

CADNANT

PLANNING

**FORMER SPORTS COURT SITE, OAK DRIVE,
COLWYN BAY
COMMUNITY AND LINGUISTIC IMPACT
ASSESSMENT
NORTHFIELD PROPERTY DEVELOPMENTS LTD
SEPTEMBER 2023
2020.001_07**

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1. Introduction

- 1.1 This Community and Linguistic Impact Assessment (CLIA) accompanies a full planning application by Northfield Property Developments Limited for a residential development at the former sports court, Oak Drive, Colwyn Bay.
- 1.2 The scheme is a resubmission to a previously withdrawn planning application (ref: DC/0/50192) for a development of the same description. The planning application was withdrawn due to concerns raised by the conservation officer, tree officer and planning officer with the proposed layout of the scheme.
- 1.3 Following the withdrawal of DC/0/50192, the applicant engaged in Pre-Planning Enquiry discussions with the Council to develop an amended scheme which would be acceptable to the Council.
- 1.4 The amended layout proposed under the current application has been developed through detailed discussions with planning officers, conservation officer and tree officer within the Council.
- 1.5 As before, the current proposal comprises a total of 11 units including nine detached dwellings and a pair of semi-detached dwellings.
- 1.6 This Pre-Application Consultation (PAC) relates to the provision of 11 residential units on the site only; a planning application for a further three units (plots 1 – 3) will be submitted to the Local Planning Authority at a later stage. The plans provided with the PAC show the proposed location of these three additional units on the site for reference; they appear hatched out as they do not form part of the current scheme for 11 dwellings.
- 1.7 The application site lies within the development boundary of Colwyn Bay which lies within the Urban Development Strategy Area.
- 1.8 Conwy County Borough Council (CCBC) has demonstrated its support towards safeguarding the Welsh language through the planning system by developing policies which seek to ensure that all forms of development support the character and language balance of predominantly Welsh speaking communities. The planning system also seeks to defend such communities from inappropriate development which has the potential to undermine the Welsh language.
- 1.9 Policy CTH/5 – ‘The Welsh Language’ of the LDP requires the preparation of a Community and Linguistic Impact Assessment (CLIA) to accompany planning

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applications for housing applications for 20 units of more within the Urban Development Strategy Area.

- 1.10 This CLIA presents an overview of the proposed development, of planning policy guidance relating to the Welsh language and of the Welsh language profile of Colwyn Bay and Conwy. Section 5 then considers the effects of the proposed development and Section 6 summarises the perceived effects which arise from the proposed development.
- 1.11 This CLIA should be read giving full regard to the application's accompanying documentation including proposed plans and the Design, Access and Planning Statement.

2. Proposed development

Site location and description

- 2.1 The application site comprises of the former sports court that was formerly used by Rydal Penrhos School prior to being sold as part of a redevelopment of facilities at Rydal Penrhos to provide a twenty-first century education for its pupils.
- 2.2 The sites lies within the settlement boundary of Colwyn Bay, as identified within the LDP Proposals Map. The application site lies within the Pwlycrochan Conservation Area.
- 2.3 The tennis courts lie on the western part of the site whilst the eastern part provides a small area of woodland which is located on the corner of Oak Drive (to the south) and Walshaw Avenue (to the east).
- 2.4 Oak Drive runs broadly east to west on the hillslope to the south of the West End of Colwyn Bay. Above it and to the south are Pwlycrochan Woods, and to the north, the playing fields of Rydal Penrhos School. Apart from the school buildings and facilities, the site is situated in a predominantly residential area, with the dwellings generally being large, detached properties sat within large garden plots.

Development proposals

- 2.5 The proposal relates to a residential development comprising of a total of 11 units including nine detached dwellings and a pair of semi-detached dwellings. The housing mix comprises of:

Table 4.1 Proposed housing mix

Dwelling type	Number of beds	Number of units
The Tudor – detached dwelling	4	1
The Oakwood – detached dwelling	4	1
The Hathaway – detached dwelling	4	2
The Cherrington – detached dwelling	4	1

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The Cherrington detached dwelling	V1	-	4	2
The Westbury detached dwelling	V1	-	4	1
The Westbury detached dwelling	V2	-	4	1
Affordable – semi-detached			3	2

- 2.6 Two of the units are proposed as affordable dwellings, those being two 3-bed semi-detached dwellings.
- 2.7 The dwellings would form a cul-de-sac, with the dwellings themselves located in the middle of the site and the private garden areas facing out towards the north, west and south boundaries. The adjacent small woodland area at the corner of Oak Drive and Walshaw Avenue is proposed to be retained; no dwellings are proposed in this part of the site. Additional planting and landscaping will also form part of the scheme. A new vehicular and pedestrian access is proposed from Oak Drive to serve the proposed development.

3. Legislation, policy and guidance

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

Table 3.1 National planning and language legislation

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

Table 3.2 National planning policy and language policy framework

Document	Summary
<i>Planning Policy Wales</i> (Edition 11) (Welsh Government, 2021)	Planning Policy Wales (PPW) acknowledges that the Welsh language is part of the social and cultural fabric of Wales and that the Welsh Government is committed to ensuring that the

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	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)	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <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.
Future Wales The National Plan 2040	<p>Future Wales acknowledges that Welsh is a living language and the ambition for the Welsh language to reach a million Welsh speakers by 2050.</p> <p>Future Wales’ spatial strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy.</p> <p>Within the North (which includes Conwy), 41.9% of the population speak Welsh; a 2.4% increase since 2009.</p> <p>Future Wales guides that development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.</p>

Table 2.3 National language strategies

Document	Summary
<i>A million Welsh speakers</i> (Welsh Government, 2017)	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.

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	<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.
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Table 3.4 Local planning policies

Document	Summary
<p><i>Conwy Local Development Plan (Conwy County Borough Council, 2013)</i></p>	<p>The development plan consists of the Conwy LDP (2013) providing policy guidance relating to the impact of development on the Welsh language. The Conwy LDP establishes a policy framework and makes provision for the development needs of the County of Conwy for the period from 2007 to 2022. It will be used by the Council to guide and control development, providing a basis for consistent and appropriate decisions on planning applications.</p> <p>CCBC has demonstrated its support towards safeguarding the Welsh language through the planning system by developing policies which seek to ensure that all forms of development supports the character and language balance of predominantly Welsh speaking communities and seeks to defend such communities from inappropriate development which has the potential to undermine the Welsh language.</p> <p>Strategic approach to development</p> <p>Policy DP/2 'Overarching Strategic Approach' of the Conwy LDP identified that most new development will take place within, and on the fringe of, Urban Areas which include Abergele/Pensarn, Colwyn Bay, Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Llanrwst, Mochdre, Penmaenmawr, Penrhyn Bay/Penrhynside and Towyn/Kinmel Bay. These form the Urban Development Strategy Area (UDSA).</p> <p>Over the Plan period, approximately 85% of the housing and 85% of employment development (through completions, commitments, windfall and new allocations) will be located primarily within, and on the fringe of, the urban areas to reflect</p>

