

# COMMUNITY AND LINGUISTIC STATEMENT

Proposed Siting of 34 No. lodges, Reception Building, together with the  
Formation of Associated Access & Access Road & Parking Areas,  
Landscaping, and Other Associated Works  
at  
Dafarn Newydd, Llangefni

Prepared on behalf of  
Anglesey Lodge and Caravan Park Ltd

Agents Ref: - 1118/12/17



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## COMMUNITY & LINGUSITIC STATEMENT

### LAND KNOWN AS DAFARN NEWYDD, LLANGEFNI: PROPOSED SITING OF 34 NO. LODGES, RECEPTION BUILDING, TOGETHER WITH THE FORMATION OF ASSOCIATED ACCESS & ACCESS ROAD & PARKING AREAS, LANDSCAPING, AND OTHER ASSOCIATED WORKS

#### 1.0 INTRODUCTION

1.1 The development in this case is a full application for the following development:-

- Siting of 34 no. lodges together with associated decking and off-road vehicle parking areas (for 2 cars per unit);
- Siting of a reception building;
- Formation of an improved access to serve the site, together with a pedestrian 'link' onto the existing Llangefni Link Road network to the west;
- The following associated development in connection with the above:-
  - Formation of an internal access road to serve the proposal, together with field accesses to adjoining land;
  - Formation of a visitor parking area (near to the entrance onto the main site as per the submitted plans);
  - Provision of a comprehensive soft landscaping scheme across the site (please see submitted documents for greater detail), inclusive of a natural paly area;
  - Installation of a surface water drainage system inclusive of the formation of a surface water drainage pond, and installation of a pumping station and connection to the existing sewer for foul drainage together (see submitted drainage documents and plans for greater detail); and,
  - Other associated minor works as per the submitted documents.

1.2 A Community and Linguistic Statement (CLS) is required in order to meet the requirements of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) and an accompanying SPG. This CLS should be read in conjunction with all the other documentation submitted with the application, as well as the other specialist reports defining the proposed scheme.

1.3 The aim of the CLS is to assess the possible impact of the proposed development on the use of the Welsh language in the local community.

1.4 It is noted that the site is set within the ward/electoral division of Canolbarth Môn. However, as that ward covers a considerable area of the Island and several distinct communities local Welsh language data is (where possible) instead drawn from a combination of three Lower Super Output Areas - W01000012, W01000014, W01000041: (see maps at figures 1 and 2) as this is considered to give a better picture of local impacts than the larger ward area.



## **2.0 PLANNING POLICY CONTEXT**

**2.1** Planning Legislation recognises impact upon the Welsh language as a material consideration, and National and Local Planning Policies reflect the importance of the Welsh language in the community. The effect of a development on the Welsh language is therefore a planning matter. Accordingly, this Statement has been prepared in accordance with the advice contained in the following documents:

- Planning Policy Wales (PPW) Edition 11 (2021);
- Technical Advice Note (Wales) (TAN) 20 - The Welsh Language (2017);
- Anglesey & Gwynedd Joint Local Development Plan (2017);
- IoACC & GC - Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities (2019).

**2.2** The Local Planning Authority has demonstrated its support towards safeguarding the Welsh language through the planning system. Planning policies have been designed to ensure that all development supports the character and language balance of predominantly Welsh speaking communities and seeks to defend these communities from inappropriate development which is likely to undermine the language.

**2.3** The Local Planning Authority has published and adopted an SPG on 'Maintaining and Creating Distinctive and Sustainable Communities' which gives guidance on how the Authority will make decisions regarding the impact of proposed developments on the Welsh language. It expands upon the criteria laid out in the JLDP as to when a Community and Linguistic Statement is required, as opposed to a full Impact Assessment because of the development's scale and nature. In this instance the requirement is for a CLS as the proposal is for a commercial development of over 1000m<sup>2</sup> of floor area, but it is not of the scale where it meets the trigger for a CLIA/WLIA as it will not result in the scale of employment and need to draw from persons outside the 'travel to work area' around the site.

**2.4** Appendix 7 in the SPG sets out how a CLS should be set out and poses a series of questions that need to be answered in as much detail as possible and which are relevant to this particular type of development.

