

# CADNANT

PLANNING

**LAND AT TAN Y GRAIG FARM, PENTRAETH  
WELSH LANGUAGE IMPACT ASSESSMENT**

Grŵp Amos Cymru Cyf

April 2024

2017.057\_03

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

**Chester** | 1 Alford House, Bell Meadow Business Park, Pulford, Chester CH4 9EP

# Welsh Language Impact Assessment



Status of report:	Draft issued for PAC	V1.0	April 2024
Author:	Sioned Edwards MRTPI		
Checker:	Sioned Edwards MRTPI		
Reviewer:	Sioned Edwards MRTPI		
Approved by:	Rhys Davies MRTPI		
Document control:	CAD.05		

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# 1. Introduction

- 1.1 This Welsh Language Impact Assessment (WLIA) accompanies an application Grŵp Amos Cymru Cyf, for full planning permission for the erection of 25 dwellings, construction of an internal access road and pedestrian link together with associated works and landscaping on land at Tan y Graig Farm, Pentraeth.
- 1.2 The proposal would form part of an enabling development proposal linked to the restoration of Aberbrait, Llanfairpwll, which is a Grade II\* listed building also owned by Amos Group.
- 1.3 The site benefits from planning permission for holiday accommodation in the form of 15 holiday chalets and this permission has been implemented by way of the creation of a new vehicular access approved as part of planning permission 42C6N and the laying of a road into the site.
- 1.4 This WLIA accords with Isle of Anglesey County Council and Gwynedd Council's Supplementary Planning Guidance (SPG) Maintenance and Creation of Distinctive and Sustainable Communities (July 2019). The SPG sets out specific methodology for which all WLSs must follow in order to demonstrate how the proposed development will impact upon the local community and local area.
- 1.5 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).
- 1.6 The Joint Local Development Plan (JLDP) was adopted on 31 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.
- 1.7 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.

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- 1.8 In terms of residential development Criterion 2 of Policy PS1 'The Welsh Language and Culture' guides that where development is on an unexpected windfall site for a large-scale housing development, a Welsh Language Impact Assessment should accompany a planning application.
- 1.9 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.
- 1.10 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.
- 1.11 Criterion 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.
- 1.12 This Statement should be read giving full regard to the application's accompanying documentation.
- 1.13 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. The site and proposed development

- 2.1 The application site comprises of a rectangular parcel of land which was previously used for agricultural grazing. The site is located in a semi-rural area west of the village of Pentraeth. The site measures just under 1ha and is set back from the B5109 to the south and sits adjacent to the existing Tan Y Graig cottages to the west.
- 2.2 The site lies outside the Area of Outstanding Natural Beauty (AONB) and Special Landscape Area (SLA) as defined within the adopted Joint Local Development Plan (JLDP). The site is outside the defined development boundary of Pentraeth (which is approximately 0.4km away). Figure 2.1 identifies the location of the site.

*Figure 2.1 Aerial image identifying the application site in the context of its surroundings*



- 2.3 The site benefits from planning permission (42C6N) for holiday accommodation in the form of 15 holiday chalets and this permission has been implemented by way of the creation of a new vehicular access approved as part of planning permission 42C6N and the laying of a road into the site.
- 2.4 The proposed development relates to the erection of 25 dwellings, comprising of 10 local market dwellings and 15 open market dwellings.

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- 2.5 The application is presented as enabling development linked to funding the conservation deficit for restoration works at Aberbrait, Llanfairpwll which is a Grade II\* listed building also within the ownership of Grŵp Amos Cymru Cyf.
- 2.6 The proposed dwellings would comprise of the following mix:

*Table 2.1 Proposed housing mix*

Type of dwelling	Name of house type	Number	Dwelling type
Open market	HT-A	9	3B5P 2 Story
Local market	HT-B	4	2B4P 2 Story
Open market	HT-C	5	4B8P 1.5 Story
Open market	HT-E	2	3B6P 1.5 Story
Local market	HT-F	1	4B 2 Story
Local market	HT-G	4	2B 1.5 Story

- 2.7 Each dwelling would have parking to the front/side with a small area of front/side garden with the main garden located to the rear. A patio area and garden shed would be provided within each plot.
- 2.8 Vehicular access to the proposed development would be gained from the B5109 to the south via an existing vehicular access, with an internal access road and pedestrian pavements within the site linking up with a new pedestrian link crossing the B5109, enabling pedestrians to walk into the village of Pentraeth.
- 2.9 Please refer to the Design, Access and Planning Statement submitted with this application 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 12) (Welsh Government, 2024)	<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



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	<p>so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> <li>• The link between planning for the Welsh language through land-use planning and community planning;</li> <li>• Providing clarification that decision makers may take the language into account where it is material to the application;</li> <li>• Allow language impact assessments in certain specified circumstances.</li> </ul>
Wales Spatial Plan (2008 update) (Welsh Government, 2008)	<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 3.3 National language strategies**

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

**Table 3.4 Local planning policies**

Document	Summary
<i>Anglesey and Gwynedd Joint Local Development Plan (2017)</i>	<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</p>

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

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<i>Maintaining and Creating Distinctive and Sustainable Communities (July 2019)</i>	adhere to in assessing the impact of development on the local community and local area.
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**Table 3.5 Local strategies**

Document	Summary
<i>Anglesey Welsh Language Promotion Strategy 2021-2026</i>	<p>The <i>Anglesey Welsh Language Promotion Strategy 2021-2026</i> sets out three priority areas in order to address the aim reverse the reduction in the percentage of Welsh Speakers on Anglesey by 2026. This Strategy builds on the work carried out on the first Welsh Language Promotion Strategy 2016-2021.</p> <p>Three priority areas are identified in the plan, comprising:</p> <ol style="list-style-type: none"> <li>1. Children, young people and the family</li> <li>2. The workplace, Welsh language services and the infrastructure</li> <li>3. The community</li> </ol> <p>The aim of the Plan is to set out the strategic direction for the promotion of the Welsh language across the whole of Anglesey over the next five years.</p>
<i>Gwynedd and Anglesey Wellbeing Plan (IACC, 2018)</i>	<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 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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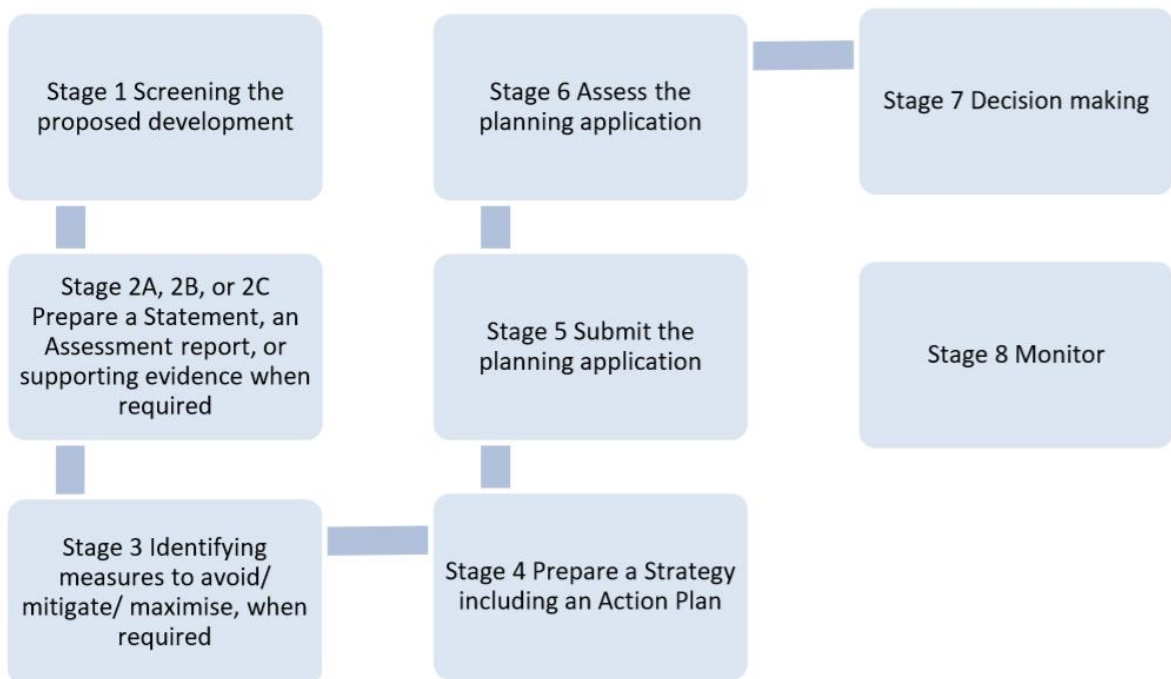
**Table 2.6 Other relevant guidance**

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

### Stage 1: Screening the development

- 4.4 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.