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	<p>the spatial priorities of contributing to the creation of sustainable communities.</p> <p>Welsh language</p> <p>Paragraph 4.7.6.1 of the LDP advises that the Welsh language is an important part of the fabric and heritage of local communities. The Council will support and promote the Welsh language by ensuring there is sufficient employment and housing opportunities to retain Welsh-speakers throughout the Plan area.</p> <p>Policy CTH/5 relates to the Welsh Language and requires development to support and sustain the long-term well-being of the Welsh language. Development which because of its size, scale or location, will significantly harm the character and linguistic balance of a community, will be resisted.</p> <p>Policy CTH/5 confirms that the LDP strategy has been assessed for Welsh language impact and requires residential developments of 20 or more units on windfall sites within the Urban Development Strategy Area to be accompanied by a Community and Linguistic Impact Assessment.</p> <p>The policy also encourages the provision of bilingual signs and the retention of traditional Welsh names for new developments and streets throughout the county.</p>
<p><i>Conwy Supplementary Planning Guidance: LDP6 Welsh Language</i></p>	<p>Supplementary Planning Guidance (SPG) LDP6 Welsh Language provides further guidance on the details to be considered within Community and Linguistic Impact Assessments and developing mitigation measures. Consideration has been given to that guidance when undertaking this Community and Linguistic Impact Assessment</p>

Table 3.5 Other relevant guidance

Document	Summary
<p><i>Planning and the Welsh Language: The Way Ahead</i> (Welsh Language Board, Home Builders Federation)</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</p>

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<p>and Welsh Assembly Government, 2005)</p>	<p>all partners involved who have an interest in developing a better understanding of the relationship between land use planning and the Welsh language in order to promote the well-being of the language and the cultural character of local communities. The document does not represent the planning policy view of any of the participating bodies.</p> <p>The document provides best practice guidance. The best practice guidance is reflected in the Conwy's SPG relating to the Welsh language.</p>
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4. Welsh language profile

- 4.1 The proposed development is located within the ward of Rhiw, and therefore this ward has been used within the baseline data.
- 4.2 Notwithstanding the above, given that the proposed development lies within the built-up area of Colwyn Bay, and the wards of Eirias, Colwyn and Glyn along with Rhiw would represent the urban area of Colwyn Bay. Therefore, data from these wards have also been included within the baseline data, and totalled to provide an overview for Colwyn Bay.

Population characteristics

- 4.1 Table 4.1 shows the resident population for the wards of Rhiw, Eirias, Colwyn and Glyn as well as the wider areas of Conwy and Wales in 2001 and 2011.

Table 4.1 Resident population 2001¹-2011²

Area	Resident population	
	2001	2011
Rhiw	5,771	6,641
Eirias	3,380	3,547
Colwyn	4,246	4,566
Glyn	3,971	4,340
Total (representative of Colwyn Bay)	17,368	19,094
Conwy	109,596	115,228
Wales	2,903,085	3,063,456

- 4.2 Conwy and Wales saw an increase in population of 45,632 people and 160,371 people respectively between 2001 and 2011. In line with this pattern, populations of all wards rose within this period. The most significant increase in population was seen within the ward of Rhiw (+870).
- 4.3 The most up-to-date data from Census 2021 will be available in full in Autumn 2022; however, the first results have been published and are available. The data shows that Conwy's resident population has decreased from the figure in 2011 (115,228) to 114,800 in 2021, which is a decrease of 0.4%. This is contrary to the pattern for Wales as a whole, which saw a general increase experienced across the country, from

¹ Nomis: Census 2001: Age (UV004)

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

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3,063,456 in 2011 to 3,107,500, which is the largest population ever recorded through a census in Wales to date³.

- 4.4 From 2011 to 2021, Wales as whole experienced an increase of 17.7% of people aged 65 years and over, with a decrease of 2.5% of people aged 15 to 64 years, and decrease of 1.0% in children under 15 years of age.

