
Welsh Language and Welsh Communities
Impact Statement and Action Plan

Land South of Holt Road, Wrexham

August 2018

WELSH LANGUAGE AND WELSH COMMUNITIES IMPACT
STATEMENT AND ACTION PLAN

LAND SOUTH OF HOLT ROAD, WREXHAM

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1.0 INTRODUCTION

1.1 This Welsh Language and Welsh Communities Impact Statement and Action Plan has been prepared by Barton Willmore, on behalf of Barratt Homes and Bloor Homes North West (the “Applicant”), in support of an outline planning application for the proposed residential development of land at land south of Holt Road, Wrexham.

1.2 This Statement should be read in conjunction with the other technical documentation submitted in support of the planning application (the “Application”).

1.3 This Assessment follows the methodology of the Council’s Local Planning Guidance Note No.31 - The Welsh Language and Welsh Communities and explains with evidence how the development may impact on:

- Population and Housing;
- Economics;
- Education;
- Infrastructure; and
- Other general considerations.

1.4 Firstly, it should be noted that the Application Site is not located within a Welsh Language sensitive ward, as defined in the Council’s Guidance Note or within the emerging LDP Policy WL1. The site is moreover proposed for allocation within the Deposit LDP. The location and scale of growth within the context proposed has therefore been the subject of assessment by the Council as part of plan preparation (for example, through the Deposit LDP’s Sustainability Appraisal). The updated Technical Advice Note (TAN) 20: Welsh Language (October 2017) advises that positively allocated sites, having undergone comprehensive assessment during the preparation of the LDP, should not necessitate the submission of a Community and Linguistics Impact Assessment. However, the Applicant has undertaken this assessment for robustness nonetheless.

Summary of Proposed Development

1.5 The Application seeks outline planning permission for residential development of up to 600 dwellings with associated landscape works, public open space and on-site infrastructure, with all matters reserved except for access.

- 1.6 It is anticipated that the proposed development will include a mix of two, three and four-bedroom properties, further details of which are provided in Section 3 of this Statement.

Pre-Application Consultation

- 1.7 The Applicant has actively engaged in pre-application discussions with Wrexham County Borough Council (the “Council”) in advance of the submission of this Application.
- 1.8 In accordance with Welsh Government Guidance, it is necessary to undertake pre-application consultation for all “major” developments. As this application is for more than 10 dwellings, it qualifies as a “major” development.
- 1.9 The extent of pre-application consultation and engagement undertaken by the Applicant will be documented within the “Pre-Application Consultation Report” submitted with this Application. This sets out the engagement that has taken place, and where necessary how the scheme has been amended to reflect the comments received.

2.0 THE SITE AND SURROUNDING AREA

2.1 This Section provides further details on the Site's location, surroundings and its key physical characteristics.

Site Context

2.2 The site is located north-east of the town of Wrexham, within the administrative boundary of WCBC. The northern boundary of the site is Holt Road (A534), which provides direct access to the centre of Wrexham. Beyond this, lies Wrexham Golf Course and then a large quarry area and extensive agricultural land. The eastern boundary of the site borders arable fields beyond which lies Sandy Lane and Clays Touring and Leisure Park and Clays Golf Course. The northern section of the eastern boundary consists of a Ready Mixed Concrete plant located in an historic quarry area. Bryn Estyn Road forms the southern boundary of the site, beyond which is Wrexham Rugby Club, a single residence, the Erlas Victorian Garden, and the Erlas Centre with agricultural land beyond. Established residential properties form the western boundary of the site which can be accessed from the A534.

2.3 In the north-west corner of the site is Tyn-twill Farm which is located adjacent to the western site boundary. In addition, Bryn Estyn Court lies immediately adjacent to the southern boundary, on the north site of Bryn Estyn Road.

2.4 Along the southern boundary of the site are field entry points accessed from Bryn Estyn Road.

2.5 The Site extends to circa 29 hectares (ha) and is approximately rectangular in shape. It is currently in agricultural use and consists of seven separate fields. Internal field boundaries are mainly hedgerows or tree-lined. Four separate and interconnecting electricity lines cut across the site.