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- 4.5 Pre-application discussions have been undertaken prior to the submission of the application. As the proposal would comprise of a large windfall site outside the development boundary of Pentraeth and therefore the application would need to be accompanied by a WLIA.
- 4.6 As the application relates to a major development, pre-application consultation is being undertaken prior to the submission of a planning application providing an opportunity for consultees and members of the public to comment on the proposed development and a draft WLIA.
- 4.7 The extent of engagement undertaken prior to the submission of this planning application is considered to be proportionate for the proposal.
- 4.8 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

- 4.9 It has been determined that a WLIA is required to accompany the planning application and sections 5 to 8 of this document present the WLIA.
- 4.10 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.
- 4.11 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.

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*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		

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

- 4.12 The WLIA presented in sections 5 to 8 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 consideration of effects.
- 4.13 Where mitigation and/or enhancement measures are considered necessary, a strategy is presented. If relevant, this is presented in section 7 of this document.

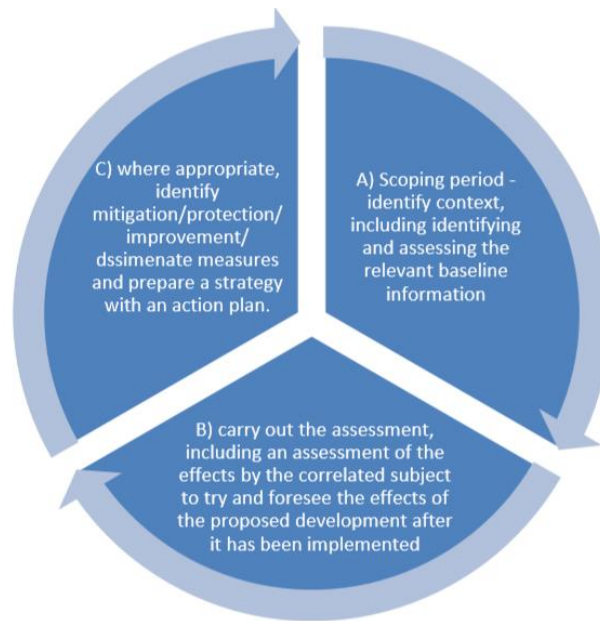
## Stage 5: Submit the planning application

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



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



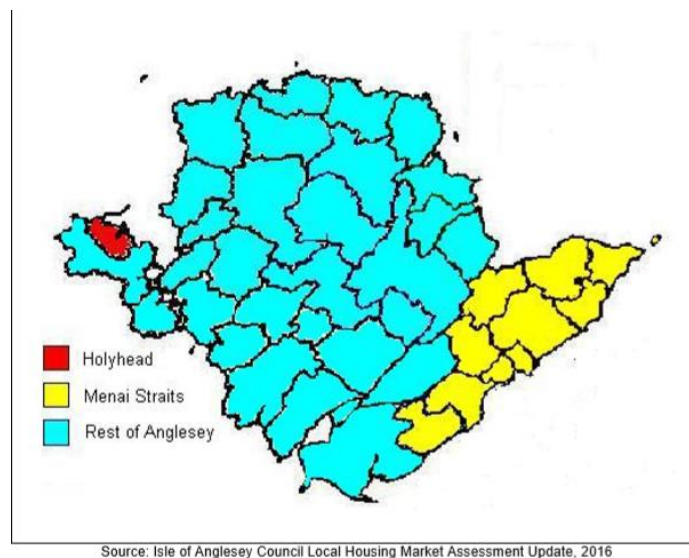
## 5. Welsh Language Impact Assessment

### Scoping of work

#### Area of influence

- 5.1 The methodology set out in the SPG requires the consideration of the local demographic of the area of where the site is located.
- 5.2 The SPG advises that an area of influence should be identified for the purpose of the assessment. Within the Local Housing Market Assessment (LHMA) of Anglesey (2016) and Gwynedd (2018-23), it is acknowledged that travel to work patterns are considered a key driver in helping to identify potential local housing markets. The ONS Travel to Work Areas (TTWA) (2016) identifies a Bangor and Holyhead TTWA which covers the whole of Anglesey and areas along the Menai Straits, in Gwynedd.
- 5.3 The Anglesey LHMA identifies three price areas and the application site is located within the Rest of Anglesey price area. When considering the effects of the proposed development on the housing market, it is considered to be appropriate to use the Menai Straits price area from the LHMA as an area of influence. A map showing the extent of the Menai Straits price area is provided in Figure 5.1.

*Figure 5.1 Map showing the Rest of Anglesey price area (from Anglesey LHMA, 2016)*

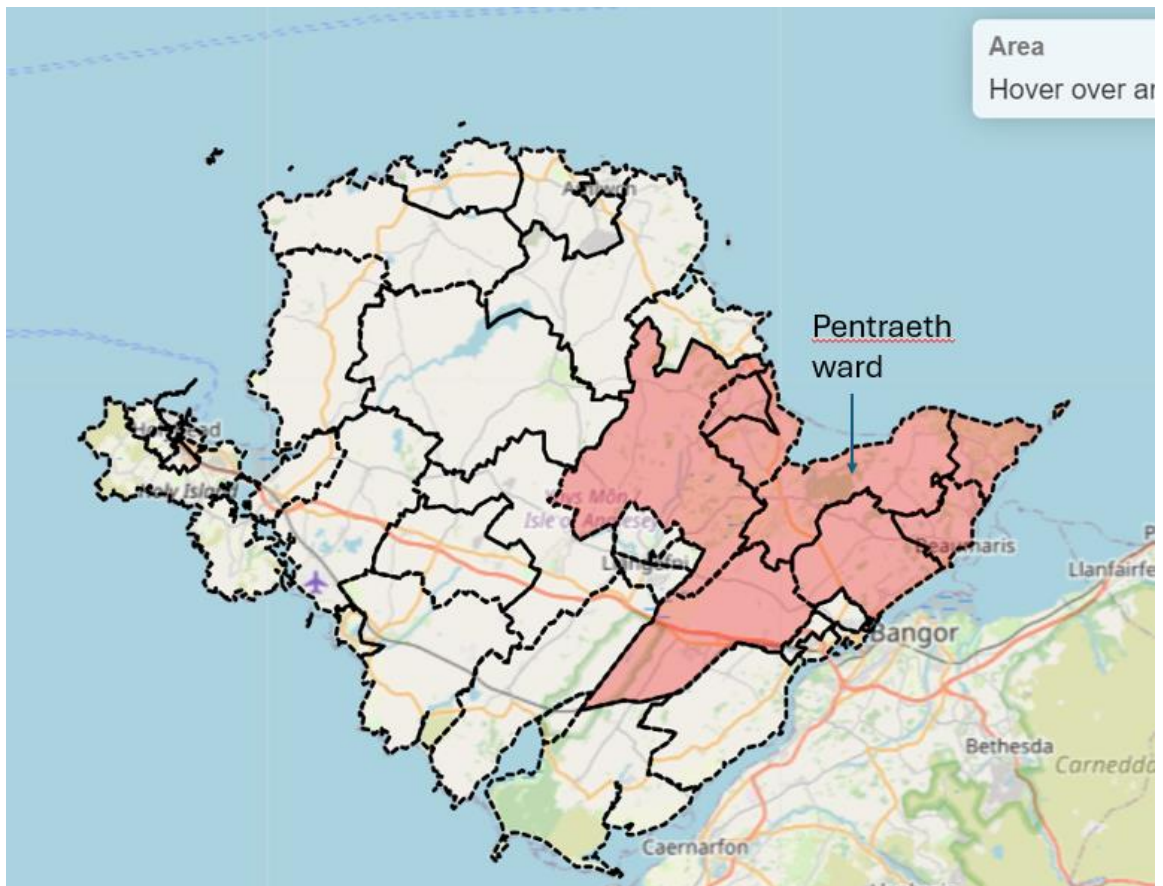


- 5.4 The proposed development is located on the outskirts of the Local Centre of Pentraeth, which lies in the ward of Pentraeth.

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- 5.5 For the purposes of the WLIA, the statistics for the ward of Pentraeth will be considered as the ward that would accommodate the proposed development.
- 5.6 The proposal includes a mix of local market housing and open market housing. The occupancy of local market housing will be limited to people who have a connection with the ward where the settlement is located or any ward directly adjoining it. This would include the wards of:
- Cwm Cadnant;
  - Llanfihangel Ysceifiog;
  - Llanddyfnan;
  - Llanbedrgoch;
  - Llangoed;
  - Beaumaris; and
  - Brynteg (which does not directly adjoin the ward of Pentraeth but is surrounded by the wards of Llanbedrgoch and Llanddyfnan so has been included).
- 5.7 A map showing these wards is provided in Figure 5.2.