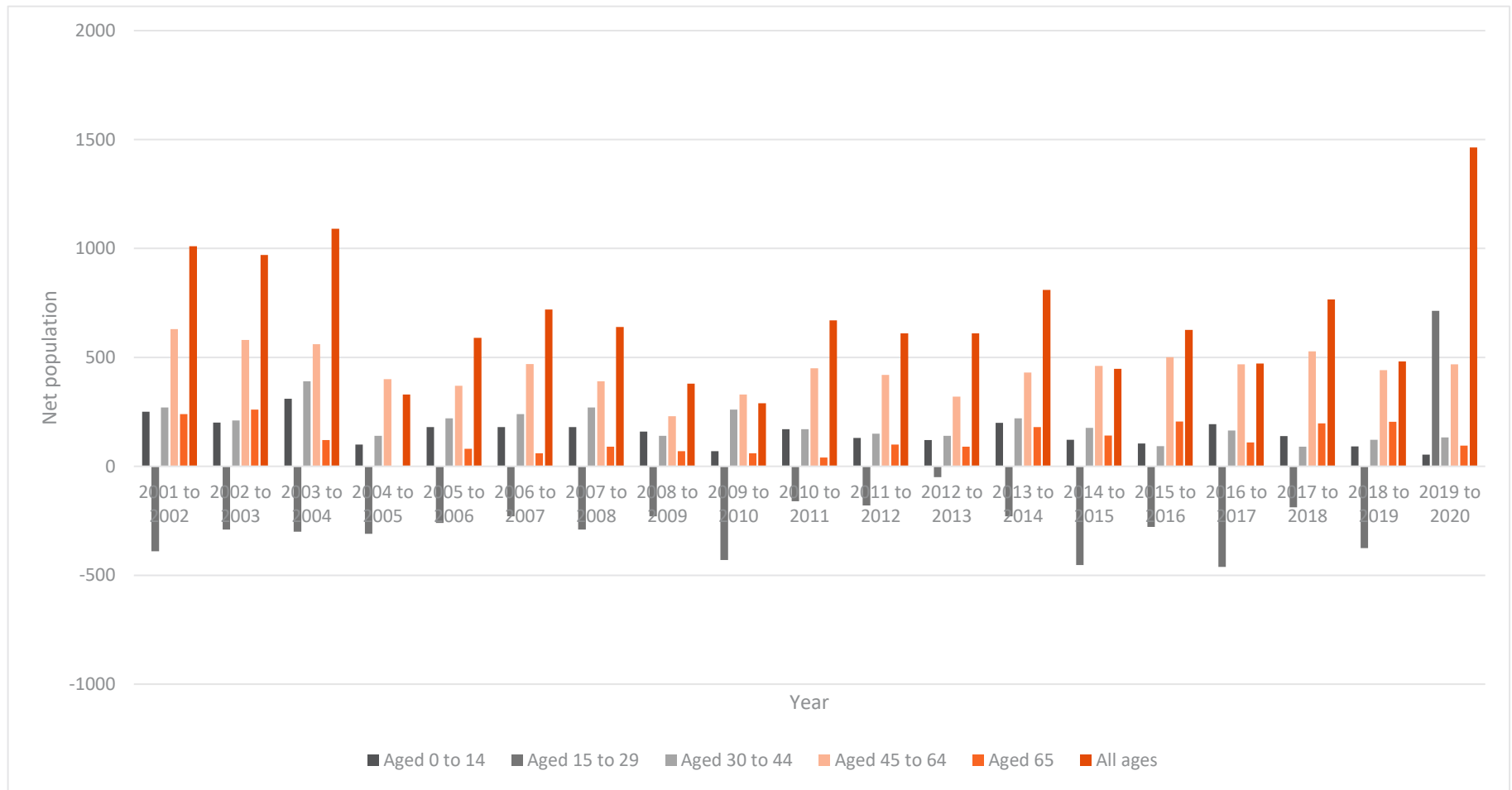
Migration

- 4.5 Figures 4.1 and 4.2 provide net migration data for Conwy and North Wales between 2001 and 2020.
- 4.6 Between 2001 and 2020, both Conwy and Wales experienced an overall inflow of people for all ages. However, both Conwy and North Wales continuously experienced a net outflow of younger people aged 15-29 from 2001 until 2019. It is only in 2020 that the areas experienced a net increase in migration of 15-64 year olds, which could be in relation to COVID-19 pandemic lockdowns and the improved ability to work remotely (and therefore, people have more freedom to live wherever they would like).

³ ONS: Population and household estimates, Wales: Census 2021 ([Population and household estimates, Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/population-and-household-estimates/wales))

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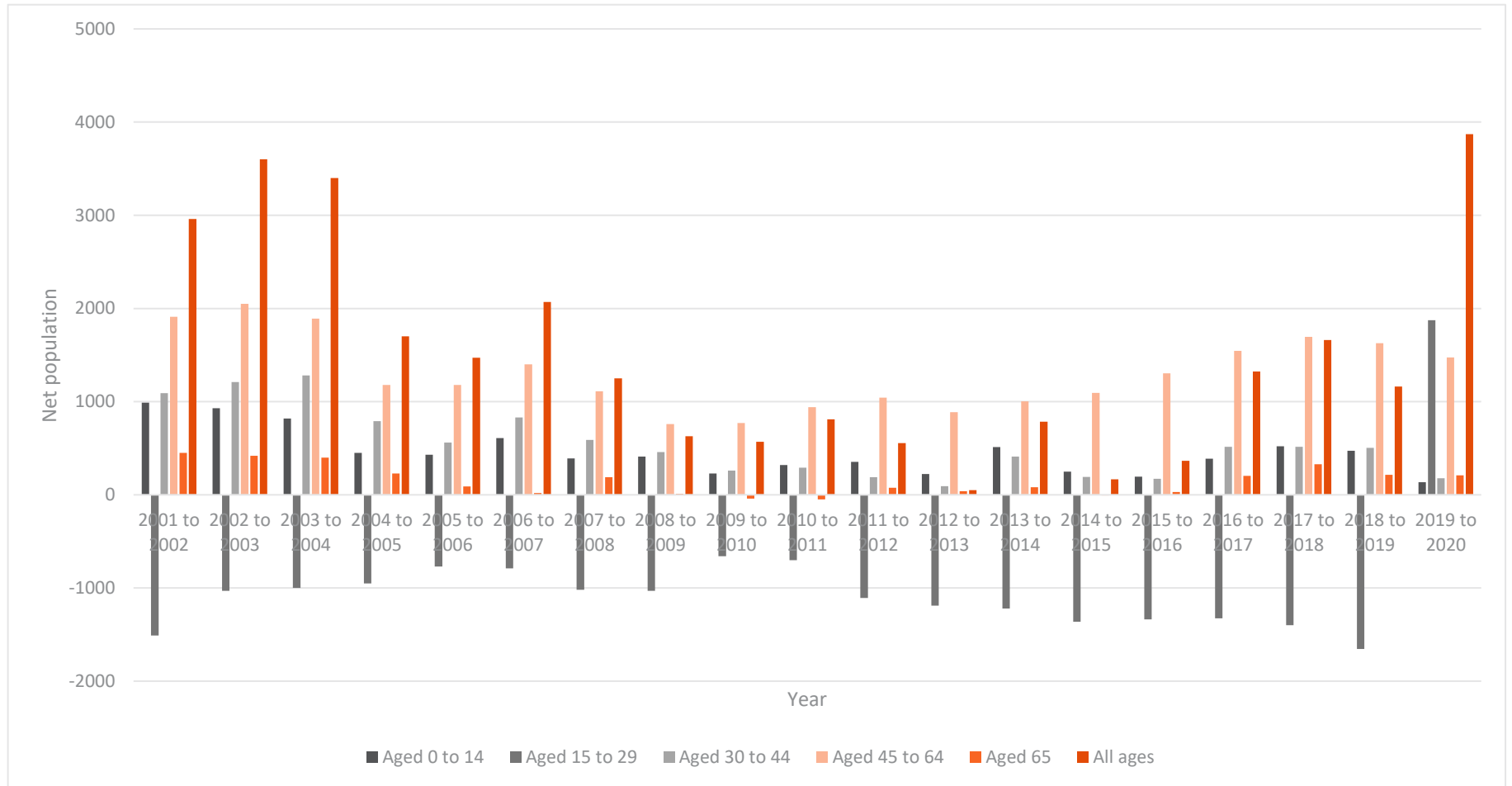
Figure 4.1 Conwy net population migration by age cohorts 2001-2020⁴



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

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Figure 4.2 North Wales net population migration by age cohorts 2001-2020⁵



⁵ StatsWales: Migration between Local Authorities in Wales and the rest of the UK (POPU5023)

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

Welsh language profile

4.8 Table 4.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Rhiw, Eirias, Colwyn and Glyn, as well as the wider area of Conwy in 2001 and 2011.

Table 4.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) 2001-2011

Wards	2001			2011			Difference in number/ % of Welsh speakers
	Total population	Welsh speakers		Total population	Welsh speakers		
	Number	Number	% of total population	Number	Number	% of total population	
Rhiw	5,622	1,010	18.0	6,449	1,080	16.7	+70/-1.3%
Eirias	3,269	846	25.9	3,437	806	23.5	-40/-2.4%
Colwyn	4,131	947	22.9	4,407	913	20.7	-34/-2.2%
Glyn	3,827	865	22.6	4,156	817	19.7	-48/-2.9%
Total (representative of Colwyn Bay)	16,849	3,668	21.8	18,449	3,616	19.6	-52/-2.2%
Conwy	109,596	31,298	28.8	111,724	30,600	27.4	-698/-1.4%