Site Planning History

2.6 There is no planning history associated with the Site of relevance to this application.

3.0 THE PROPOSED DEVELOPMENT

3.1 This Section provides details of the proposed development.

3.2 The application seeks outline planning permission for residential development of up to 600 dwellings with associated landscape works, public open space and on-site infrastructure, with all matters reserved except for access.

3.3 Whilst indicative at this stage given the outline nature of the application, the housing mix is anticipated to be as follows:

- 2 beds: 15%
- 3 beds: 60%
- 4 beds: 25%

3.4 At this stage, the proposals include for provision of up to 25% Affordable Housing.

4.0 POLICY CONTEXT

Introduction

4.1 This Section provides an account of the policies of relevance to the likely impact of the development proposal against community life and the Welsh language. It considered policy at both the national and local level. A full account of the planning policy context of the site and proposal are provided within the Planning Statement submitted in support of this Application.

National

Well-being of Future Generations (Wales) Act 2015

4.2 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Wrexham County Borough Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Act contains seven well-being goals, including, ‘a Wales of vibrant culture and thriving Welsh language’.

Planning (Wales) Act 2015

4.3 The Planning (Wales) Act introduced legislative provision for the Welsh language in the planning system. The Act requires the Welsh language to be considered as part of the Sustainability Appraisal of all documents with development plan status and explains that impacts on the Welsh language should be a consideration in the determination of planning applications, as long as they are relevant to the application. Accordingly, the Council’s replacement LDP will have to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan.

Planning Policy Wales (9th Edition, November 2016)

4.4 The following key extracts of PPW are considered of most relevance to this CLIA:

- Paragraph 4.13.2: *The goals set in the Well-being of Future Generations (Wales) Act*

2015 include the aim of achieving ‘a Wales of vibrant culture and thriving Welsh language’. The future well-being of the language across the whole of Wales will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities. The land use planning system should also take account of the Welsh language and in so doing can contribute to its well-being.

- Paragraph 4.13.4: *It should be the aim of local planning authorities to provide for the broad distribution and phasing of housing development taking into account the ability of different areas and communities to accommodate the development without eroding the position of the Welsh language.*
- Paragraph 4.13.5: *Considerations relating to the use of the Welsh language may be taken into account by decision makers so far as they are material to applications for planning permission. If required, language impact assessments may only be carried out in respect of major development not allocated in, or anticipated by, a development plan proposed in areas of particular sensitivity or importance for the language. Any such areas should be defined clearly in the development plan*

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

- 4.5 This updated TAN 20 provides local planning authorities, developers and communities with advice on how the language can be supported and protected by the planning system.
- 4.6 Paragraph 3.1.3 clarifies that *“Planning applications should not routinely be subject to Welsh language impact assessment”* and goes on to say in Paragraph 3.2.2 that *“When a LPA receives a proposal for a large development on a windfall site in an area it has defined as linguistically sensitive or significant, an assessment of the likely impact of the development on the Welsh language may be undertaken”*.
- 4.7 Paragraph 3.4.1 and 3.4.2 identify the circumstances that mitigation measures should be applied to reduce or eliminate potential adverse impacts of development on the Welsh language.

The Wales Spatial Plan Update (July 2008)

- 4.8 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. All six sub-regions, i.e. spatial plan areas, are profiled by key

settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.

- 4.9 The main priorities of the Wales Spatial Plan for the theme 'Respecting Distinctiveness' are considered to be maintaining different character of places, encouraging sustainable design that reflects local distinctiveness, developing Wales as a bilingual society and preserving Wales' historic environment.

Welsh Language Strategy, Cymraeg 2050 (July 2017)

- 4.10 The Welsh Language Strategy reaffirms that *"the land use planning system should contribute to the vitality of the Welsh language by creating suitable conditions for thriving, sustainable communities, supported by an awareness of the relevant principles of language planning"*. It goes on to state that *"Decisions regarding the type, scale and exact location of developments within a specific community has the potential to have an effect on language use, and as a result on the sustainability and vitality of the language. This calls for strengthening the relationship between language planning and land use planning"*.