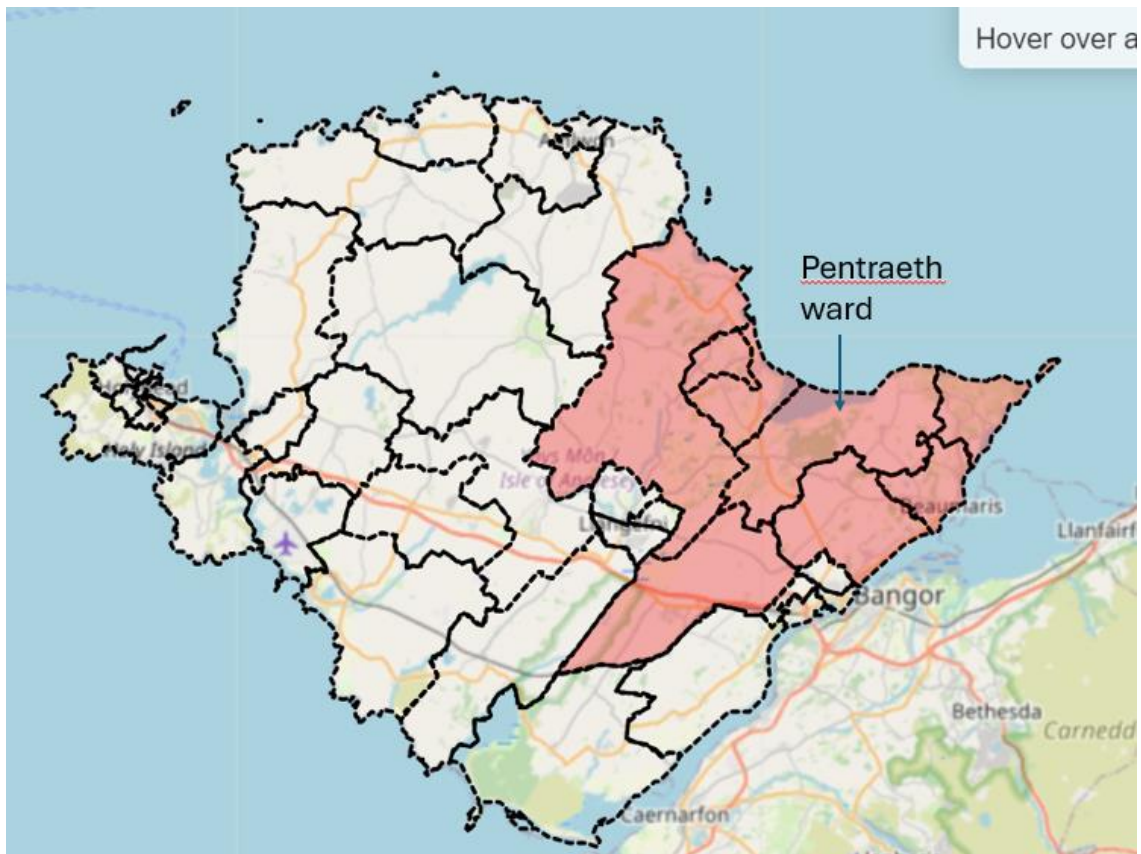
**Figure 5.2 Map showing the wards listed in para. 5.6 above**



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- 5.8 Whilst the results from the most up-to-date Census 2021 are not yet available in full, the Office for National Statistics (ONS) has released some results as part of a phased plan for the release of data for the census, and these are available for reference.
- 5.9 The ward data released currently does not directly compare fully with the wards identified above (for data taken from the 2011 census). In light of this, data for the 2021 Super Output Areas – lower layers are available for 2021 and 2011 in order to provide direct comparison with data from the previous census. A map showing the extent of this area is provided in Figure 5.3. It should be noted that the data for the Pentraeth ward is directly comparable.

**Figure 5.2 Map showing the boundaries of Super Output Areas – lower layer for the 2021 Census**



- 5.10 Where available, this data has been included within the baseline data as well, which allows for a fairly comprehensive and up-to-date overview of the population and language profile of the local area when considering the effect of the local market housing.

5.11 The baseline data provided below also includes data for the county of Isle of Anglesey and Wales for comparison purposes.

## Profile of the population

### *Population: 2001, 2011 and 2021*

5.12 Table 5.1 shows the total population of Pentraeth for the years 2001, 2011 and 2021. The changes (between 2001 and 2021) are shown as numbers and in percentages.

*Table 5.1 Numbers, change in number and percentage change in population of Pentraeth*

Area	2001	2011	2021	Change Number	Change %
Pentraeth	1,787	1,869	1,787	0	0

5.13 The population of Pentraeth increased between 2001 and 2011 but then returned to the same figure as 2001 in 2021. This is the pattern seen across Anglesey, however the population decreased in 2021 in comparison with the 2001 figure.

5.14 The most up-to-date data from Census 2021 shows that Anglesey's resident population has decreased from 69,751 in 2011 to 68,900 in 2021, which is a decrease of 1.2%. This is contrary to the pattern for Wales as a whole, which saw a general increase experienced across the country, from 3,063,456 in 2011 to 3,107,500, which is the largest population ever recorded through a census in Wales to date<sup>1</sup>.

5.15 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.

5.16 Anglesey saw a similar increase in population of people aged 65 years and over (16.3%) and a minor increase of 0.1% in children under the age of 15 years; however, Anglesey experienced a decrease of 7.9% in people aged 15 to 64 years, which is significantly larger in proportion than that experienced within Wales as a whole. Worth noting is the decrease experienced by the age groups of the 20-24 year olds (22%) and the 15-19 year olds (12%) specifically.

<sup>1</sup> 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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5.17 StatsWales provides migration numbers of various age groups into and out of the Isle of Anglesey from 2001 until 2020. It should be noted that from 2011 until 2019, the outward migration of young people (aged 15-29 years old) exceeded that of the inward migration of this age group<sup>2</sup>. Anglesey therefore experienced a net decrease in migration of young people over the time period. This ties in with the data above in relation to the population trends experienced within the county. It is only in 2020 that the county 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).

5.18 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 speakers (age 3 and over): 2011 and 2021

5.19 Table 5.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Pentraeth and the local area, Anglesey and Wales in 2011 and 2021.

**Table 5.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Pentraeth and the local area, Anglesey and Wales**

Area	2011		2021		Change between 2011 and 2021	
	Number	%	Number	%	Number	% point
Pentraeth	987	54.8	947	54.4	-40	-0.4
Llangoed	585	48.4	565	46.2	-20	-2.2
Beaumaris	748	39.5	583	36.9	-165	-2.6
Cwm Cadnant	1,261	57.5	1,224	57.6	-37	0.1
Llanfihangel Ysceifiog	1,479	75.8	1,576	75.2	97	-0.6
Llanddyfnan	1,373	59.1	1,271	57.9	-102	-1.2
Llanbedrgoch	654	43.9	525	39.6	-129	-4.3
Brynteg	890	48.7	868	48.8	-22	0.1
Anglesey	38,568	57.2	37,412	55.8	-1,156	-1.4

<sup>2</sup> StatsWales: Migration between Local Authorities in Wales and the rest of the UK (POPU5023)

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Wales	562,016	19.0	538,296	17.8	-23,720	-1.2
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- 5.20 In 2021, the proportion of the population aged 3 and over in Pentraeth who speak Welsh (54.4%) was lower than that for Anglesey as a whole (55.8%), and significantly higher than Wales (17.8%).
- 5.21 The number of the population who speak Welsh declined between 2011 and 2021 and this trend was seen across all areas, except for Llanfihangel Ysceifiog, which experienced an increase in number of Welsh speakers but a decrease in proportion. In Pentraeth, there was a reduction of 40 in terms of number of Welsh speakers and a decrease in proportion of -0.4. whilst the number of Welsh speakers declined, the proportion remained the same, whereas the proportion declined in Anglesey and Wales as a whole.
- 5.22 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 and increase in the number of older people, migration of people and the difference in the skills of its population within the 10 years.
- 5.23 The proportion of Welsh speakers in the ward of Pentraeth (54.4%) is similar but slightly higher than the average proportion across the local area (52.1%).

### Welsh speakers by age: 2001, 2011 and 2021

- 5.24 Table 5.3 provides details of number and proportion of Welsh speakers by age for the ward of Pentraeth and the combined local area (excluding Pentraeth).