### 3.0 COMMUNITY PROFILE

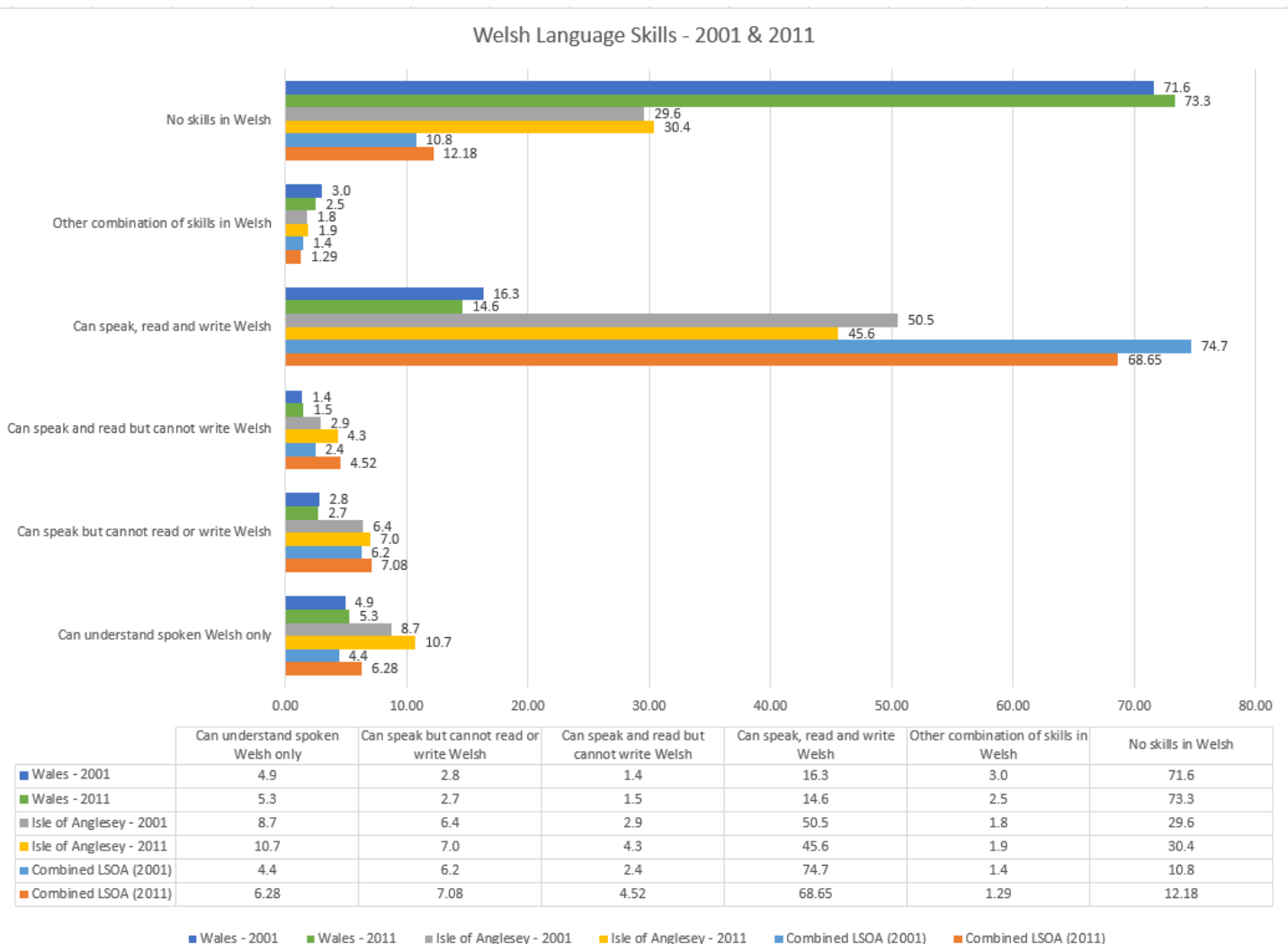
3.1 In order to be able to fully assess the impact of the proposed development on the Welsh language within the community it is essential to establish the existing use of the language both within the County and within the community in which it is set.

