM to enter into greater partnership working with the industry, which would be mutually beneficial.</p> <p>Construction and maintenance skills will be required during and after the development. The appropriate skills are to be found in the local area (Anglesey and Gwynedd etc); and a high percentage of local companies are able to communicate through the medium of Welsh. The development would therefore provide opportunities for local business suppliers, including the construction industry.</p>			
<p>Effect of the proposed development on employment over 20 years</p> <p>As the proposal relates to the relocation of Coleg Menai's Bangor Campus from Ffriddoedd Road to Tŷ Menai, the proposal itself would not create new employment opportunities within GLIM as existing jobs would be relocated. However it provides the opportunity to beneficially contribute towards local employment for the local construction industry, where around 74% of those working in the construction sector in Gwynedd are Welsh speakers. The employment opportunities offered as part</p>				

Welsh Language Impact Assessment

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
<p>of the development are beneficial for local people including Welsh speakers, however they're scale are not expected to lead to a change in the number of Welsh speakers.</p> <p>The main economic benefits offered by the proposal are the investment of £11M in creating and attractive, fit-for-purpose campus and Centre of Excellence for the creative industries in a location which is positioned alongside some of the region's leading creative companies, offering potential for GLIM to enter into greater partnership working with the industry, which would be mutually beneficial. The future economic benefits of providing first class training resources to arm the local workforce and school-leavers with the vocational and technical skills that are required by employers, is in the form of providing local learners with the best possible chance so that they can successfully compete for high quality and well-paid employment.</p> <p>Whilst GLIM already offer training at their existing Bangor Campus, there is an urgent need to progress with a solution given the poor condition of the existing facilities. Doing nothing is simply not an option that would continue to offer learners with the teaching and training that they deserve. Progressing with a proposal that would provide an attractive, fit-for-purpose Centre of Excellence for the creative industries offers the potential to have a small beneficial effect on the economy in the long term.</p>				

Summary of findings and conclusions

- 5.53 It can be seen from table 5.8 to 5.12 that the proposal would result in a very low risk to the Welsh language within the wider Bangor area, and that the development would have an overall neutral effect upon the Welsh language of the area.
- 5.54 By virtue of the nature of the proposed development, it is not anticipated that the proposal would result in changes to the composition of the population and therefore no affect upon the Welsh language characteristics of the area is expected. The proposal would beneficially contribute towards the visual elements of the Welsh language in Parc Menai which would have an overall beneficial effect on the Welsh language in terms of promoting Welsh culture and place names. Minimal effect on quality of life including community infrastructure is expected with no effects on the housing market.
- 5.55 The main economic benefits offered by the proposal are the investment of £11M in creating an attractive, fit-for-purpose campus and Centre of Excellence for the creative industries in a location which is positioned alongside some of the region's leading creative companies. The future economic benefits of providing first class training resources to arm the local workforce and school-leavers with the vocational and technical skills that are required by employers, is in the form of providing local learners with the best possible chance so that they can successfully compete for high quality and well-paid employment, enabling local people to remain in their local community.

6. Sustainability assessment

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

Table 6.1 Sustainability Assessment

Sustainability Assessment Objectives	Assessment	Summary
<p>1. Maintain and enhance biodiversity benefits and connectivity (SEA topics: biodiversity, fauna, flora, soil)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species • Protect and enhance wildlife habitats on land and at sea (including the significant woodland asset found in the plan area), and wider biodiversity in rural and urban areas • Maintain and improve the provision of green infrastructure • Protect and enhance the designated geological sites and the wider diversity ground • Maintain and enhance the role of ecological connectivity 	<p>+</p>	<p>The proposal relates to the change of use of an existing building with limited external works proposed which relate to the provision of a bus loop and drop-off area, pedestrian links and an improved bus stop. The proposal would not affect biodiversity.</p>

Welsh Language Impact Assessment

<p>2. Promoting viability, cohesion, and community health and wellbeing (SEA topics: human health, population). Will the proposed development...</p> <ul style="list-style-type: none"> • Meet the needs of an ageing population • Reduce the number of work-age people who are out-migrating, in order to support communities that are balanced in terms of age of the population • Improve the provision and access to facilities and services to disadvantaged communities and rural areas. • Promote community interaction and social inclusion • Get rid of barriers and create opportunities for people to lead healthier lives, e.g. promoting exercise (walking, cycling) • Reduce health inequalities between areas and social groups 	+	Please see table 5.8 of this WLIA.
<p>3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage) Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the opportunities to promote and develop the Welsh language. 	+	Please see section 5 of this WLIA.
<p>4. Preserve, promote and enhance cultural resources and historic heritage assets (SEA topic: cultural heritage) Will the proposed development...</p>	+	The Faenol Historic Park and Garden lies adjacent to the site towards the west. There are numerous listed buildings located at the Faenol Estate to the south-west of the site. The site also lies within the Dinorwig Landscape of Outstanding Historic Interest.