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**Table 5.3 Number and % of Welsh speakers in Pentraeth and the local area by age (aged 3 and over): 2011 and 2021**

Age	Pentraeth				Local area (excluding Pentraeth)			
	2011		2021		2011		2021	
	No.	%	No.	%	No.	%	No.	%
Aged 15 years and under	186	77.2	189	81.5	1,346	84.1	1,226	80.9
Aged 16 to 49	642	55.1	346	64.1	4,170	55.3	2,475	65.9
Aged 50 and over	159	40.3	412	42.5	1,474	39.5	2,911	41.3
<b>Total aged 3 and over</b>	<b>987</b>	<b>54.8</b>	<b>947</b>	<b>54.4</b>	<b>6,990</b>	<b>54.3</b>	<b>6,612</b>	<b>53.6</b>

- 5.25 Table 5.3 identifies that generally, the population aged 15 years and younger have the highest proportion of Welsh speakers and the proportion of Welsh speakers reduces with age.
- 5.26 In Pentraeth, between 2011 and 2021, the number of Welsh speakers amongst the 16-49 age group reduced significantly however the proportion of Welsh speakers in that age group increased (due to the significant decrease in the population). The number of Welsh speakers amongst the 50 and over age group increased significantly, which reflects the increase in the number of people aged 50 and over in Pentraeth. This suggests an ageing population, with Welsh speakers moving from one age group to another, but without local people staying once leaving Secondary school age. A similar pattern was experienced across the local area (excluding Pentraeth).
- 5.27 Table 5.4 provides the number of Welsh speakers by age group in 2011 and 2021 for the Isle of Anglesey and Wales.



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**Table 5.4 Number and proportion<sup>3</sup> of the population (aged 3 and over) who could speak Welsh by age group on Anglesey and Wales; 2011<sup>4</sup> and 2021<sup>5</sup>**

Age group	Anglesey				Wales			
	2011		2021		2011		2021	
	No.	%	No.	%	No.	%	No.	%
3 to 4	827	54.1	757	53.3	16,495	23.34	11,947	18.17
5 to 9	2,733	78.9	2,872	74.3	62,300	38.20	55,328	26.44
10 to 14	3,053	81.5	3,049	76.8	75,093	42.25	66,503	36.4
15	608	78.7	526	76.5	14,862	39.99	12,842	37.37
16 to 19	2,196	71.3	1,980	72.9	43,651	26.95	38,817	27.45
20 to 24	2,467	63.9	1,997	65.3	37,258	17.58	34,923	18.61
25 to 39	6,635	61.8	6,406	61.2	84,455	15.54	92,912	16.33
40 to 49	4,992	53.2	4,256	56.7	57,753	13.31	52,694	14.58
50 to 59	4,755	50.4	4,895	48.2	51,627	13.29	55,542	12.67
60 to 64	2,557	46.8	2,338	46.3	27,590	13.47	25,043	12.55
65 to 74	4,080	47.6	4,292	43.8	45,112	15.01	45,902	12.79
75 and over	3,665	51.8	4,048	48.1	45,820	17.49	45,843	15.13
Total aged 3 and over	38,568	57.2	37,416	55.8	562,016	19.01	538,296	17.84

5.28 Generally, in Wales and Anglesey, the highest proportion of the population who could speak Welsh were the 5-19 age group. This reinforces the importance of the education system in the promotion of the use of the Welsh language. It should be noted as well that Anglesey's proportions of Welsh speakers is much higher than those of Wales in general, across all age groups.

<sup>3</sup> Percentage of the total population for each age group who could speak Welsh

<sup>4</sup> Nomis: Census 2011: Ability to speak Welsh skills by national identity by sex by age (DC2203WA) percentages calculated by Cadnant Planning Ltd)

<sup>5</sup> Nomis: Census 2021: Welsh language skills (speaking) by single year of age (TS076) (age groups combined by Cadnant Planning Ltd)

- 5.29 Anglesey and Wales all experienced an overall reduction in the number and proportion of the population (aged 3 and over) who could speak Welsh between 2011 and 2021. 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 and increase in the number of older people, migration of people and the difference in the skills of its population within the 10 years.

### Local infrastructure profile

- 5.30 This section considers the local infrastructure profile of Pentraeth.
- 5.31 Policy TAI 2 of the JLDP identifies Pentraeth as a Local Service Centre, which is described as an area “*providing the essential service needs of their own population and immediate rural catchment areas as well as some employment and retail opportunities. They have a good degree of accessibility by public transport to the higher order Centres*”.
- 5.32 Pentraeth is located around 5 miles from Menai Bridge and 5 miles from Llangefni. It provides local facilities including a primary school (Ysgol Gymuned Pentraeth), two public houses, a petrol filling station with shop, village hall, hot food takeaway and an industrial estate. The application site is within walking distance from a number of these facilities.
- 5.33 The application site is located in a sustainable location. There are public transport facilities in close proximity to the site. Figure 2.3 is an extract of Traveline Cymru Bus Stop Locator. The nearest bus stop is located approximately 0.3km from the site and allows users access to access bus service 62, 50 and 55 among others. Bus service no. 62 provides access to Bangor to the south and Cemaes Bay to the north, as well other bus stops in-between across the A5025. This provides regular services from Pentraeth. Bangor is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large-scale employment opportunities on established and new sites; higher and further education and education facilities; and leisure and health facilities/services.
- 5.34 The application site is located off the B5109, which links to the nearby A5025 road. The site therefore has good transport links to the A55 and the wider Isle of Anglesey, as well as access to Bangor for private car users.

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- 5.35 The site is also located within close proximity to a National Cycle Network. The North Wales Coastal Route 5, which passes through Pentraeth (approx. 0.4km from the site), provides a long-distance cycle route connecting Holyhead and Reading. This cycle route will allow connectivity to other areas which Route 5 passes through such as Capel Coch, Menai Bridge, Bangor and more.
- 5.36 Any future occupiers and visitors to the site would be encouraged to utilise the bus links, given the convenient location of the proposed development.
- 5.37 In terms of primary schools, Ysgol Gymuned Pentraeth is located approximately a 6-minute walk from the application site, and children from Pentraeth would attend the secondary school of Ysgol David Hughes in Menai Bridge, approximately 5 miles away.

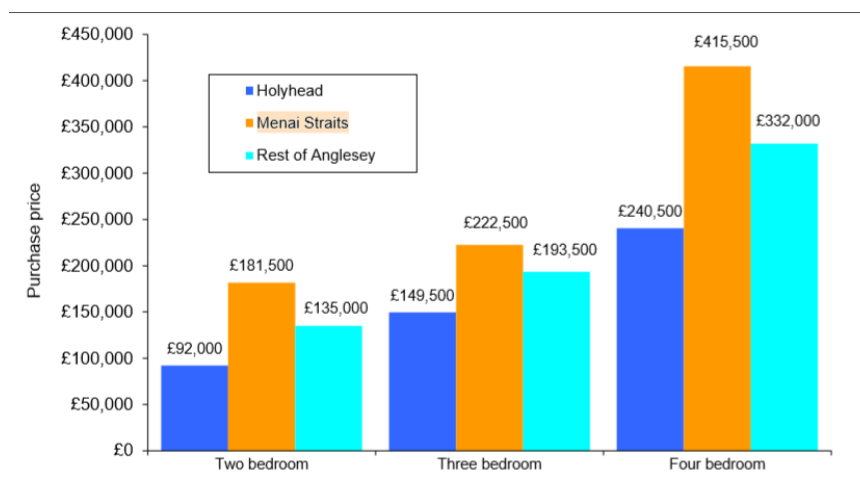
### Local housing market

- 5.38 The application site is located in the Menai Straits price area, as per the Anglesey LHMA (2016).

#### Median property prices

- 5.39 The Anglesey LHMA identifies that the median property price in the Menai Straits area was as follows in 2015:

**Figure 5.3 Median property prices by size and price market (figure 3.6 of Anglesey LHMA, 2016)**

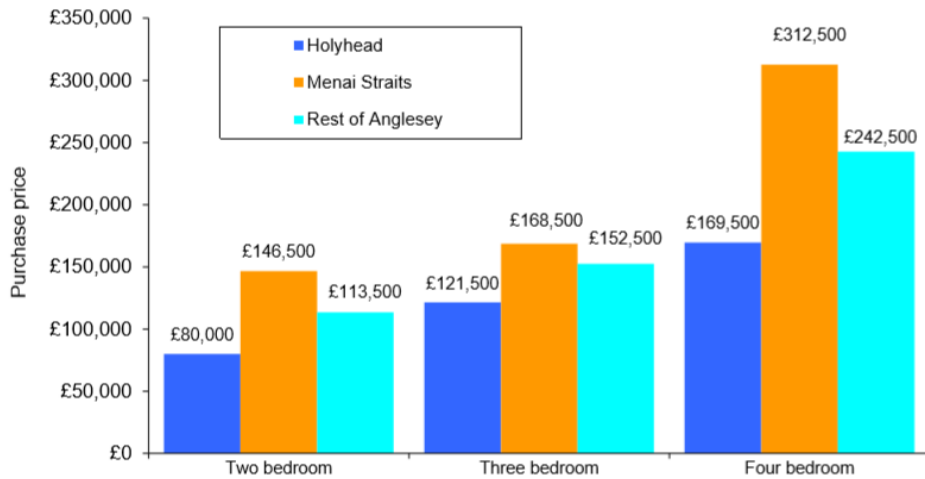


- 5.40 This demonstrates that the median price of a property in the Menai Straits area was higher than for Holyhead area and the Rest of Anglesey. The price of entry level