3.2 The 2001 and 2011 censuses provide the most useful data on Welsh Language use as other data sources only provide data at a county or larger geographic area level, which is of less relevance when considering a scheme of this scale.

#### General Welsh Language Skills

3.3 The following chart and table provide key data on Welsh Language Use in the community over the last two census’:-

Chart 1 - Welsh Language Skills



3.4 Sadly, for those with full Welsh language skills (i.e. speak, read, & write) there is a decline by 6.05%. This is generally in line with the trend for Anglesey & Wales as a whole. There is also a growth in those with no skills as all in Welsh (1.4%) which also generally reflects the county and national trend.

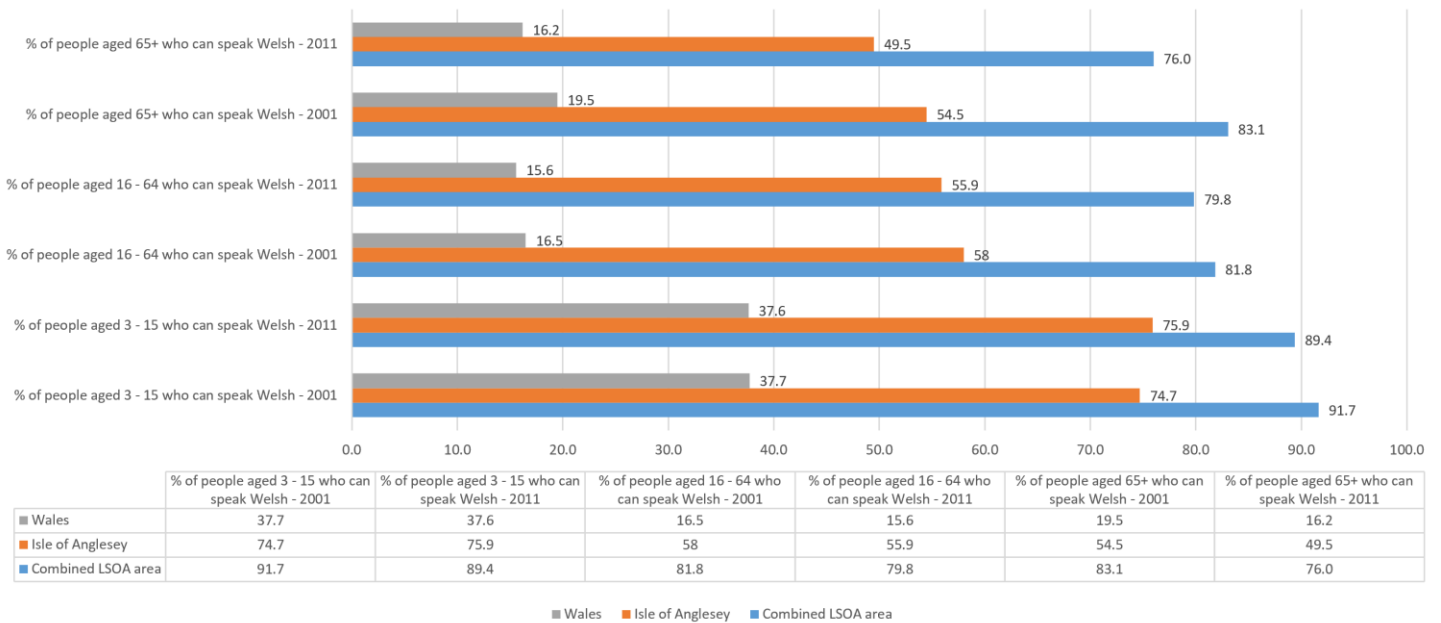
- 3.5** However, there is a growth in the proportion of the population who can:- understand spoken Welsh only (1.9%), can speak but cannot read or write Welsh (0.9%), and can speak and read but cannot write (2.12%).
- 3.6** Looking at the unlaying numbers it appears that the number of those with full Welsh language skills as held stable, and there has been a numerical growth in those with no skills, and also in the skill mixes set out above, which has eroded the percentage share of those with full skills.
- 3.7** Therefore then, although the picture is of a decline in the percentage share of those who are fully fluent Welsh users, there are some signs of growth in the numbers and proportion of those with other mix of skills. In general, the local area reflects local and national trends though, and certainly is not outside of what can be expected, and importantly the town still has a higher level of Welsh Language skills than is typical even with the County and far out performs the Nation as a whole.