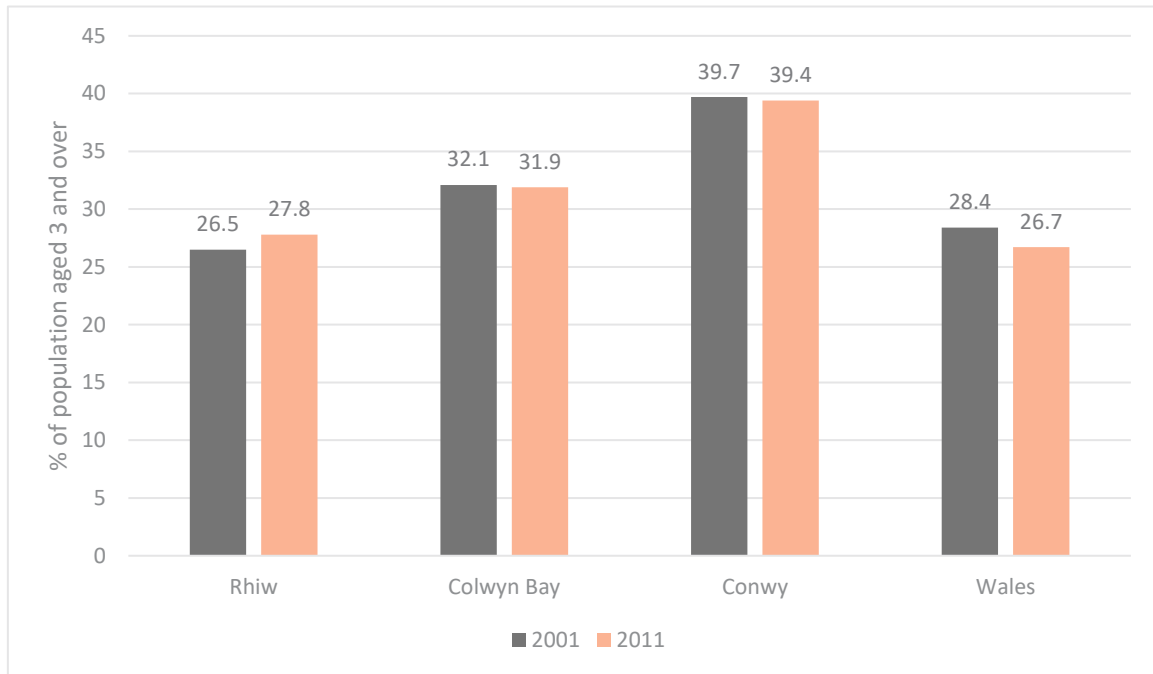
4.9 The proportion of Welsh speakers decreased within all areas between 2001 and 2011; however, it should be noted that in Rhiw, the number of Welsh speakers did increase. The totalled proportion of Welsh Speakers for Colwyn Bay (combined data for Eirias, Colwyn, Glyn and Rhiw wards) decreased the most (-2.2%), whilst the proportion in the wider area of Conwy decreased by 1.4%.

4.10 It is clearly demonstrated by the above figures that the number and proportion of Welsh speakers within the urban areas (Eirias, Colwyn, Glyn and Rhiw) is low. In 2011, 19.6% of the population of Colwyn Bay (calculated as above) spoke Welsh which is notably less than the 27.4% of the population of the county of Conwy whom spoke Welsh.

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4.11 Figure 4.3 shows the percentage of the total population aged 3 and over with one or more skills in Welsh by area in 2001 and 2011.

Figure 4.3 Percentage of the total population aged 3 and over with one or more skills⁶ in Welsh by area in 2001⁷ and 2011⁸



4.12 As before, the data that represents Colwyn Bay in Figure 4.3 above is the combined proportion of the wards of Eirias, Colwyn, Glyn and Rhiw. The data shows that all areas except the ward of Rhiw experienced a decrease in the proportion of the population with one or more skills in Welsh between 2001 and 2011. Rhiw saw an increase of 1.3% in the proportion with one or more skills in Welsh, with an increase from 1,490 to 1,791.

4.13 Notwithstanding this, the decrease experienced was not altogether significant within Colwyn Bay and Conwy which experienced a decrease of -0.2% and -0.3% respectively. In comparison, the wider area of Wales experience a decrease of -1.7%.

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

⁷ NOMIS: Census 2001: Knowledge of Welsh (KS025) (percentages calculated by Cadnant Planning Ltd).

⁸ NOMIS: Census 2011: Welsh language skills (KS207WA) (percentages calculated by Cadnant Planning Ltd).

5. Assessment

- 5.1 This section presents the potential effects of the proposed development on the community, Welsh language and culture.
- 5.2 The approach to the consideration of effects undertaken in this CLIA has been informed by the following national and local planning policy guidance and strategies, all of which are adopted except for *Planning and the Welsh Language: The Way Ahead*:
- *Planning and the Welsh Language: The Way Ahead* (Welsh Language Board, Home Builders Federation, Welsh Assembly Government, 2005);
 - *Supplementary Planning Guidance (SPG) 'LDP6: The Welsh Language'* (Conwy County Borough Council, 2014); and
 - *Technical Advice Note (TAN) 20 – Planning and the Welsh Language* (WG, 2017).
- 5.3 *Planning and the Welsh Language: The Way Ahead* offers best practice guidance on the matters that may be considered in CLIAs for project-specific development. This guidance has been replicated within the adopted SPG by CCBC.
- 5.4 Policy CTH/5 of the LDP requires the preparation of a Community and Linguistic Impact Assessment (CLIA) to accompany planning applications for housing applications for ten units of more within the Rural Development Strategy Area.
- 5.5 The Community and Linguistic Impact Assessment (CLIA) of the Conwy LDP is contained in Appendix 1 of Revised Background Paper 33 'Language Impact Assessment' (August 2012) considers the impact of the Conwy LDP as a whole on the Welsh language. It should be noted that the evidence base relies on 1991 and 2001 Census data.
- 5.6 An assessment has therefore been undertaken in line with the methodology set out in SPG 'LDP6: The Welsh Language'

Population characteristics

1. Is the proposal likely to lead to a population increase/decrease that might:

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

2. Is the proposal likely to lead to either increased in- or out-migration?

- How will this impact on the number of Welsh speakers?
- Would the change be permanent or temporary?

5.7 The proposed development would provide 11 residential units, two of which would be affordable units with the remaining nine being open market units. The proposed housing mix would comprise of 3 and 4 bed dwellings. As the proposal is a residential scheme, any change that would be experienced would be permanent.

5.8 The application is accompanied by a Design, Access and Planning Statement (DAPS), which provides details of the housing need figures within Colwyn Bay as of October 2020. They are provided within Tables 5.1 to 5.3 below.

Table 5.1 Affordable housing need (October 2020)

Tenure	1-bed	2-bed	3-bed	4-bed
Social	167	100	59	36
Intermediate	10	27	28	2

5.9 The intermediate demand can be broken down into the following property types:

Table 5.2 Intermediate housing need (October 2020)

House type	1-bed	2-bed	3-bed	4-bed
Bungalow	0	2	1	0
Flat	6	18	0	0
House	4	7	27	2

5.10 The social housing demand can be broken down into the following property types:

Table 5.3 Social housing need (October 2020)

House type	1-bed	2-bed	3-bed	4-bed
General needs	129	90	58	33
Older persons	38	10	1	3

5.11 Pre-application discussions with Housing Services indicated that the affordable housing provision at the site should comprise of a 50/50 split between social and intermediate

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units. In light of this, one of the affordable dwellings is proposed as a social housing unit, and the other as an intermediate unit.