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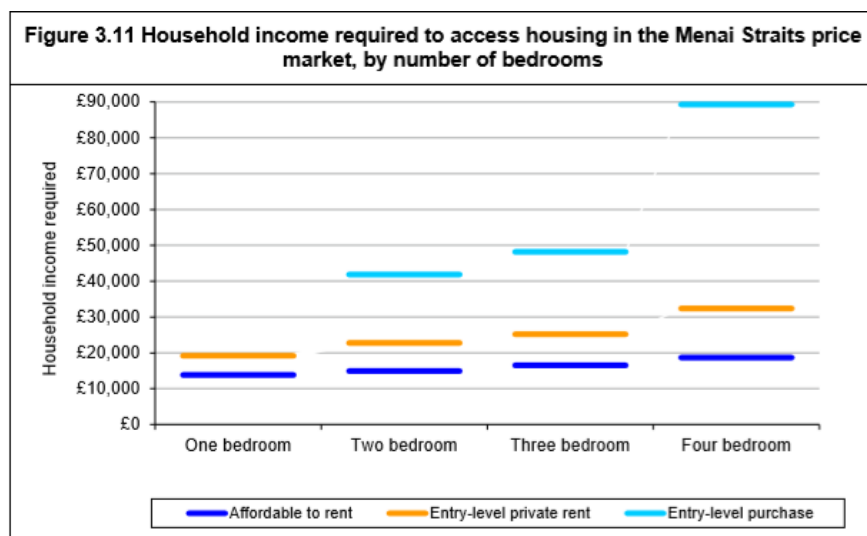
properties in Menai Straits area was also higher than the two other price areas as can be seen in figure 5.4.

**Figure 5.4 Entry-level property prices by size and price market (figure 3.7 of Anglesey LHMA, 2016)**



5.41 The LHMA also considers the household income required in order to be able to access housing in the different areas of Anglesey. Figure 5.5 provides an extract of a graph which identified the household income required to access housing in the Menai Straits price market.

**Figure 5.5 Household income required to access housing in the Menai Straits price market, by number of bedrooms (figure 3.11 of Anglesey LHMA, 2016)**



Source: Online survey of property prices, December 2015; StatsWales, 2015

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5.42 According to the LHMA, there is a significant gap between the social rent/market rent and the rent/buy in the Menai Straits area. These are identified in table 5.5 below.

**Table 5.5 Scale of key housing market gaps on Anglesey (extract of table 3.3 of the Anglesey LHMA, 2016)**

Menai Straits price market		
Property size	Social rent/market rent gap	Rent/buy gap
One bedroom	38.7%	-
Two bedrooms	52.6%	83.6%
Three bedrooms	52.7%	91.0%
Four bedrooms	73.4%	175.6%

5.43 The most significant gaps are between the cost of renting and the cost of buying, ranging from a gap of 83.6% for two bed properties up to 175.6% for four bed properties.

5.44 The Welsh Language Impact Assessment of the JLDP (2016) identifies that 6.3% of the properties in Pentraeth are second/holiday homes, which is similar to Anglesey as a whole (6.2%). Housing affordability in the Pentraeth ward is on a ratio of 4.9 times the median household income, in comparison to a ratio of 6.3 for the whole of Anglesey.

## Overall understanding of the Welsh language

5.45 The WLIA of the JLDP (2016) concludes that the overall picture of the Welsh language in Pentraeth reflects that of Anglesey as a whole. The status of the Welsh language is slightly better than it is at county level, with a high rate of speakers living in Pentraeth (60.5%) which is only 9.5% below the theoretical 70% threshold for a language to be viable. There was a reduction of 0.4% in the number of Welsh speakers in the ward between 2011 and 2021. Housing is slightly more affordable in Pentraeth than for the county as a whole.

5.46 The percentage of the population between 0-19 years of age reduced by 13.3% between 2001 and 2011 in Pentraeth ward. Significantly also, a reduction of 31% was seen in the percentage of Welsh speakers in the 3-15 years age group, the second highest on the island, suggesting that there is a lack of suitable housing for retaining families within the area. The WLIA of the JLDP identifies that it will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, and to keep residents (especially young families) in the area. No sites are allocated for housing in Pentraeth in the JLDP. The indicative

housing target is expected to be delivered on sites with extant planning consents and windfall sites/buildings.

### Policy background

- 5.47 Pentraeth is identified as a Local Service Centre in the JLDP. Local Service Centres provide essential services to the individual populations as well as their immediate rural catchment areas, as well as some retail and employment opportunities. They also have good accessibility via public transport. The JLDP specifically states that housing growth will be directed to land within or on the fringe of these centres. Development will be delivered through completions, commitments, windfall and, where appropriate, new allocations, and will provide for a combination of market and affordable housing.
- 5.48 Policy PS 17 'Settlement Strategy' in the Plan states that 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level (including 10% slippage) for Local Service Centres is 1754 units. Between 2011 and March 2022, 35 units had been granted in Pentraeth. 29 of these units had been completed prior to the adoption of the JLDP in 2017. Since then, limited new houses have been delivered, except for the deliver of 23 affordable dwellings on an exception site by ClwydAlyn Housing.
- 5.49 The application site lies outside the development boundary in an open countryside location and therefore would be contrary to planning policy.
- 5.50 However, the proposals are being presented as enabling development linked to the restoration of a grade II\* listed building known as Aberbrait, Llanfairpwll, which is also within the applicant's ownership.
- 5.51 Significant work needs to be carried out to the existing Listed Building at Aberbrait. Although the works required to bring the building back into use in an appropriate and sensitive manner now have the required Listed Building Consent, those works cannot be implemented as there is a substantial "Conservation Deficit" where the cost of repair of the heritage asset exceeds its market value on completion of repair or conversion.
- 5.52 To address the Conservation Deficit and ensure that the scheme of repair of the historic asset at Aberbrait is viable, a scheme for the erection of 25 dwellings at Tan y Graig, comprising of a mixture of open market and local market dwellings are proposed which would comprise of Enabling Development which will secure the listed building's long-

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term future by using the uplift in value of the land resulting from the development at Tan y Graig.

- 5.53 Pre-application discussions undertaken prior to the formulation of this planning application noted that due to the fact that the application site at Tan y Graig is located in open countryside, the Development Plan's policies would not support the development of open market and local market dwellings and consideration should therefore be given to Policy AT 2 of the Development Plan which supports Enabling Development that aims to secure the preservation and/or alternative use of a listed building provided the criteria within the Policy is satisfied. Pre-application discussions advised that the principle of a development proposal at Tan y Graig could be acceptable as enabling development, subject to compliance with policy AT 2 of the JLDP.
- 5.54 The Design, Access and Planning Statement submitted as part of this application provides further justification for the development, and concludes that the proposed development would be acceptable in terms of principle and all other planning considerations.

## Engagement

- 5.55 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.
- 5.56 In this instance, the proposal relates to an application for 25 dwellings, and is therefore a major application. A Pre-Application Consultation is being undertaken prior to the submission of a planning application. Comments received during the Pre-Application Consultation and the applicants' response to those comments will be set out in the Pre-Application Consultation Report submitted as part with a full planning application.
- 5.57 Additionally, pre-application discussions with the Local Planning Authority have already been undertaken.
- 5.58 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

5.59 The assessment of effect on the Welsh language is set out in the following tables, as required by the adopted SPG.

*Table 5.6 Assessment of effect on language and mobility of the population*

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
How is the development going to ensure opportunities for people to stay in their community?	<p>The proposed development would provide 25 residential dwellings, providing a mix of 10 local market housing and 15 open market dwellings. The proposed housing mix has been developed based on feedback in terms of the housing need locally in discussion with a local estate agent, as well as on the basis of financial viability, as the proposal would form an enabling development to fund the conservation deficit required to restore a grade II* listed building known as Aberbraint, which has been on the buildings at risk for over 10 years.</p> <p>It is the intention of the applicant that the open market dwellings proposed would be attainable to local people. It is expected that the dwellings would appeal to families with children. Strategic marketing of the units would be undertaken to encourage local</p>	0	4	4



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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>occupation including marketing the units locally in the first instance before they are released on the national market. This would provide the opportunity for local people to purchase the dwellings before competing with national purchasers.</p> <p>Evidence from a local estate agent has confirmed that there is demand for two, three- and four-bed family dwellings in Pentraeth, including from local people. The proposal would provide a mix of local market housing and open market housing, with a mix of two-, three- and four-bed dwellings which would seeks to meet an identified need for housing locally.</p> <p>The occupancy of local market housing would be controlled, with the need for one of the occupiers of the dwelling to have a local connection with the ward of Pentraeth or an adjoining ward. The price of local market housing would be controlled by way of the size of the properties, which comply with the size guidance provided in the adopted SPG.</p> <p>There is great demand for family housing and the proposed scheme would provide a range of family housing ranging from two to four bed dwellings. The local estate agent</p>			