Welsh Language Impact Assessment

<ul style="list-style-type: none"> • Ensure that local, historic and archaeological and cultural assets (including protection from new developments) are protected, and are maximized for the benefit of residents and visitors • Promote access to the historic environment for education and tourism purposes/economic development 		<p>The proposal entails the change of use of an existing building with limited external works except the creation of an access road to form a circular coach/bus drop-off/pick-up. The extent of the external works to the north of the existing building, which integrate into the existing site, are not expected to adversely affect historic assets in the site's vicinity at Faenol Estate.</p>
<p>5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities (SEA topic: Population)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Promote and facilitate investment to local businesses across a variety of economic sectors • Improve and maximise employment opportunities, including in rural areas • Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure • Provide access to opportunities for training, education and skills development for all sectors in the community • Treat the Welsh language less favourably than the English language in providing services to the public • Create opportunities for workers to use the Welsh language in the workplace 	+	<p>Please see table 5.12 of the WLIA for a more detailed assessment.</p>

Welsh Language Impact Assessment

<p>6. Provide good quality housing, including affordable housing that meets local need (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve the quality and availability of existing housing stock for deprived communities • Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas • Introduce adapted housing that addresses the individual needs of the communities 	<p>+</p>	<p>The proposal relates to the relocation of Coleg Menai's Bangor Campus from its existing site on Ffriddoedd Road to Tŷ Menai at Parc Menai. As the proposal is not for a residential development, no effect on the housing market is expected.</p>
<p>7. Appreciate, conserve and enhance the rural landscapes and townscapes of the plan area (SEA topic: landscape)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the special features of the landscape in the plan area, including Areas of Outstanding Natural Beauty, the coastal/ marine landscape and townscape • Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment • Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area 	<p>+</p>	<p>The proposal relates to the change of use of an existing building with limited external works proposed which relate to the provision of a bus loop and drop-off area, pedestrian links and an improved bus stop. The proposal would not affect the rural landscape.</p>

Welsh Language Impact Assessment

<p>8. Support and enhance good transport links to support the community and the economy (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres • Reduce the need for private car travel, by improving the public transport infrastructure • Prioritise accessibility by having sustainable transport options for new developments 	<p>+</p>	<p>The accessibility of the site is assessed in section 5 of this Report under the 'Local Infrastructure Profile'. Whilst the proposal itself won't improve or enhance transport links, the site is accessible to a range of facilities and destinations by walking, cycling and public transport in accordance with the national and local transport policies. This reflects the site's allocation of a primary employment site being is a sustainable and accessible location. The provision of transport links by GLIM as part of the proposal would ensure that existing learners can continue to access by sustainable means of transport.</p>
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7. Mitigation and enhancement measures

7.1 An assessment of the effects of the proposed development on Welsh language and the community is presented in sections 5-6 which has identified an overall neutral effect. No mitigation measures which are considered to be necessarily to make the overall development acceptable in terms of its effects on the Welsh language. However in order to enhance beneficial effects, the following enhancement measures are proposed to maximise the benefits for the Welsh language and culture:

- Commitment to supporting the local supply chain where possible during construction through early and proactive engagement with the potential supply chain in order to maximise benefits for businesses in Gwynedd and North Wales.
- Commitment to source construction labour locally, where possible; and
- External and internal signage for the proposed development to be bilingual (Welsh and English) as per GLIM Welsh Language Policy (March 2018).

8. Conclusion

- 8.1 It is concluded that the proposed development would have an overall neutral effect on the Welsh language and the community of Bangor and the surrounding areas.
- 8.2 The proposed development can therefore support, safeguard and further promote the use and development of the Welsh language.

Appendix A

SIONED ELIN EDWARDS

AREA OF SPECIALISM

Eight years experience in planning working as a private planning consultant.

- Community and Linguistic Impact Assessment for proposals in Wales;
- Planning appeals;
- Housing and mixed use developments;
- Tourism and leisure development;
- Consultation and project management;
- Planning & Development Appraisals;
- Section 106 Negotiation.

PROFESSIONAL ORGANISATIONS

- Chartered Member of the Royal Town Planning Institute (RTPI)

QUALIFICATIONS

- BA (Hons) Geography
- MSc (Dist) Planning, Practice and Research

RELEVANT WORK EXPERIENCE

- Working alongside Director of Cadnant Planning, Rhys Davies, Sioned has acted as lead author for the Wylfa Newydd Welsh Language Impact Assessment since 2011, leading on stakeholder and Steering Group discussions relating to Welsh language and culture. Sioned has worked closely with Arad Research on the development of the Welsh Language and Culture Mitigation and Enhancement Strategy (WLCMES).
- Expert witness for Welsh Language and Culture in relation to Wylfa Newydd development at DCO Hearings on behalf of Horizon Nuclear Power.
- Lead author of WLIA and Mitigation Statement for residential developments (schemes of up to 154 dwellings) in Conwy and Denbighshire for private house builders.
- Lead author of WLIA for mixed-use development for 54 residential units and commercial floorspace in Conwy and hotel and leisure developments in Anglesey and Gwynedd.
- Lead author of WLIA for Wylfa Newydd Site Preparation and Clearance.
- Lead author of WLIA for A5025 On-line Highway Improvements.

CADNANT

PLANNING

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB
| 01492 581800

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester CH4 9EP
| 01244 621007

www.cadnantplanning.co.uk