- 5.12 The proposed development would therefore contribute towards meeting the identified need for three-bedroom residential units within Colwyn Bay. The occupancy of the affordable units will therefore be by local people in need of affordable properties, which would not lead to any in- or out-migration of the area. These people are expected to be living in the community at present but cannot meet their need for a house.
- 5.13 The remainder of the proposed units would be open market units. It is acknowledged that the nature of open market units would mean that their occupancy would not be controlled (in terms of local people in need of affordable housing) however strategic marketing of the units with local estate agents would be undertaken to target sustainable and long-term tenancies.
- 5.14 Between 2001 and 2019, both Conwy and North Wales experienced an overall inflow of people for all ages. However, throughout this period, both Conwy and North Wales continuously experience a net outflow of younger people aged 15-29⁹. Therefore, one of the Conwy LDP's priorities is to encourage the retention of younger people in their communities. The Conwy LDP seeks to do this, partially, by providing a choice of housing distributed across the areas of the Plan.
- 5.15 Conwy LDP Background Paper 2: Population and Household Projections, identifies migration as the key component to Conwy County's population growth. Population totals would decline year on year if not for in-migration.
- 5.16 The proposed open market dwellings would include three- and four-bed dwellings, which are expected to appeal to locally employed couples or families with children. The children could enrol in a Welsh medium school, such as Ysgol Sant Joseff (approximate 5-minute walk/2-minute drive away).
- 5.17 Conwy County Borough Council has surveyed occupiers of newly built housing, considering where people have moved from and the occupiers' characteristics, including Welsh language ability. The 'New housing occupancy study Conwy County Borough Council' (2011) (hereafter referred to as '2011 survey') found that 56% of respondents previously lived in Conwy County Borough before moving to their current property; 18% moved from elsewhere in North Wales and 21% from the rest of the UK.

⁹ StatsWales: Migration between local authorities in Wales and the rest of the UK (POPU5023).

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- 5.18 The results of the 2011 survey provide a good indicator that the majority of people moving into new homes are already living in either Conwy or North Wales.
- 5.19 The 2011 survey found that 68% of Welsh speaking households and 53% of non-Welsh speaking households moved from within Conwy County Borough. A further 17% of Welsh speakers moved from other areas of North Wales.
- 5.20 The occupiers of the proposed residential development are therefore likely to consist of a mixture of occupiers including ones from within Conwy County Borough as well as individuals from North Wales and other areas of Wales and the UK. The linguistic ability of the occupiers are also likely to include Welsh and non-Welsh speakers.
- 5.21 Furthermore, it is not possible to predict if future occupiers will be Welsh speakers or not. However, as an indicator, the 2011 survey found that 23% of the households used Welsh as a language in the home. Given that 19.6% of the population of Colwyn Bay speak Welsh, if 23% of the households of the proposed development spoke Welsh at home, this would not have an unacceptable effect on the proportion of Welsh speakers in Colwyn Bay.
- 5.22 Given that 56% of the occupiers in the 2011 survey previously lived in Conwy County Borough, and the proportion of Welsh speakers in Conwy as a whole (27.4%) is higher than that of Colwyn Bay (19.6%), in-migration of occupiers from other areas of Conwy has the potential to positively contribute towards the absolute number of Welsh speakers in Colwyn Bay. However, this would not be expected to have a noticeable effect on the use of the Welsh language within the community.
- 5.23 The proposed development has the potential to lead to in-migration of people into Colwyn Bay with its offer of a variety of attractive homes, to suit a range of needs. It is expected that the proposed development will also accommodate some of Colwyn Bay's existing population. Indeed, it is considered that the proposed location of development would be attractive to locally employed people due to the site's proximity to services and facilities available in Colwyn Bay including a range of employment opportunities.
- 5.24 The proposal would provide a variety of homes to suit a range of needs within a sustainable location, which will enable and encourage local people to stay in the local area. It is also expected that the development will be attractive to those living outside of Colwyn Bay, but in neighbouring areas such as Denbighshire and Gwynedd, from which the site is easily accessible via public and private transport.

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- 5.25 As stated previously, it is not possible to predict how many and what percentages of the occupants of the open market units would be Welsh speakers. However, as stated above, there is a shortfall of housing provision within the county of Conwy, and the provision of the development would help to meet this shortfall, and allow for local people to stay within the local area.
- 5.26 The proposed measures below would help to promote the Welsh language, mitigating the impact of the development.
- 5.27 Future occupiers are expected to be mainly from Conwy County, which has a higher proportion of Welsh speakers than Colwyn Bay.
- 5.28 On balance, the proposal is not expected to negatively affect the overall proportion of Welsh speakers in Colwyn Bay and detrimentally impact upon the use of the Welsh language profile of the area.
- 5.29 The development is not considered to contribute towards out-migration from Colwyn Bay or Conwy County. To the contrary, the development will deliver a mix of housing types including affordable housing, which could enable the younger population, which have been continuously out-migrating from Conwy County, to stay in their local area.

Overall effect

- 5.30 Neutral

Mitigation/enhancement measures

Incorporated measures

- Delivery of two affordable housing units to meet an identified need for affordable housing in Colwyn Bay;
- Delivery of nine open market dwellings to help meet the shortfall of housing in the county of Conwy, encouraging and enabling local people to remain within the area.

Additional mitigation/enhancement measures

- 5.31 In order to raise awareness of the Welsh language amongst non-Welsh speakers and encourage Welsh learners to use the language in the community of Colwyn Bay, the following mitigation measures are proposed:
- Offer future residents information packs upon occupancy which includes information on opportunities to learn the language locally as well as opportunities to practice the

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use of the language at local based community events and organisations, information about Welsh-medium schools in Colwyn Bay and surrounding areas (primary and secondary);

- All advertising of the development and communication should be bilingual; and
- All advertisements/signs erected as part of the proposed development should be bilingual.

3. Is the proposal likely to lead to a changing age structure for the community area?

- Could certain age groups leave or move into the area? Could traditional social networks be broken up?

5.32 The ability to speak Welsh differs between age groups. The ability to speak Welsh is most prevalent amongst those of school ages with 49.2% of 5-15 year olds in Conwy county able to speak Welsh. Those aged 50-69 have the lowest proportions of Welsh speakers (20.4%) in Conwy county.

5.33 The Conwy LDP acknowledges that the population of Conwy is ageing and therefore one of the LDP's priorities is to encourage the retention of younger people in their communities. The Conwy LDP seeks to do this, partially, by providing a choice of housing distributed across the areas of the Plan. In line with this, the proposal would provide a variety of homes to suit a range of needs.

5.34 The proposed units would be three- and four-bed units which would be expected to be occupied by couples or families providing an appropriate mix of housing types. The provision of affordable housing, as well as attractive open market homes to help address the existing shortfall of housing in the area of Conwy will contribute towards providing opportunities for the younger population of both Colwyn Bay and Conwy to remain in the area.