***Welsh Language Skills by Age***

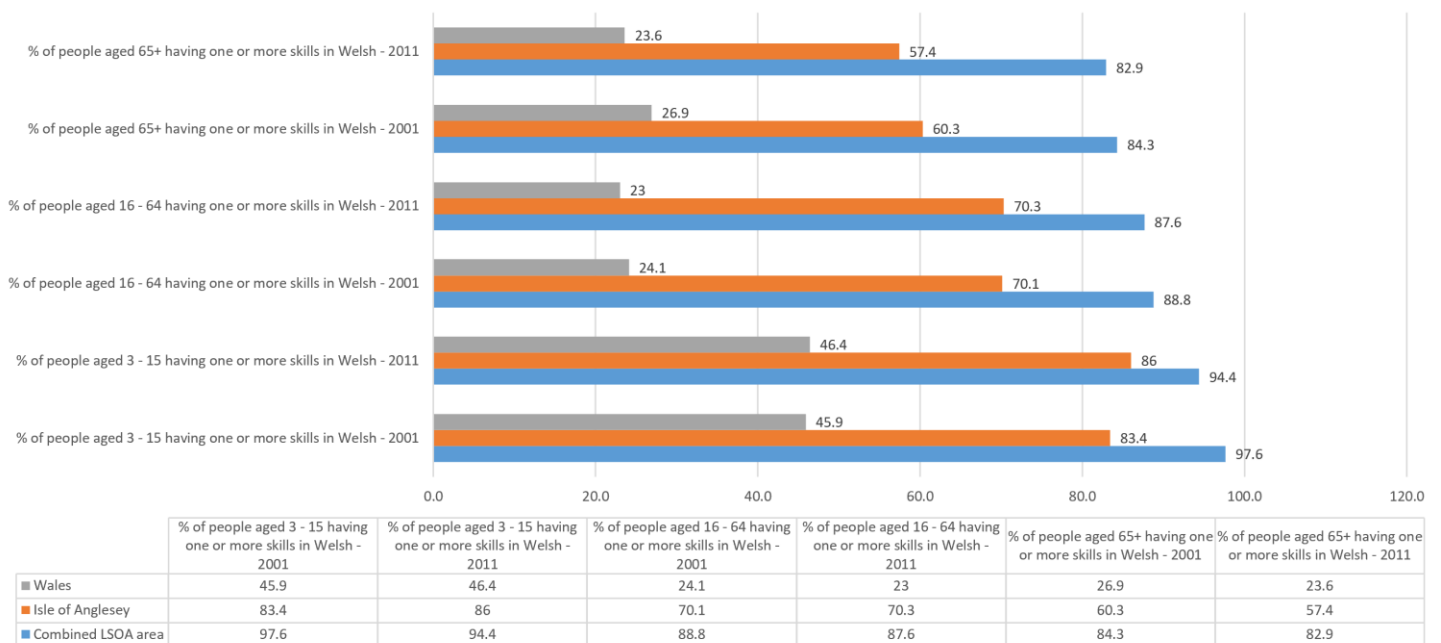
- 3.8** However, aggregate figures do not tell the whole story, more insight can be gained from analysis of the figures by the age of the language user.
- 3.9** The charts and tables below show detail broken down by skill level and into age categories, and shows the change between census:-