Local

Wrexham Unitary Development Plan (adopted 2005)

- 4.11 The Unitary Development Plan (UDP) 1996 - 2011 was adopted by Wrexham County Borough Council on the 14th February 2005. Whilst the UDP is time expired, it remains the adopted development plan for decision making purposes unless there are material planning considerations which indicate otherwise.
- 4.12 The Plan sets out general considerations within Chapter 2 and states that the Council's corporate vision for the County Borough's future is based on (amongst other considerations) *"promoting the Welsh language to encourage a bilingual society"*. Paragraph 2.9 goes on to state that *"The Welsh language is an important element of the character of many local areas and policies ensure that development in these villages, in scale and location, respects and supports the Welsh culture"*.
- 4.13 Policy GDP1 states that *"All new development should:*

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.”

4.14 The amplification text to this policy in Paragraph 4.3 of the UDP states:

“The unique character of parts of the County Borough is derived from its Welsh culture and landscape. The Welsh language is an important part of the daily lives of many local inhabitants and a key determinant of the social fabric of the communities of, for example, the Ceiriog Valley, Rhos/Johnstown, Penycae, Coedpoeth and Minera. The safeguarding and nurturing of this cultural and linguistic identity cannot occur in isolation from the development of the local economy and conservation of the landscape.”

Local Planning Guidance Note No.31 - The Welsh Language and Welsh Communities

4.15 The Guidance Note identifies that Welsh Language and Community Impact Statements should be undertaken for certain developments within the language sensitive wards of Ceiriog Valley, Pant, Ponciau, Coedpoeth, Johnstown, Penycae.

Emerging Wrexham Local Development Plan 2013-2028

4.16 Wrexham County Borough Council is preparing the Local Development Plan (LDP) which will replace the current adopted Unitary Development Plan. On 28 March 2018 the Council approved the Deposit LDP, together with the supporting documents including the Sustainability Appraisal Report for public consultation. The Deposit Plan was subject to consultation until 16 July 2018.

4.17 One of the Key Issues identified within the Deposit LDP is that *“Welsh language and Culture is a distinctive part of the fabric of **some** communities in the County Borough”* (emphasis added).

4.18 Objective SO7 sets out the Plan objective to *“conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language”*.

4.19 Policy SP13 relates to design principles and the masterplanning framework with its amplification text stating that *“The varied landscape and townscape make the County*

Borough distinct and strengthen the cultural identity of Wrexham, including the Welsh language”.

4.20 Policy WL1 Welsh Language and the Social and Cultural Fabric of Communities states:

Within the Welsh Language Sensitive Areas identified on the Proposals Map (communities of Ceiriog Ucha, Coedpoeth, Glyntraian, Llansantffraid Glyn Ceiriog, Minera, Penycae and Rhosllanerchrugog) the following developments will be required to submit a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh Language:

- i. all residential applications for 5 or more units in the Ceiriog Valley (Ceiriog Ucha, Glyntraian, Llansantffraid Glyn Ceiriog communities) and Minera community;*
- ii. all residential applications for 15 or more units elsewhere within the Welsh Language Sensitive Areas;*
- iii. all employment proposals of 1ha or more; and*
- iv. all retail development greater than 400sqm.*

4.21 The amplification text to the policy moreover states:

“...locally the communities where Welsh language is sensitive or important are in the Ceiriog Valley (Ceiriog Ucha, Llansantffraid, Glyntraian, Glyn Ceiriog) and in some of the western former coal mining villages and areas (Coedpoeth, Minera, Penycae, Rhosllanerchrugog) where Welsh speaking ranges from 18.3% to 47%. These areas have been identified on the Proposals Map as Welsh Language Sensitive Areas...

The criterion and thresholds within the policy aim to capture these ‘unforeseen windfall’ developments.”

4.22 The emerging allocation (for KSS2) states:

“Land is allocated east of Cefn Road, Wrexham, as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1,680 new homes, 1,580 of which will be delivered within the Plan period. Development will include an element of affordable housing and associated communities uses, along with necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

Necessary Infrastructure:

- *Highways improvements to address known infrastructure capacity constraints at the Greyhound roundabout;*
- *Ensuring connectivity between the land north and south of Bryn Estyn Road;*
- *Education: on-site provision of a 420 place primary school, contributions towards secondary provision in the vicinity of the site and the retention of existing (65,393 sqm) of playing fields for Ysgol Morgan Llwyd;*
- *Public open space;*
- *Community and leisure facilities, including the retention of the Erlas Victorian Walled Garden;*
- *Active Travel; and*
- *Public Transport*

5.0 ASSESSMENT

5.1 In line with the Council's Local Planning Guidance Note No.31 - The Welsh Language and Welsh Communities this Section assesses with evidence how the development may impact on:

- Population and Housing;
- Economics;
- Education;
- Infrastructure; and
- Other general considerations.