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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>has identified that there is demand for family housing from local people who have an expanding family and would like to upsize, but may not be able to afford the cost of larger family housing on the open market, but their household income is beyond the threshold for an affordable dwelling. These people seem to fall between affordable housing and larger open market dwellings.</p> <p>The proposal does not include the provision of affordable housing. Viability assessments demonstrated that a scheme incorporating affordable housing would not provide the required conservation deficit to support the restoration of Aberbrait through enabling development. A scheme of 23 affordable dwellings has recently been delivered in Pentraeth by a local RSL, Clwyd-Alyn, which is considered to have contributed towards meeting a need for affordable housing within the settlement.</p> <p>The proposed development would provide suitable housing to help meet the demand for housing within the local area, encouraging local people to remain within the local area as their housing needs would be able to be met locally.</p>			

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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
	On the basis of the information set out above, the proposed development would contribute towards meeting and identified need for housing locally in Pentraeth and the surrounding areas including providing family housing.			
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?	<p>The occupancy of local market housing would be controlled, with the need for one of the occupiers of the dwelling to have a local connection with the ward of Pentraeth or an adjoining ward. The price of local market housing would be controlled by way of the size of the properties, which comply with the size guidance provided in the adopted SPG.</p> <p>The occupancy of the open market units would not be controlled (in terms of local people in need of affordable housing). However, it is the intention of the applicant that the open market dwellings proposed would be marketed locally with a local estate agent in line with an agreed strategic marketing approach to encourage local occupancy as part of embedded mitigation.</p> <p>If the open market units are not purchased by local people in the first instance, releasing the units on the national market could lead to the in-migration of additional</p>	0	4	0

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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
	people from outside the local area, who may not be Welsh speakers. This could in turn effect the proportion of the population within Pentraeth who are Welsh speakers.			
Is there a likelihood that local people will migrate from the community as a result of the development?	The proposal is a residential development and would not be 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 community: more or fewer children, young people, middle-aged people, older people?	The housing proposed is expected to be occupied by families. It is considered that the proposal would therefore encourage local occupancy from the local area either by retaining existing local people or attracting families into the area. The development would be expected to be suitable for occupancy by local people from the surrounding area. Statistics provided earlier in the assessment suggest an ageing population in Pentraeth and the local area without local young people remaining in the area or returning. The provision of family housing could help to rebalance the age structure of the community.	0	4	0

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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
	All dwellings would accommodate bedrooms for dependants. Notwithstanding this, as detailed further within this table, the impact of this would not result in any detrimental impacts to the Welsh language of schools in the area.			
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>The proportion of Welsh speakers in Pentraeth (54.4%) is similar but slightly lower than that for the county of Anglesey (55.8%). The local market dwellings would be occupied by local people already living in the area or with a connection to the area. If the open market units are purchased by local people, then there would no change in the balance of Welsh and non-Welsh speakers.</p> <p>If the dwellings were not purchased by local people, then there would be the potential to alter the balance of Welsh speakers and non-Welsh speakers. As previously noted, there would be no change to the number of Welsh speakers locally but the proportion of Welsh speakers could reduce.</p> <p>Further, children would be enrolled in a Welsh medium school (both Ysgol Gymuned Pentraeth and Ysgol David Hughes are Welsh-medium schools) and there are multiple Welsh learning resources available within the area for adult residents. Therefore, it is likely that any initial imbalance would be reverted back after the initial occupancy.</p>	0	4	0

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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?	The proposal relates to 25 residential units and therefore any change that would be experienced would be permanent.	N/A	N/A	N/A
<p><b>Effect of the proposed development on language and mobility of population over 20 years</b></p> <p>The proposed units would contribute towards meeting an identified need for housing in Pentraeth and the surrounding area.</p> <p>The provision of two-, three- and four-bed local market would provide smaller family dwellings for which there is a local demand according to a local estate agent. These units would be restricted in terms of their value by their size. Their occupancy would also be restricted to people with a local connection with the ward of Pentraeth or an adjoining ward.</p> <p>The remaining dwellings would meet an identified need for family homes on the open market. The occupancy of the open market units would not be controlled (in terms of local people in need of affordable housing). However, it is the intention of the applicant that the open market dwellings proposed would be marketed locally with a local estate agent in line with an</p>				

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
		Effect	Likelihood	Composite score
<p>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</p>				
<p>agreed strategic marketing approach to encourage local occupancy as part of embedded mitigation. This would lead to no identifiable change to the projected Welsh speakers, resulting in a neutral effect.</p> <p>If the open market units are not purchased by local people in the first instance, releasing the units on the national market could lead to the in-migration of additional people from the local area, who may not be Welsh speakers. This could theoretically lead to a reduction in the proportion of Welsh speakers which could lead to a small adverse effect.</p>				

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

VISUAL ELEMENTS	Consideration of potential effects	Score		
		Effect	Likelihood	Composite score
<p>Explain with evidence, how the development will affect the language visibility in the area, in term of promoting the unique culture of the area.</p>				

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Will the development increase the visibility of the language?	The proposed development would include a Welsh name for the development and therefore has the potential to contribute towards maintaining and increasing the visibility of the Welsh language in the area.	0	4	0
Corporate image and branding - signs and advertisements on the site that are within the planning remit, e.g. advertising/marketing sign for a new housing site, signs and advertisements to customers 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>This issue is mainly relevant to commercial and industrial developments rather than residential developments.</p>	0	4	0
Site name or development – will it retain an old Welsh name or will any new names be derived from historic, geographical or local ties to the area, if practical.	The name of the development would be a Welsh name and would have regard to historical, geographical or local ties to the area.	0	4	0
<p><b>Effect of the proposed development on visual elements over 20 years</b></p> <p>The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in Pentraeth, which would have an overall beneficial effect on the Welsh language in terms of promoting Welsh culture and place names. The strategic marketing of the units to encourage local occupancy would be bi-lingual. The Strategic Marketing Plan of the units could be controlled by way of a condition with details to be submitted and agreed with the Local Planning Authority.</p>				



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However, this is not 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.			
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**Table 5.7 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
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>The provision of housing for the local community would help to meet the identified housing need within the local area.</p> <p>The proposal ensures the safety and amenity of the public and safeguards the environment from the adverse effects of pollution of water, land or air, hazards from industry, and associated noise, odour or vibration arising from the development. The layout and design of the proposal would be comprehensive, attractive and functional in nature, and would not result in any adverse impact upon public amenity.</p>	0	3	0
How adequate is the availability of childcare and pre-school places in the locality?	<p>As most nurseries and pre-schools are run privately, it is not possible to attain capacity numbers. However, there are nurseries available in the area, including Welsh language pre-school places including Cylch Meithrin Pentraeth.</p> <p>A web search on Mudiad Meithrin's website identifies 19 Welsh medium child care groups such as Clych Meithrin, Ti a Fi and day nursery within a 5-mile radius of the site. Therefore, it is considered that there is ample pre-school and nurseries within the near vicinity to accommodate the proposed development.</p>	0	4	0

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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>How adequate are the number of school places in the local area? Would the development be likely to call for more places or is there enough space in the schools? Are there enough resources so that schools can continue to fulfil their role in producing fluent Welsh speakers?</p>	<p>The closest primary school to the application site is Ysgol Gymuned Pentraeth, and secondary school pupils would attend Ysgol David Hughes in Menai Bridge.</p> <p>Discussions will be undertaken with the Education Department during the determination of the planning application.</p>	0	4	0
<p>How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children</p>	<p>If the open market units are purchased by local people, then there would no change in the balance of Welsh and non-Welsh speakers.</p> <p>If the dwellings were not purchased by local people, then there would be the potential to alter the balance of Welsh speakers and non-Welsh speaking pupils in the school.</p>	0	4	0