### Charts 2 & 3 - Welsh Language Skills by age and census year

% of people who can speak Welsh - by age range - 2001 & 2011



% of people having one or more skills in Welsh - by age range - 2001 & 2011



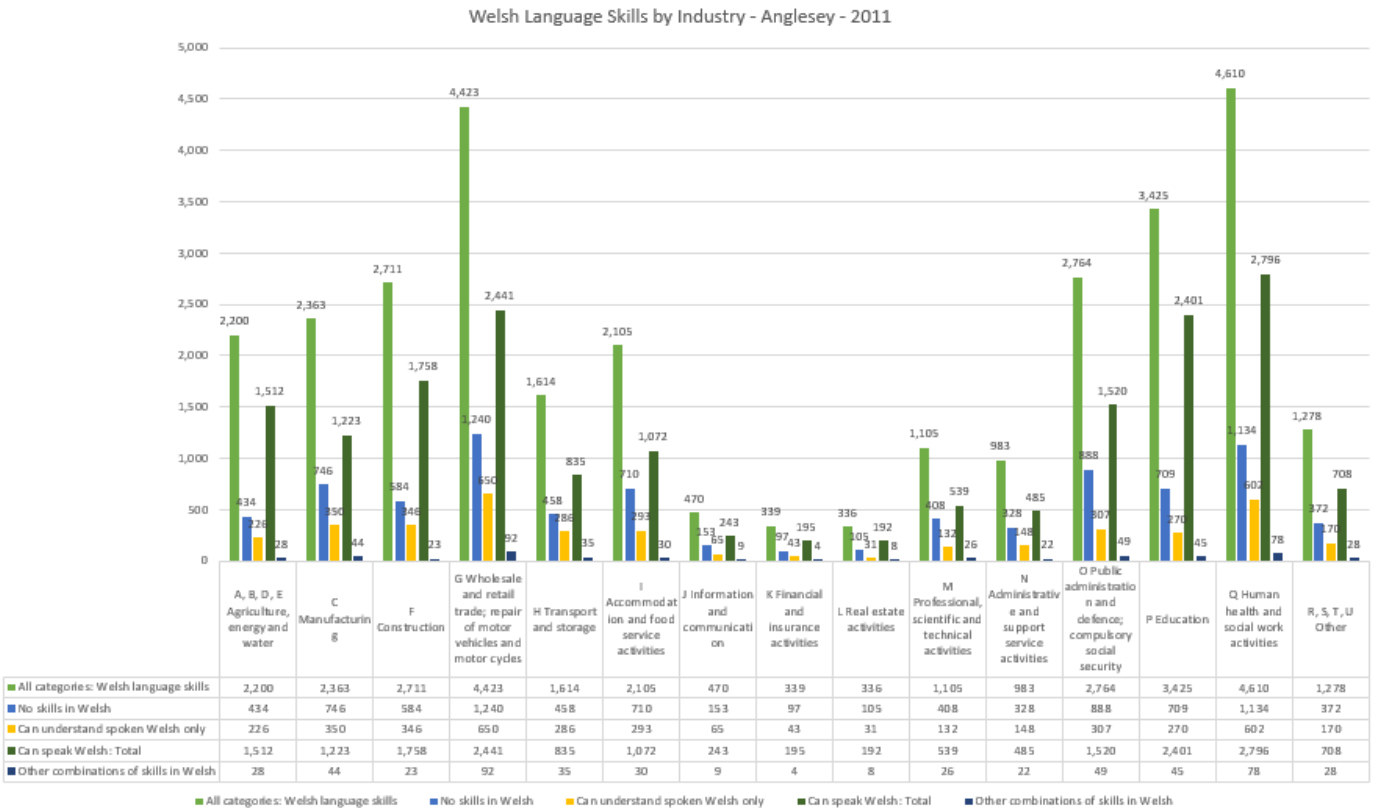
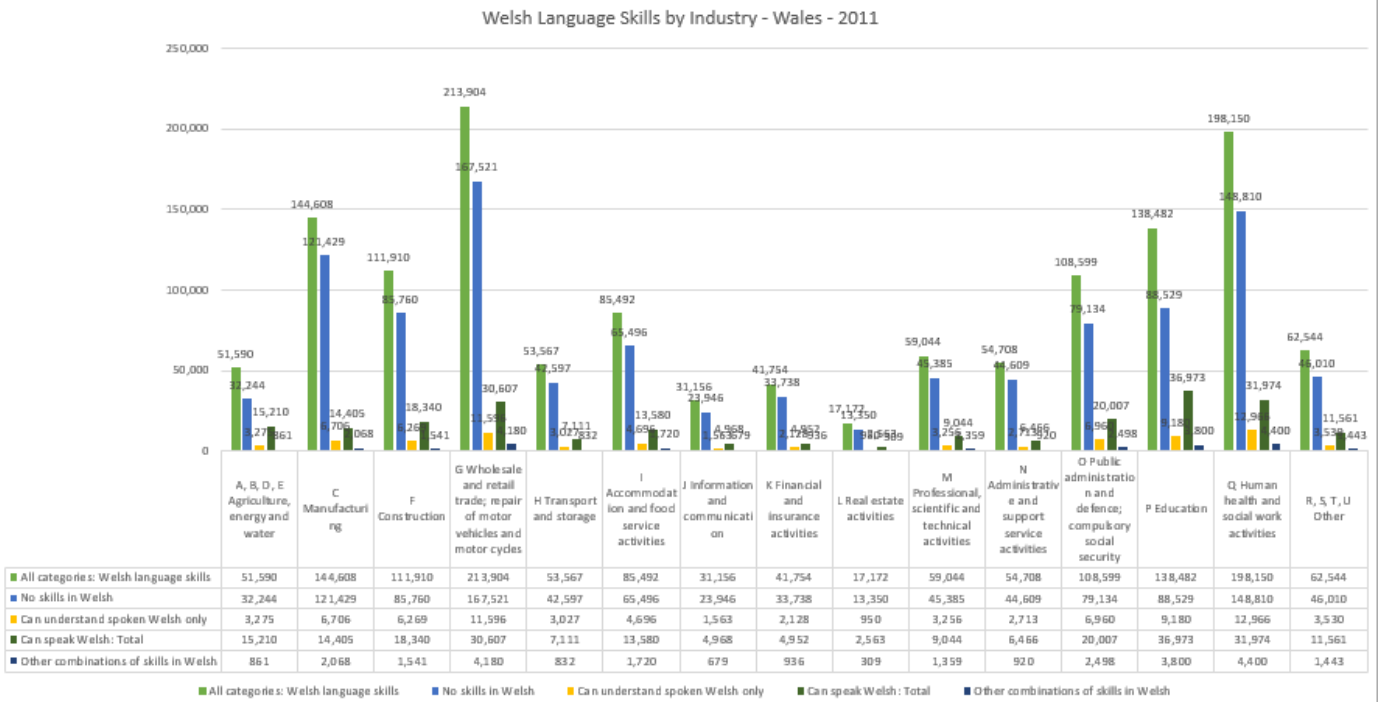
**3.10** Dealing with those who can speak Welsh only, it can be seen that across most age ranges this local area has higher levels of speakers. However, there has been a decline across all ranges, ranging from 7.1% for the 65s (higher than the county and national average decline) to 2% for working ages people (in line with the County average), and importantly a decline of 2.3% for children (3-15) versus a growth (of 1.2%) at a county level and only a slight decline Nationally.