5.2 Data is sourced from the most recent (2011) Census at Ward, and Unitary Authority level, unless otherwise stated.

Population and Housing

5.3 The site is located within Wrexham, which is the principal town in the County Borough. It is located within the ward of Isycoed. The below table identifies Welsh speaking trends across the County Borough and at ward level:

Area	% able to speak Welsh 2001	% able to speak Welsh 2011	% change
Wrexham CBC	14.6	12.9	-1.7
Isycoed	6.4	8.9	+2.5

5.4 Overall the proportion of Welsh speakers in the County Borough (12.9%) is below the national average (19%). Broadly Welsh speaking has declined since the 2001 census (14.6% in 2001 to 12.6% in 2011). Whilst the level of Welsh speakers within the ward of Isycoed is below the average for the authority area, the proportion of Welsh speakers able to speak Welsh increased by 2.5% from 2001 to 2011.

5.5 The ability to speak Welsh recorded during the 2001 and 2011 census by age group is outlined within the table below:

Age	2001				2011			
	Able to speak Welsh	Not able to speak Welsh	Total	% able to speak Welsh	Able to speak Welsh	Not able to speak Welsh	Total	% able to speak Welsh
All ages 3+	18105	105919	124024	14.6	16659	112766	129425	12.9
3-4	344	2708	3052	11.3	526	2884	3410	15.4
5-15	5724	12108	17832	32.1	5271	11718	16989	31
16-19	1239	5332	6571	18.9	1277	5130	6407	19.9
20-44	4075	39548	43623	9.3	4068	40192	44260	9.2
45-64	3381	29960	32341	10.5	2844	32664	35508	8
65-74	1576	9157	10733	14.7	1249	11267	12516	10
75+	1766	8106	9872	17.9	1424	8911	10335	13.8

5.6 In summary, the above table indicates:

- Welsh speaking is more common amongst the 3-19 age group;
- There has been a decline since 2001 in Welsh speakers across nearly all age groups;
- There has been a particular decline in the number of Welsh speakers in the 45+ age groups.

5.7 According to the 2011 census, while the majority of the population of the County Borough identify themselves as Welsh, the proportion (at 52%) is less than that of the Welsh average (at 57.5%). The sense of Welsh identity is less within the ward of Isycoed at (40.5%). There are several wards where Welsh identity is higher than WCBC average mainly in the Western villages; Broughton, Brymbo, Cefn, Coedpoeth, Esclusham, Gwersyllt, Llangollen Rural, Llay, Minera, Penycae, Rhosllanerchrugog and Ruabon but also in Acton and Caia Park.

5.8 It is likely that due to its scale and implementation period, the development could have a positive impact on the community characteristics of existing Welsh speakers overall. On the

basis of the Housing Trajectory within the Deposit Plan Background Paper 08, it is anticipated that the proposed development will be built out over a circa 6 year period, making the population change gradual. This will assist in integrating new residents into the existing community. There is a real opportunity to ensure this integration is done so bilingually. The scale of housing provision is based on satisfying need arising from Wrexham over the Plan period. Although there is no restriction to migration, in theory the houses proposed could all serve the existing population of the County Borough.

- 5.9 The mix of housing delivered in the phasing of development will help secure a large proportion of family homes to allow young families to stay in the area to live and work bilingually.
- 5.10 The proposed development is unlikely to lead to out migration of Welsh speakers from Isycoed, especially with the provision of affordable housing integrated into the site.
- 5.11 The development of the Site could lead to out-migration of Welsh speakers from other adjoining communities. The percentage of Welsh speakers in Abenbury and Sesswick are above that within Isycoed, whilst the proportion of Welsh speakers in Willingron Worthenbury and Holt are below. In any case, it is not anticipated that local migration is going to result in a significant negative impact.
- 5.12 There are areas further afield, where Welsh is commonly spoken and considered to be potentially at risk of further dilution if existing residents were to move and occupy a new home at the Site selling their existing home on the open market to be occupied by a non-Welsh speaking household. There is no mechanism to monitor or control this scenario. It is proposed that monitoring the occupancy of new homes at the Site could be a way of understanding demographic change in the area at the time of development.
- 5.13 The proposed development will be delivered in a mix of 2, 3 and 4-bedroom houses. A mixture of house types and tenures are proposed, including detached, semi-detached and terraced properties. The proposal will create a sustainable mix of house types and will accordingly appeal to a range of prospective residents.
- 5.14 Although the proposal will result in the increase in the general population, the house type mix should ensure that this increase does not favour/discriminate any one particular age group.