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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>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>Would the development increase the demand on local facilities and services?</p>	<p>Pentraeth is identified as a Local Service Centre in the adopted JLDP. The JLDP recognises that Local Service Centres provides essential service needs of their own population and immediate rural catchment area, as well as some employment and retail opportunities. They also have a good degree of accessibility of public transport to the higher order Centres (in this case, Bangor), as well as other Local Service Centres such as Benllech and Menai Bridge.</p> <p>Given the location of the units, it is expected that any future occupants would utilise local facilities, which would benefit the local economy (for example, increase spending in local shops and eateries) within Pentraeth and the wider area. It is expected that the</p>	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
	existing facilities as services available within Pentraeth and the surrounding areas would be able to accommodate the population of the proposed development.			
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 and services such as halls, shops, and so on?	Given that the development is for 25 residential dwellings, it is unlikely to create new opportunities to promote the Welsh language within the area.	0	4	0
Does the development have the potential to have a positive or negative impact on the activities	The proposed development is for new housing targeted for local people, and therefore, it can be expected that a proportion of the residents would seek out local groups and organisations to join. Given that the residents of the development would be local people	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
of different groups that are active in the community which were identified in the profiling work, e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change?	<p>already living locally and/or with a local connection, and there is a high proportion of Welsh speakers in Pentraeth, it is not expected that the addition of new people would have any negative impacts on the Welsh language use within these groups.</p> <p>Additionally, given that the development is for 25 dwellings only, it's not expected to result in a significant number of people seeking out local groups and organisations. It is reasonable to expect that only a proportion of the new population would seek out to join such groups.</p>			
How could the Welsh community and its institutions integrate the development?	As above.	0	4	0
<p><b>Effect on quality of life including community infrastructure over 20 years</b></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 would support the growth proposed in the JLDP within the Plan area without leading to a demand which would adversely affect the community infrastructure, services and facilities that could be offered to the local population. This would be a beneficial effect in terms of the quality of life. However, the proposal is not expected to lead to a change to the projected number of Welsh speakers.</p>				

## Welsh Language Impact Assessment

**Table 5.8 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
<p>Expected market price for the houses and how this compares with the household income locally</p>	<p>The type and mix of housing proposed has been developed following feedback from a local estate agent in order to respond to the current demand for housing in Pentraeth and the surrounding area, including from local buyers.</p> <p>There is great demand for family housing and the proposed scheme would provide a range of family housing ranging from two to four bed dwellings. The local estate agent has identified that there is demand for family housing from local people who have an expanding family and would like to upsize, but may not be able to afford the cost of larger family housing on the open market, but their household income is beyond the threshold for an affordable dwelling. These people seem to fall between affordable housing and larger open market dwellings.</p> <p>The value of local market dwellings are controlled by their size which reflects the size of such dwellings in the adopted SPG. This should ensure that the dwellings are of a price that is within reach for local people.</p> <p>The remainder would provide two-, three-, and four-bed open market family dwellings.</p>	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
	<p>Although the price and occupancy of the open market units would not be restricted, it is the applicant's intention to strategically market the units to encourage local occupancy. A local Estate Agent has suggested that the open market units are marketed through a local marketing campaign for a period of time, before they are released on the national market. The applicant is committed to undertaking a local marketing campaign, details of which can be submitted and agreed with the LPA by way of a condition.</p> <p>The proposal would therefore provide a mix of smaller local market dwellings along with larger open market family homes to meet a range of needs within the local community.</p>			
Would the development be likely to have a positive or negative impact on the average house price in the area affected?	As above.	0	4	0
Affordable housing contribution and how this compares with policy requirements.	The proposal does not include the provision of affordable housing. Viability assessments demonstrated that a scheme incorporating affordable housing would not provide the required conservation deficit to support the restoration of Aberbraint through enabling development. A scheme of 23 affordable dwellings has recently been delivered in Pentraeth by a local RSL, Clwyd-Alyn, which is considered to have contributed towards meeting a need for affordable housing within the settlement.	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
	<p>As the proposal would form part of an enabling development, it is accepted that the proposal is contrary to policy TAI 16 which relates to provision of affordable housing.</p> <p>A proven Conservation Deficit has been shown in detailed appraisals accompanying this application in relation to the restoration of Aberbriant, which has been on the buildings at risk register for over 10 years, which show that the benefits of conserving the heritage asset outweigh the disbenefits of failing to comply with other planning policies</p>			
Expected or proposed development rate of development. Would it happen slowly?	The proposal relates to the development of 25 dwellings and therefore the units will be developed in one phase over a one- to two-year period.	0	4	0
Housing mix and how it compares with policy requirements, county or local surveys, or other sources of information.	<p>Details of housing need and the identified need for housing has been presented within the Housing Mix Statement.</p> <p>The proposed number and type of units would contribute towards meeting an identified need in Pentraeth and the surrounding area for local market and open market housing.</p>	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
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.	As above.	0	4	0
Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	<p>There has been limited development of open market dwellings in Pentraeth. Whilst this proposal does not include affordable housing (due to viability issues), a scheme of 23 affordable dwellings has recently been delivered in Pentraeth by a local RSL, Clwyd-Alyn, which is considered to have contributed towards meeting a need for affordable housing within the settlement.</p> <p>Delivering market housing as part of this proposal would therefore contribute towards the provision of a better mix of housing, which would beneficially contribute towards mixed communities.</p>	0	4	0
Would the development increase the demand for private rented housing, which would mean less	The proposal would not be expected to lead to an increase in the demand for private rented sector.	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
stock available to local households?				
<p><b>Effect of the proposed development on the housing market over 20 years</b></p> <p>The proposal would provide a mix of smaller local market dwellings and open market family homes to meet a range of needs within the local community. The market units would meet a need locally for smaller and larger family housing, all of which would be marketed through a local marketing campaign. Details of such a marketing campaign can be submitted and agreed with the Local Authority by way of a condition.</p>				

## Welsh Language Impact Assessment

**Table 5.9 Assessment of effect on economic factors**

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
How does the development contribute to existing employment opportunities in the area.	The proposal is for housing, and whilst the proposal would offer employment opportunities during the construction phase and some maintenance work post-completion, this key issue is considered to be more relevant to commercial and employment developments, rather than housing developments.  The proposal would be developed by a local construction company, Grwp Amos Cymru Cyf, who have successfully delivered a number of residential developments across Anglesey. Therefore, in the short-term, the proposal would provide support employment opportunities for a company, who employ local people, including Welsh speakers.	0	4	0
Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?		0	4	0
Number of full and/or part time 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).		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 housing, and therefore this consideration is not applicable.	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.	See above.	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
Will a front-line service be provided to the public?	The proposal is for housing, and therefore this consideration is not applicable.	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
Which language skills are essential and desirable for the jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory)	The proposal would provide employment opportunities to the existing construction sector. As the construction labour is expected to be met locally by Grwp Amos Cymru Cyf, 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.	0	4	0
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, 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.	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 development of 25 dwellings, 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 on Anglesey and in Gwynedd.	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>Is the development likely to have a positive impact on current local businesses, e.g. by offering business opportunities to supply the requirements of the new business for goods?</p>	<p>The proposal is for housing, and therefore this consideration is not applicable.</p>	0	4	0
<p><b>Effect of the proposed development on employment over 20 years</b></p> <p>Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment for the local construction industry. The employment opportunities offered as part of the development are beneficial for local people including Welsh speakers, however they're scale are not expected to lead to a change in the number of Welsh speakers and therefore a neutral effect on employment is expected.</p>				

## Summary of findings and conclusions

- 5.60 The proposed development would provide 25 dwellings, comprising of 10 local market dwellings and 15 open market dwellings.
- 5.61 The application is presented as enabling development linked to funding the conservation deficit for restoration works at Aberbrait, Llanfairpwll which is a Grade II\* listed building also within the ownership of Grŵp Amos Cymru Cyf.

### Meeting an identified need for housing

- 5.62 The proposed housing mix has been developed based on feedback in terms of the housing need locally in discussion with a local estate agent, as well as on the basis of financial viability, as the proposal would form an enabling development to fund the conservation deficit.
- 5.63 Evidence from a local estate agent has confirmed that there is demand for two, three- and four-bed family dwellings in Pentraeth, including from local people.
- 5.64 There is great demand for family housing and the proposed scheme would provide a range of family housing ranging from two to four bed dwellings. The local estate agent has identified that there is demand for family housing from local people who have an expanding family and would like to upsize, but may not be able to afford the cost of larger family housing on the open market, but their household income is beyond the threshold for an affordable dwelling. These people seem to fall between affordable housing and larger open market dwellings.
- 5.65 No affordable housing is proposed due to viability issues that would not provide sufficient funds to meet the conservation deficit at Aberbrait. However, 23 affordable dwellings have recently been delivered in Pentraeth by Clwyd-Alyn, and therefore the delivery of 25 market houses would complement the housing already delivered to provide mixed communities.
- 5.66 Therefore, the proposed development would provide suitable housing to help meet the demand for housing within the local area, encouraging local people to remain within the local area as their housing needs would be able to be met locally. The mix of housing would contribute towards maintaining sustainable communities where the Welsh language can thrive.



## **Beneficial effect on visual elements of the Welsh language**

5.67 The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in the local area.

## **Employment**

5.68 Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment during construction, supporting local construction businesses.