- 3.11 Similarly, for those with multiple skills in Welsh, again the local area has a higher level than the County and Nation, but there is a picture of decline, with this most striking amongst the school age group where the county has seen a modest growth but this area has not.
- 3.12 This points to a picture of a decline in skills amongst all generations, but most importantly amongst the school age group. A key priority then must be to provide the economic base that will allow support local residents with good Welsh Language skills to remain in this area, and the young in particular as they will provide the base for future growth of the language.

*Labour market*

- 3.13 More insight can also be gained from analysis of the Welsh Language skills by sector. Only National and County level data is available, and comparable data is not available for 2001 so 2011 data only is provided below.
- 3.14 The charts and tables below show detail broken down by skill level and into industry categories, and shows the differences between the National and County picture:-

Charts 4 & 5 - Welsh Language Skills by sector - Wales & Anglesey



3.15 In general Anglesey shows higher Welsh language skills across all industries, which reflects its status as part of the heartland of the language. In terms of sector-by-sector employment, there are above average levels of those employed in agriculture, administration, public administration, and education which reflects the nature of the local economy. As such there is

good potential for Welsh language speakers to utilise and work in all sectors in their language of choice.

- 3.16** Of most importance here is the higher levels of Welsh Language skills in the accommodation and food service sector, which shows above average levels compared to the National picture. However, there is a higher level of non-Welsh users in this workforce sector than for others in the local economy. This is key here as that is the type of jobs that will be offered by this proposal, and so an increase in jobs will have a key effect on Welsh Language use.

***Housing market***

- 3.17** As this proposal does not concern new dwellings this area has not been analysed as it is not relevant.