5.35 This will also contribute towards balancing the age structure, which is currently ageing. A more balanced society will benefit the Welsh language and social cohesion.

Overall effect

5.36 Neutral.

Mitigation/enhancement measures

Incorporated measures

- Delivery of two affordable housing units to meet an identified need for affordable housing in Colwyn Bay;
- Delivery of nine open market dwellings to help meet the shortfall of housing in the county of Conwy, encouraging and enabling local people to remain within the area.

Additional mitigation/enhancement measures

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

Quality of life

4. Is the proposal likely to have an impact on the quality of life of the local people?

- Might the proposal impact on the health and amenity of the community?
- Might it increase the risk of crime or violence in the community?

5.38 During construction, the proposed development will result in some noise effects associated with a conventional construction site; however, those effects on nearby residential receptors are not expected to be significant. Additionally, it is expected that a condition would be attached to any permission granted requiring the submission and approval of a Construction Method Statement, which would identify the proposed ways of working during construction, including working hours.

5.39 The new guidance published by Welsh Government, Building Better Places, emphasises the importance of health and well-being moving forward from the Covid-19 pandemic. The guidance notes the importance of building homes that will last a lifetime and be made resilient and adaptable to future pandemics should they occur again. The importance of amenity space within our homes and home offices to allow for homeworking has become apparent, and it is expected that people working from home and more locally will be a long-term trend. The guidance states that moving forward, homes need to be “great places to live”.

5.40 The proposed dwellings will have good quality internal layouts, adequate circulation space and will be accessible, in line with this guidance. The proposal will also be

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constructed to a high quality and will be properly insulated and ventilated, providing conditions that are conducive to good health.

- 5.41 Whilst the proposal does not provide a public open space, the small area of woodland within the eastern part of the site would be retained providing access to a green space which can contribute positively towards their health and well-being.
- 5.42 Natural surveillance of the proposed internal streets are provided through the orientation and layout of the development.
- 5.43 The proposed scheme complies with Policy DP/3 of the Conwy LDP which relates to sustainable development principles, design quality and reducing crime. This is considered in greater detail in the DAPS.
- 5.44 There is no reason to believe that an adverse effect would arise in terms of crime and violence reducing the desirability to live in the community, which would affect the well-being of the Welsh language in Colwyn Bay.
- 5.45 Overall, the proposed residential development will positively contribute towards the quality of life of the occupiers of the development as well as the nearby community.

Overall effect

- 5.46 Beneficial

Mitigation/enhancement measures

Incorporated measures

- Inclusion of design principles for reducing the likelihood of crime within site layout;
- Retention of area of existing woodland as a green space which can contribute positively towards their health and well-being; and
- Compliance with Policy DP/3 of the Conwy LDP which relates to sustainable development principles, design quality and reducing crime.

Additional mitigation/enhancement measures

- 5.47 Based on the assessment, no additional mitigation/enhancement measures are considered to be necessary.

Economic factors

5. Is the proposal likely to have a detrimental impact on local business and local jobs?

- Might it potentially lead to local Welsh speaking businesses closing down?
- Might it potentially create or threaten local jobs?

5.48 The proposal relates to a residential development within the development boundary of Colwyn Bay which is identified as a strategic hub, being in an accessible and sustainable location, which includes a distribution of allocated employment land.

5.49 Delivering residential development within sustainable and accessible strategic hubs, such as Colwyn Bay, where employment land is also located, will support existing and new businesses which will assist local communities to prosper. This will contribute towards promoting and protecting a sustainable economy, safeguarding the future viability of existing and new businesses. This is an indirect, positive impact as a result of the development.

5.50 The Welsh Government recognise the synergy between nurturing economic growth, jobs, wealth-creation and the well-being of the Welsh language¹⁰. Therefore delivering residential development in the strategic hub of Colwyn Bay, which includes a distribution of employment land, has the potential to contribute towards the synergy between the economy and the Welsh language.

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

5.52 Construction and maintenance skills will be required during and after the development. The appropriate skills are to be found in the local area of Conwy where 28.4% of the population (aged 3 and over) working in construction were Welsh speakers in 2011¹¹.

¹⁰ Welsh Government. 2014. *A living language: a language for living – Moving forward Policy Statement*. [Online] Available from: <http://gov.wales/docs/dcells/publications/140806-living-language-moving-forward-en.pdf>

¹¹ NOMIS: Census 2011: Ability to speak Welsh skills by national identity by sex by age (DC2203WA) (percentages calculated by Cadnant Planning Ltd)

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Therefore, it is expected that a high percentage of local companies will be able to communicate through the medium of Welsh.

- 5.53 The development is not expected to lead to any local businesses closing down. The site is located along Oak Drive which is within walking distances from the range of services and facilities available in Colwyn Bay and it is expected that future residents would utilise these in their every-day lives.

Overall effect

- 5.54 Beneficial

Mitigation/enhancement measures

Incorporated measures

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

Proposed measures

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

6. Is the proposal likely to lead to greater economic diversity in the community (or wider area)?

- Might it potentially lead to increased in-migration of non-Welsh speakers due to greater economic diversification?

- 5.56 As the development is for a residential development only, it is not likely to result in any significant impact on the economic diversity in the community or wider area.

- 5.57 As a whole, the CLIA of the Conwy LDP does not envisage that the LDP will lead to significant in-migration of non-Welsh speakers due to greater economic diversification. The CLIA considered that there will almost certainly be some in migration (which could realistically include Welsh speakers from communities in Gwynedd and Denbighshire

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and elsewhere in Wales) but that this should be considered alongside the LDP's aim to retain both younger people and those with skills.

5.58 Colwyn Bay is identified as an Urban Area, where employment and housing developments is to be delivered as part of the Conwy LDP's economic strategy which will contribute towards promoting a more balanced and skilled age structure and a positive means to promoting and retaining a younger and more economically active population.

5.59 The site is located within the settlement boundary of Colwyn Bay and would read as part of the Urban Area accordingly. The proposed units would be three- and four-bed units which would be expected to be occupied by couples or families. The provision of affordable housing, as well as attractive open market homes to help address the existing shortfall of housing in the area of Conwy will contribute towards providing opportunities for the younger population of both Colwyn Bay and Conwy to remain in the area.

Overall effect

5.60 Neutral.

Mitigation/enhancement measures

Incorporated measures

- Delivery of two affordable housing units to meet an identified need for affordable housing in Colwyn Bay;
- Delivery of nine open market dwellings to help meet the shortfall of housing in the county of Conwy, encouraging and enabling local people to remain within the area.

Proposed measures

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

7. Is the proposal likely to have an impact on local wage/salary levels and/or house prices?

- Might the proposal increase/decrease salary levels due to increased competition?
- Might it force local Welsh speaking people to leave the community due to house prices, or prevent them from returning?