- 5.15 The Wrexham Local Housing Market Assessment Update (2017) identifies that the rate of new build housing has slowed and remained at lower levels since the economic recession.
- 5.16 The site is in a sustainable location with access to a number of services and facilities. It could therefore appeal to and retain the elderly population and young families.
- 5.17 In terms of relative affordability, Wrexham is moderately affordable, with a lower quartile income to lower quartile house price ratio of 6.0, i.e. lower quartile house prices are six times the lower quartile gross earnings. This compares with a Welsh average lower quartile income to lower quartile house price ratio of 5.8.
- 5.18 The provision of on-site affordable housing mixed with open market housing is considered as a sustainable land use solution to the retention or return of younger people. The affordable homes are integrated throughout the development site, which will allow local people (Welsh speaking or non Welsh speaking) to remain or return to the area. The pricing structure for the remainder of the properties within the proposed development is likely to reflect the local housing market. It will add to the level of supply in the area. There is nothing to suggest that existing Welsh speaking residents (or non-Welsh speaking) wouldn't be able to purchase properties on the open market.

Economics

- 5.19 The site is currently undeveloped, although is proposed to be positively allocated for as part of a wider residential-led mixed use development within the Deposit LDP.
- 5.20 An increase in the overall population could potentially support established local businesses. They will have a head start in capitalising on the population growth and increased market potential. Not only new residents but visitors and development construction workers offer potential customer sales.
- 5.21 Due to the nature of the proposal, a number of new job opportunities will arise during construction of the development.
- 5.22 The Applicants are committed to using local labour where feasible and providing training and skills development opportunities for local people.

- 5.23 The HBF Housing Calculator indicates that building 600 homes is estimated to support the employment of 1,860 people and provide 20 apprentices, graduates or trainees.
- 5.24 The proposed development will increase the available workforce in the area by virtue of additional housing. It will provide a range and choice of housing. The mixture of house types and tenures will promote a wide diversity of residents which could support different economic uses locally. Notwithstanding this, it is not considered of a scale sufficient to cause any impact on wage / salary levels in the area.

Education

- 5.25 Currently, the nearest Welsh medium secondary school (and the first and only of such type within the County Borough) is within proximity of the site at Ysgol Morgan Llwyd.
- 5.26 The National Centre for Learning Welsh, 'learn cymraeg' was established in 2006 following the Welsh Government's restructuring of Welsh learning for adults. 6 regional Centres were established throughout Wales, including the one in North Wales, to bring the Welsh for Adults provision together to achieve national coherence and standards, with a focus on regional and grass-roots delivery. The Centre co-ordinates the Welsh for Adults provision across North Wales, working with 11 independent providers to deliver the highest standards of learning. They also act as a one-stop-shop for Welsh learners in the region and offer information, advice and resources to put them on the right track and help ensure the best possible learning experience.
- 5.27 The North Wales Centre's catchment area includes all north Wales local Authority areas. The region has a population of 631,283; with approximately 30% who can either speak, read or write Welsh. Around 7,000 people enrol on Welsh courses in North Wales each year. A number of classes are available within the locality of the Site.

Infrastructure

- 5.28 The site lies adjacent to the principal town in the County Borough, Wrexham. Wrexham is the hub of the local transport network and is where most of the main retailing, employment, leisure and public services are concentrated. It is therefore the most sustainable settlement, and the location most suited to significant additional development. Wrexham Town was recorded as scoring 33 points and is identified as a Tier 1 Primary Key Settlement within the Council's Settlement Hierarchy and Development Potential Background Paper (January 2018). It states:

"The high level of services and connectivity means that it is the most appropriate location for development in order to achieve a sustainable settlement pattern as set out in national policy (see Section 2, paras 2.2 and 2.4). The promotion of Wrexham Town as a location for development is also in accordance with its identified role in the Wales Spatial Plan as a Key Settlement of National Importance with 'a focus on investment in future employment, housing, retail, leisure and services'."