***Local infrastructure profile (facilities and services)***

- 3.18** As this proposal does not concern new dwellings, and is not of a scale where it would have significant impacts, this area has not been analysed as it is not relevant.

***Engagement with local community fan others***

- 3.19** This proposal is/will be subject to a PAC exercise fulfilling the expectation for consultation & engagement of local stakeholders.

***SUMMARY***

- 3.20** Overall, it is clear that Welsh Language use is strong locally and in the county, but that there is a picture of decline in Welsh speaking abilities in all age groups and in multiple skills, which must be stemmed through effective and careful action both in the delivery of housing and effective economic growth. Welsh Language skills are also strong in every sector of employment, and in particular in the sector affected by this proposal.

#### **4.0 KEY ISSUES & CHACTEREISTS OF DEVELOPMENT**

- 4.1** This section will examine the key issues and characteristics for the scheme and locality for several key areas, and assess the effect and likelihood of negative impacts, resulting in an overall assessment of harm, with risks and benefits also examined:-

Language and mobility of the population	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1-4	Composite Score E X T = 16	
How is the development going to ensure opportunities for people to stay in their community?	● 1.00	● 3.00	● 3.00	Proposal will provide employment, allowing people to stay in the area.
Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where will they come from? How many and what percentage are likely to be Welsh speakers?	● 1.00	● 1.00	● 1.00	Unlikely, jobs offered can be filled by people in the area and are not of a pay level that they will attract from outside of the area
Is there a likelihood that local people will migrate from the community as a result of the development?	● 1.00	● 1.00	● 1.00	Unlikely, it will not have an adverse effect that would drive away local people
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?	● 1.00	● 1.00	● 1.00	Unlikely, change will be small and will reflect existing employment types
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?	● 1.00	● 1.00	● 1.00	Unlikely, change will be small and can be met by local population
Is the change likely to be permanent or temporary?	● 1.00	● 3.00	● 3.00	Permeant, but small and manageable
Composite Score	6	10		
What is the benefit?	What is risk?			
Proposal will provide modest employment benefits that can be met by local population, and thus will help to increase the self-containment of the local labour market, and thus retain and possibly improve Welsh Language use.	Exceptionally small risk of attracting people from outside area and so changing language balance. Can be mitigated by seeking to employ local people, and encouraging Welsh Language use.			

Visual Elements	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1-4	Composite Score E X T = 16	
Will the development increase visibility of the language?	● 1.00	● 3.00	● 3.00	Somewhat, through Welsh Language use in signs and names.
Corporate image and branding - signs and advertisements on the site that are under the control of planning, e.g. advertising signs/marketing of new housing site, signs and advertisements to customers in public places on an employment site	● 1.00	● 4.00	● 4.00	Welsh Language can be required on signs and names.
Site name or development - will it keep an old Welsh name or will any new name be derived from historical, geographical or local links to the area, if practicable	● 1.00	● 4.00	● 4.00	The name of the site has not been decided but it is intended that it will have a Welsh name that will be derived from historical, geographical or local links to the area.
Composite Score	3	11		
What is the benefit?	What is risk?			
Proposal will have mild benefits through Welsh Language use in the business and on signs	Risk objectives will not be fulfilled. Can be addressed through conditions upon any permission.			

Quality of life including community infrastructure	Score			Comments
	Effect ( E ) 1-4	Likelihood (T) 1-4	Composite Score E X T = 16	
To what extent does the development affect public amenity/ the environment in the area? Will the area be more/ less desirable to live in?	● 1.00	● 4.00	● 4.00	Impact will be modest and acceptable due to design of scheme. Overall will have no substantive impact.
How adequate is the availability of childcare and pre-school places in the locality	● 1.00	● 4.00	● 4.00	No evidence of shortfall, and in any case no effect from proposal.
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?	● 1.00	● 4.00	● 4.00	There is understood to be potential school places shortfall (arising from new development). However, there would be material impact from the proposal.
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 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?	● 1.00	● 4.00	● 4.00	No, scheme will not be likely to attract non-Welsh speakers to the area, and indeed it will be helpful in retaining the existing population.
Would the development increase demand for local facilities and services?	● 2.00	● 4.00	● 8.00	Yes, somewhat through tourist demand.
To what extent does the development have a positive or negative impact on existing facilities or services?	● 2.00	● 4.00	● 8.00	Positive, income will support facilities and services.
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?	● 2.00	● 2.00	● 4.00	Some potential through increased income allowing such programmes to be maintained or improved