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- 5.62 The proposal is for housing, and therefore it not considered to have any impact on local wages or salaries.
- 5.63 The shortage of affordable housing to rent or buy is one of the greater challenges facing many communities in Conwy according to the Conwy LDP. This together with limited opportunities for higher paid employment, makes it difficult for local people to access the housing market. Therefore, one of the key priorities of the Conwy LDP is to increase the supply of affordable housing for local need (AHLN). Two of the proposed units would be affordable units, which would contribute towards this priority of delivering affordable housing. The costs of these would reflect that of which would be affordable to a local person.
- 5.64 The remainder of the proposed units would be open market units and the occupancy of these units would not be restricted. Given the current shortage of housing within the county of Conwy, the proposed development would help to contribute significantly to meeting this shortfall, allowing for local people to remain within the area.

Overall effect

- 5.65 Neutral.

Mitigation/enhancement measures

Incorporated measures

- Delivery of two affordable housing units to meet an identified need for affordable housing in Colwyn Bay;
- Delivery of nine open market dwellings to help meet the shortfall of housing in the county of Conwy, encouraging and enabling local people to remain within the area.

Proposed measures

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

Infrastructure supply

8. Is the proposal likely to have an impact on local infrastructure and services provision?

- Might the proposal threaten or secure local Welsh medium schools and/or health care facilities?

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- Might it threaten or secure local shops/post offices/banks/pubs in Welsh speaking communities, forcing certain sections of the population out of the area?
- 5.67 LDP Policy DP/5 states that where appropriate all new development will be expected to make adequate contributions towards new infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development or future maintenance and upkeep of facilities.
- 5.68 A pre-application enquiry was undertaken with the Local Planning Authority regarding the proposed development scheme and the response provided details of financial contributions required towards an increase in demand for infrastructure as a result of the development. As part of this development, the developer is committed to providing the necessary contributions to mitigate the impact of the development on the local infrastructure within the area.
- 5.69 The Welsh Government recognises that education has a crucial role to play in order to support the aspirations of a bilingual nation (Cymraeg 2050 A million Welsh speakers) and supporting the use of the language within communities. Therefore, safeguarding the future use of Welsh-medium schools and ensuring that there is sufficient capacity in Welsh-medium schools is considered to be very important to supporting the use of the Welsh language within communities.
- 5.70 Appendix 4 of the Planning Obligations Supplementary Planning Guidance (SPG) provides guidance on how to calculate the expected number of dependent children (aged 3-18) within a residential development, based on the number of bedrooms for each house and the occupancy rates detailed within the document.
- 5.71 In line with the SPG, it is estimated that the proposed development for 11 dwellings would house 6.86 (round up to 7) dependent children.
- 5.72 Ysgol Sant Joseff is the closest primary school to the site and is a predominantly English medium primary school. The closest Welsh medium primary schools within close proximity to the site is Ysgol Bod Alaw (a 24-minute walk or 5-minute drive away). The Council's Education Services have published a "Schools Information Document 2021/2022" providing the latest intake and capacity figures for schools in Conwy, which confirms that there is capacity for additional pupils in both of these schools.
- 5.73 Ysgol Eirias is the nearest secondary school to the application site. Any pupils whom choose Welsh medium options could be assessed through the medium of Welsh in

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those subjects at all levels and may be capable of progression to study at Post 16 through the medium of Welsh for those subjects. The Council's publication confirms that in accordance with the latest capacity and intake figures, there is ample capacity in this school to accommodate additional pupils resulting from the development. Ysgol y Creuddyn is the closest Welsh medium secondary school located around an 8-minute drive from the application site and has ample capacity for additional pupils.

- 5.74 In terms of the promotion of the Welsh language there are Authority-led initiatives in place to ensure that any non-Welsh speaking pupils that move into the development are given the opportunity to learn the language from a very young age.
- 5.75 The proposal is not expected to have an unacceptable effect upon local infrastructure and service provision, therefore, it is considered that the proposed development will have a neutral effect.

Overall effect

- 5.76 Neutral

Mitigation/enhancement measures

Incorporated measures

- Provision of necessary financial contributions to mitigate the impact of the development on the local infrastructure within the area.

Additional mitigation/enhancement measures

- 5.77 Based on the assessment, no additional mitigation/enhancement measures are considered to be necessary.

Social and cultural aspects

9. Will the proposal potentially lead to social tensions, conflict or serious divisions within the (Welsh speaking) community?

- Might the proposal have a significant uneven effect on different parts of the local community?
- Might it violate traditional values of certain parts of the community?

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- 5.78 Colwyn Bay currently contains a proportion of both Welsh and non-Welsh speaking households and there are currently no social tensions between the balance of Welsh and non-Welsh speakers.
- 5.79 The proposal offers a good mixture of house types including three- and four- bed units. The delivery of affordable housing and suitable open market housing that would appeal to local families and couples will provide an opportunity for local people to remain in the area, including local Welsh speakers.
- 5.80 The 2011 survey found that the majority of the occupants of new housing moved from other areas of Conwy County Borough and given that there are currently no social tensions between the local population, there is no reason to believe that the proposed development will lead to any tensions, conflict or serious divisions with the Welsh speaking community.

Overall effect

- 5.81 Neutral

Mitigation/enhancement measures

Incorporated measures

- Delivery of two affordable housing units to meet an identified need for affordable housing in Colwyn Bay;
- Delivery of nine open market dwellings to help meet the shortfall of housing in the county of Conwy, encouraging and enabling local people to remain within the area.

Proposed measures

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

10. Will the proposal potentially lead to changes in local Welsh traditions/culture?

- Might the proposal force local members of local voluntary/activity/youth groups out of area due to unemployment/high house prices?
- 5.83 Providing a range of attractive housing, affordable and open market, will provide an opportunity for local people, which includes a percentage of Welsh speakers, to remain in their local community.

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- 5.84 Providing opportunities for the local population (which includes a proportion of Welsh speakers) to remain in their local area, will help retain those populations who are active members of local voluntary/activity/youth groups such as The Urdd, Young Farmers' Clubs, Merched y Wawr and Mudiad Meithrin. Welsh traditions and culture are often built upon social and cultural networks, such as these groups, participation in which is through the medium of Welsh.
- 5.85 As stated previously in this report, the proposed housing mix of three- and four-bed dwellings would meet the need of a wide range of people, including young couples and families meeting the need of a cross section of the community which require housing.
- 5.86 Given the findings of the 2011 survey, that the majority of occupants of new housing have moved from other areas of Conwy CB, it can be assumed that this could also be the case with regards to this residential development. It is not anticipated that the development will have a detrimental impact on local Welsh traditions and culture.

Overall effect

- 5.87 Neutral

Mitigation/enhancement measures

Incorporated measures

- Delivery of two affordable housing units to meet an identified need for affordable housing in Colwyn Bay;
- Delivery of nine open market dwellings to help meet the shortfall of housing in the county of Conwy, encouraging and enabling local people to remain within the area.