- 5.29 There are a number of services and facilities within proximity of the site. An increase in demand, as a result of the proposed development, will also secure the viability of existing local services thus providing a positive effect on both the existing and new residents. The proposed scale of the development will provide a greater critical mass and produce economies of scale which will assist in sustaining existing facilities.
- 5.30 Residents of the proposed development will be within walking distance of a number of local services. Promoting a sustainable development, where people are able to walk, cycle or access public transport will not only bring about health related improvements but encourage use of local services.

General Considerations

- 5.31 The development provides significant on-site open space provision and opportunities to connect and access open space. The indicative landscaping proposals illustrate that existing landscape features (such as trees) can be integrated into the scheme.
- 5.32 In terms of community safety Welsh Indices of Multiple Deprivation (WIMD) Queensway 1 ranks 15 of 1909 Lower Super Output Areas – placing it within the most deprived areas. Adjoining areas are relatively less deprived in terms of community safety WIMD. Safety and

security have been considered by the Applicant in terms of the proposals in relation to the layout and design of the proposed development.

- 5.33 The buildings and the internal roads have been orientated in such a way to ensure that it provides natural surveillance and through the proposed house types, to ensure there is overlooking from the elevations which face the internal roads, and to ensure compliance with the Secured by Design Principles. The site will moreover actively overlook areas of Public Open Space. The Applicant is agreeable to a condition relating to lighting, thus ensuring that the proposed development contributes towards the creation of a safer environment.
- 5.34 The scale of the proposed development and the mixture of house types, and the proximity to the settlement, will ensure that residents of the Site feel safe.
- 5.35 Through its design, and diversity of type of units the proposed development will attempt to integrate with the physical and social environment of the existing settlement and its surroundings.
- 5.36 There will be a number of effects over the course of the development's construction. A Construction Method Statement (CMS) can be prepared and submitted with the purpose of outlining how the project will avoid, minimise or mitigate effects on the amenity of the local area. The Applicant is in agreement to the CMS being secured by way of condition.
- 5.37 In summary, the assessment has identified a number of enhancement and mitigation measures which would support the local community and linguistic effects – including:
- Bi-lingual street names and signage;
 - Local advertisement/marketing of the properties;
 - Preparation and submission of a Construction Method Statement;
 - Detailed lighting design to be provided at appropriate point to contribute towards community safety.

6.0 CONCLUSIONS

- 6.1 This Welsh Language and Welsh Communities Impact Statement and Action Plan is submitted in support of an outline planning application for 600 no. dwellings, a proportion of which will comprise affordable housing.
- 6.2 The site is not located within a Welsh Language sensitive ward, as defined in the Council's Guidance Note or within the emerging LDP Policy WL1. Moreover it is proposed to be allocated for residential development in the Deposit LDP and the updated TAN 20 advises that positively allocated sites, having undergone comprehensive assessment during the preparation of the LDP, should not necessitate the submission of such assessments, the Applicant has undertaken this assessment for robustness nonetheless.
- 6.3 This Assessment has demonstrated that there is an opportunity for the development to have an overall positive impact on the community characteristics of existing Welsh speakers overall. The proposals are sustainably located, provide a range and choice of housing to meet a diversity of local needs and achieve age structure balance, and incorporate a policy-compliant level of affordable housing. Significant open space provision is incorporated and the indicative layout can broadly accord with the emerging Masterplanning Framework SPG for the wider site and national guidance to consider community safety in new development, as set out in TAN 12: Design.
- 6.4 Notwithstanding the above, the assessment has identified a number of enhancement and mitigation measures which would support the local community and linguistic effects – including:
- Bi-lingual street names and signage;
 - Local advertisement/marketing of the properties;
 - Preparation and submission of a Construction Method Statement;
 - Detailed lighting design to be provided at appropriate point to contribute towards community safety.
- 6.5 In conclusion, having assessed the proposed development using the methodology outlined within the Council's Guidance Note and emerging LDP Policy WL1, it has been demonstrated that the proposals provide the opportunity for an overall positive community and linguistic impact.

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