## 6. Sustainability assessment

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

*Table 6.1 Sustainability Assessment*

Sustainability Assessment Objectives	Assessment	Summary
<p>1. Maintain and enhance biodiversity benefits and connectivity (SEA topics: biodiversity, fauna, flora, soil)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species</li> <li>• Protect and enhance wildlife habitats on land and at sea (including the significant woodland asset found in the plan area), and wider biodiversity in rural and urban areas</li> <li>• Maintain and improve the provision of green infrastructure</li> <li>• Protect and enhance the designated geological sites and the wider diversity ground</li> <li>• Maintain and enhance the role of ecological connectivity</li> </ul>	<p>+</p>	<p>The application is accompanied by a Preliminary Ecological Assessment which was undertaken in April 2022 along with an update letter from the ecologist regarding the validity of the earlier ecological report.</p> <p>Whilst implementing the consent for the 15 holiday chalets, the site has been stripped of all topsoil leaving bare earth. The letter from Ecoscope confirms that the site is not of any significant ecological value. Hedgerow site boundaries are retained by the new proposal which uses the existing access. No further ecological survey work is considered necessary.</p> <p>Local and national planning policy recommends that all developments must show a biodiversity net gain wherever possible. The Ecological update letter considers that this can easily be achieved by implementing the enhancement measures recommended in the earlier report for the 15 holiday consent. The enhancement recommendations are repeated below:</p> <p>Boundary hedgerows are unmanaged and dense, providing corridors for wildlife between adjacent habitat. A strategy to</p>

## Welsh Language Impact Assessment

		<p>maintain dense hedgerows must be implemented, particularly where a new access route to the main road is considered.</p> <p>In conjunction with a hedgerow strategy, a lighting diagram should be provided before external lighting is installed. Lighting must be at low level and directional, affording sufficient visibility for safety but minimising light spill to site boundaries and compliant with best practice Ecological Guidance on lighting.</p>
<p>2. Promoting viability, cohesion, and community health and wellbeing (SEA topics: human health, population).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Meet the needs of an ageing population</li> <li>• Reduce the number of work-age people who are out-migrating, in order to support communities that are balanced in terms of age of the population</li> <li>• Improve the provision and access to facilities and services to disadvantaged communities and rural areas.</li> <li>• Promote community interaction and social inclusion</li> <li>• Get rid of barriers and create opportunities for people to lead healthier lives, e.g. promoting exercise (walking, cycling)</li> <li>• Reduce health inequalities between areas and social groups</li> </ul>	<p>+</p>	<p>Please see Section 5 of this WLIA.</p>

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<p>3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Protect and enhance the opportunities to promote and develop the Welsh language.</li> </ul>	+	<p>Please see section 5 of this WLIA.</p>
<p>4. Preserve, promote and enhance cultural resources and historic heritage assets (SEA topic: cultural heritage).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Ensure that local, historic and archaeological and cultural assets (including protection from new developments) are protected, and are maximized for the benefit of residents and visitors</li> <li>• Promote access to the historic environment for education and tourism purposes/economic development</li> </ul>	+	<p>The application is presented as enabling development linked to funding the conservation deficit for restoration works at Aberbraint, Llanfairpwll which is a Grade II* listed building also within the ownership of Grŵp Amos Cymru Cyf.</p> <p>Significant work needs to be carried out to the existing Listed Building at Aberbraint. Although the works required to bring the building back into use in an appropriate and sensitive manner now have the required Listed Building Consent, those works cannot be implemented as there is a substantial “Conservation Deficit” where the cost of repair of the heritage asset exceeds its market value on completion of repair or conversion.</p> <p>To address the Conservation Deficit and ensure that the scheme of repair of the historic asset at Aberbraint is viable, a scheme for the erection of 25 dwellings at Tan y Graig, comprising of a mixture of open market and local market dwellings are proposed which would comprise of Enabling Development which will secure the listed building’s long-term future by using the uplift in value of the land resulting from the development at Tan y Graig.</p>

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		<p>An enabling development proposal can only be considered for approval if it provides benefits that outweigh the disbenefits, and where the decision-maker is confident that the scheme would secure the conservation of the heritage asset.</p> <p>The consequence of not supporting the enabling development proposal, where the heritage asset has been damaged significantly, and deteriorated over decades to the point where the building has been listed on Cadw’s buildings “at risk” register 10 years ago, are that the continued deterioration cannot be reversed even with urgent and temporary remedial work.</p> <p>A proven Conservation Deficit has been shown in detailed appraisals accompanying this application which show that the benefits of conserving the heritage asset outweigh the disbenefits of failing to comply with other planning policies. The Conservation Deficit can be addressed through a scheme of renovation and restoration of the existing heritage asset with the erection of 25 new local market and open market dwellings as per the proposals on the current planning application.</p> <p>It is therefore considered that the proposal is appropriate in planning terms.</p>
<p>5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities (SEA topic: Population)</p>	<p>+</p>	<p>Please see table 5.9 of the WLIA.</p>

## Welsh Language Impact Assessment

<p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Promote and facilitate investment to local businesses across a variety of economic sectors</li> <li>• Improve and maximise employment opportunities, including in rural areas</li> <li>• Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure</li> <li>• Provide access to opportunities for training, education and skills development for all sectors in the community</li> <li>• Treat the Welsh language less favourably than the English language in providing services to the public</li> <li>• Create opportunities for workers to use the Welsh language in the workplace</li> </ul>		
<p>6. Provide good quality housing, including affordable housing that meets local need (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Improve the quality and availability of existing housing stock for deprived communities</li> <li>• Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas</li> </ul>	+	Please see section 5 of the WLIA.

## Welsh Language Impact Assessment

<ul style="list-style-type: none"> <li>• Introduce adapted housing that addresses the individual needs of the communities</li> </ul>		
<p>7. Appreciate, conserve and enhance the rural landscapes and townscapes of the plan area (SEA topic: landscape)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Protect and enhance the special features of the landscape in the plan area, including Areas of Outstanding Natural Beauty, the coastal/ marine landscape and townscape</li> <li>• Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment</li> <li>• Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area</li> </ul>	+	<p>The proposed application site is not located within an AONB, SLA or any protected landscape area.</p> <p>The application site benefits from extant planning permission for 15 holiday chalets and therefore the principle of developing the site has already been accepted.</p>
<p>8. Support and enhance good transport links to support the community and the economy (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres</li> <li>• Reduce the need for private car travel, by improving the public transport infrastructure</li> </ul>	+	<p>The accessibility of the site is assessed in section 5 of this WLIA under the 'Local Infrastructure Profile'. Whilst the proposal itself would not improve or enhance transport links, the site is accessible to a range of facilities and destinations by walking and public transport in accordance with the national and local transport policies.</p>

## Welsh Language Impact Assessment

<ul style="list-style-type: none"><li>• Prioritise accessibility by having sustainable transport options for new developments</li></ul>		
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## 7. Mitigation and enhancement measures

7.1 Consideration of the effects of the proposed development on Welsh language and the community presented in sections 5-6 have identified an overall neutral effect subject to embedded mitigation proposed as part of the development being effective as no change to the projected Welsh speakers would be expected (business as usual). A summary of embedded mitigation measures are provide set out below:

- Local marketing campaign to market the open market properties locally for the first three months to encourage local occupancy before they are marketed nationally. Details of such a scheme to be submitted and approved by way of a planning condition; and
- Provision of a Welsh name for the estate.

7.2 However, if the open market units are not purchased by local people in the first instance, releasing the units on the national market could lead to the in-migration of additional people from the local area, who may not be Welsh speakers. This could theoretically lead to a reduction in the proportion of Welsh speakers in Pentraeth. This would represent a small adverse effect (decrease of up to 2% than the projected speakers (business as usual)).

7.3 Additional measures to be incorporated as part of the development are set out below:

- Provision of a welcome/information pack to occupiers highlighting the opportunities available to learn/improve their Welsh language skills;
- Provision of support for adults to attend Welsh learning/improvement classes;
- Provision of support to promote activities in the local area which are held through the medium of Welsh; and
- Commitment to support the local supply chain in Anglesey and North Wales during construction.

## 8. Conclusion

- 8.1 It is concluded that the proposed development would have an overall neutral effect on the Welsh language and the community within Pentraeth subject to implementing embedded mitigation measures which form part of the proposal and the open market units would be purchased by local people.
- 8.2 However, if the open market units are not purchased by local people in the first instance, releasing the units on the national market could lead to the in-migration of additional people from the local area, who may not be Welsh speakers. This could theoretically lead to a reduction in the proportion of Welsh speakers in Pentraeth which would represent a small adverse effect on the Welsh language (decrease of up to 2% than the projected speakers (business as usual)).

# Appendix A

## SIGNED ELIN EDWARDS

### AREA OF SPECIALISM

12 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.

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### PROFESSIONAL ORGANISATIONS

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

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### QUALIFICATIONS

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

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### 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

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

**Chester** | Bretton House, Bell Meadow Business Park, Pulford, Chester CH4 9EP  
| 01244 621007

[www.cadnantplanning.co.uk](http://www.cadnantplanning.co.uk)