Proposed measures

- 5.88 The development is perceived to have an overall neutral impact on the community as a whole when considering the embedded mitigation.
- 5.89 In order to raise awareness amongst non-Welsh speakers about Welsh traditions and culture, which are closely interlinked with the Welsh language, information packs will be provided to new occupiers, providing information about local Welsh traditions and culture, local organisations and events which provide an opportunity for Welsh and non-Welsh speakers to use and learn the language together with information about local language initiatives run local by organisations such as Menter Iaith Conwy.

11. Is the proposal likely to have an impact on the use of the Welsh language in the community?

- Might the proposal lead to less use of Welsh language in the community? Reasons for this: Welsh speakers is less of a %, language change in specific social networks, lack of Welsh services provision in light of the development, education, child care etc.
 - Is the proposal likely to lead to more use of the Welsh language in the community?
- 5.90 Evidence shows that there is a strong correlation between the viability and survival of a language and the existence of geographical areas where that language is predominant. A high density of speakers is also required for Welsh to be an everyday language of a community (Welsh Government, 2014).
- 5.91 The density of the Welsh speaking population is key to prosperity of the language and this is reflected by community activity through the medium of Welsh. Community and cultural activities within a local area contribute towards the value of the language and also create a feeling of belonging to a community or area (hunaniaith, 2014).
- 5.92 The application lies within the development boundary of Colwyn Bay where the proportion of Welsh speakers in 2011 was 19.6%. Whilst the Welsh language is considered to be used by a proportion of the community of Colwyn Bay, it is debatable that it's considered to be the everyday language of the community, as it has long been argued that a 70% proportion of the population density of speakers is required in order for Welsh to be an everyday language of the community (Welsh Government, 2012). The proportion of Welsh speakers in Colwyn Bay is significantly lower than the 70% considered to be necessary for Welsh to be the everyday language of the community.
- 5.93 However, as previously mentioned in question 10, in Conwy there is provision of Welsh-medium social opportunities which promote the Welsh language and culture within the community, such as the Urdd, Young Farmers' Clubs, Merched y Wawr and Mudiad Meithrin.
- 5.94 The proposed scheme will provide residential opportunities for a mixture of households including those who wish to purchase their first home as well as larger family homes. The proposal would also deliver two affordable units which will meet the local need for housing.

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- 5.95 Based on the findings of the 2011 survey, occupants of new housing are likely to consist of both Welsh and non-Welsh speakers, with the majority (56%) of households moving from other areas of Conwy CB. Given that the proportion of Welsh speakers in Conwy as a whole (27.4%) is higher than that of Colwyn Bay (19.6%), in-migration of occupiers from other areas of Conwy CB could positively contribute towards the absolute number of Welsh speakers in Colwyn Bay as a result of the development. However this is not expected to have a noticeable effect on the use of the language within the community.
- 5.96 Overall, it is not considered that the proposed development will have a detrimental impact on the proportion of Welsh speakers in Colwyn Bay and therefore the use of the Welsh language within the community.

Overall effect

- 5.97 Neutral

Mitigation/enhancement measures

Incorporated measures

- None.

Additional mitigation/enhancement measures

- Offer future residents information packs upon occupancy which includes information on opportunities to learn the language locally as well as opportunities to practice the use of the language at local based community events and organisations, information about Welsh-medium schools in Colwyn Bay and surrounding areas (primary and secondary);
- All advertising of the development and communication should be bilingual; and
- All advertisements/signs erected as part of the proposed development should be bilingual.

Overall Impact Assessment Index

5.98 The overall effect of the development is positive on the community and the Welsh language. However, the assessment identifies incorporated measures which already form an integral part of the proposed scheme together with additional mitigation/enhancement measures which are considered to be necessary to make the proposed development acceptable.

	Base Index Score	Dimensional Index Score	Overall Base Index Score
Population characteristics			+0.18
Q1	0	0	
Q2	0		
Q3	0		
Quality of life			
Q4	+1	+1	
Economic factors			
Q5	+1	+0.33	
Q6	0		
Q7	0		
Infrastructure supply			
Q8	0	0	
Social and cultural aspects			
Q9	0	0	
Q10	0		
Q11	0		

6. Conclusion and proposed mitigation and enhancement measures

- 6.1 The proposal relates to a residential scheme for 11 dwellings comprising of nine detached four-bed dwellings and two semi-detached three-bed dwellings on the former sports court site, Oak Drive, Colwyn Bay. Two of the units are proposed as affordable dwellings; one to be provided as an intermediate unit and one as a social housing unit.
- 6.2 By virtue of the nature of the proposed development, it is not anticipated that the proposal would result in a significant increase of the local population in a way which could negatively affect upon the Welsh language characteristics of the area of Colwyn Bay. The provision of the affordable housing units will aid in meeting the local housing needs for local people, and the proposed open-market units would provide housing for families and the working age population meeting an identified need for larger family dwellings in the area.
- 6.3 When considering the overall effect of the proposed development on the Welsh language in Colwyn Bay, an important consideration, is the effect on the proportion of Welsh speakers.
- 6.4 The site lies in the built-up area of Colwyn Bay where 19.6% of the population spoke Welsh in 2011. It is expected that there would be in-migration of people from other areas within Conwy (which as a whole has a higher proportion of Welsh speakers (27.4%) than Colwyn Bay (19.6%)), as well as neighbouring areas such as Gwynedd (which recorded 65.4% of its population as Welsh speakers in 2011).
- 6.5 This has the potential to positively contribute towards the absolute number of Welsh speakers in Colwyn Bay. However this is not expected to have a noticeable effect on the use of Welsh within the community.
- 6.6 On balance, the development is not expected to have a detrimental effect on the proportion of Welsh speakers in the community of Colwyn Bay.

Summary of mitigation/enhancement measures

Incorporated measures

6.7 The following are a summary of the embedded mitigation which forms an integral part of the proposed development:

- Delivery of two affordable housing units to meet an identified need for affordable housing in Colwyn Bay;
- Delivery of nine open market dwellings to help meet the shortfall of housing in the county of Conwy, encouraging and enabling local people to remain within the area;
- Provision of necessary financial contributions to mitigate the impact of the development on the local infrastructure within the area;
- Local employment opportunities during the construction and maintenance phases of development;
- Potential for future development of services and facilities within the local area, which would lead to the creation of local jobs and businesses within the area;
- Future residents would use and access existing local businesses, services and facilities within the local area;
- Inclusion of design principles for reducing the likelihood of crime within site layout;
- Retention of existing woodland area providing green space on the site which can contribute positively towards people's health and well-being; and
- Compliance with Policy DP/3 of the Conwy LDP which relates to sustainable development principles, design quality and reducing crime.

Proposed additional mitigation/enhancement measures

6.8 As a result of the assessment presented in Section 5, the following are measures which are considered to be appropriate to mitigate negative and enhance positive effect of the development:

- Offer future residents information packs upon occupancy which includes information on opportunities to learn the language locally as well as opportunities to practice the use of the language at local based community events and organisations, information about Welsh-medium schools in Colwyn Bay and surrounding areas (primary and secondary);
- All advertising of the development and communication should be bilingual; and

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- All advertisements/signs erected as part of the proposed development should be bilingual.

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