Does the development have the potential to have a positive or negative impact on the activities of different groups that are active in the community which were identified in the profiling work, e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change?	● 1.00	● 2.00	● 2.00	Unlikely to have any substantive impact.
How could the Welsh community and its institutions integrate the development?	● 1.00	● 4.00	● 4.00	Institutions would merely need to retain existing programmes to encourage Welsh Language use and culture amongst their local residents
Composite Score	11	28		
What is the benefit?	What is risk?			
Impacts upon infrastructure will be very modest, and likely beneficial as visitors would make use of local facilities and so support their viability	Impacts upon infrastructure will be very modest, only risk would be overwhelming use by local residents. However, change in population is sufficiently small to prevent this.			

*Housing table not included as not relevant*

Economic Factors	Score			Comments
	Effect (E) 1-4	Likelihood (T) 1-4	Composite Score E X T = 16	
How does the development contribute to existing employment opportunities in the area?	● 1.00	● 4.00	● 4.00	Proposal will provide new job opportunities in a sector that is under represented in this part of the Island. It will also support existing local businesses (through visitor spend, and contracted work required to operate the site), and thus will support the employment that they provide and possibly allow a modest growth in their employment
Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?	● 1.00	● 1.00	● 1.00	No new jobs categories will be created, but new jobs will be offered in a under-represented sector in this part of the Island.
Number of full and/or part-time jobs	● 1.00	● 1.00	● 1.00	2 persons on a full-time basis and 4-6 on a part-time basis at the site in administrative and customer service roles will be modest
Skills that are necessary for the business or organization and how this compares with local people's labour skills (within the Travel to Work area)	● 1.00	● 4.00	● 4.00	Skills can be met entirely by local workforce
Salaries that will be offered and how these compare with average salaries in the area	● 1.00	● 4.00	● 4.00	Salaries will reflect those for sector
Labour skills of local people (within the Travel to Work area) and the likelihood according to them above assessment that the jobs will be filled from among the local population	● 1.00	● 4.00	● 4.00	Skills can be met entirely by local workforce
Is it likely to have to search outside the local area for employees, e.g. for specialist skills	● 1.00	● 4.00	● 4.00	No, see preceding
Will a front-line service be provided to the public?	● 1.00	● 4.00	● 4.00	Yes, reception staff will have to interface with public
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)	● 1.00	● 4.00	● 4.00	Welsh Language Plan could and should be produced, this would ensure that Welsh Language use is promoted and required.

Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs	● 1.00	● 4.00	● 4.00	N/a will be drawn from area and so will be integrated
Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	● 1.00	● 3.00	● 3.00	Modest impact, likely beneficial.
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?	● 1.00	● 3.00	● 3.00	Yes, will support other businesses in construction, maintenance, and provision of services to site and visitors.
Composite Score	12	40		
What is the benefit?	What is risk?			
Likely beneficial, will employ local people - with all required skills available locally. Will also support other businesses.	Very minor risk of attracting employees from outside area. Unlikely, and mitigated through the WLP.			

## **SUMMARY OF FINDINGS**

- 4.2 Overall, it is clear that the scheme will have a modest impact and is likely to be beneficial in providing employment opportunities that can be met by the local population, thus increasing the self-containment of the local economy and assisting in retaining the population. In addition, there will be benefits for local services, facilities, and other employers through the spending created by the site and visitors, which will help to support their offer to local residents which is vital to maintaining a vital and viable community. There is some risk around possibly attracting non-Welsh speakers to work at the site, and from non-Welsh speaking visitors being present in the community, but these can be mitigated.

## **RISK ASSESSMENT MATRIX**

- 4.3 This improved in the preceding tables, overall risks are very low.

## **MITIGATION AND ENHANCEMENT MEASURES**

- 4.4 As the scheme will have minimal potential risks only modest mitigation is required. This would include:-

1. ***A Welsh language signage scheme*** - Easily conditioned as part of any approval, which must include Welsh alongside English with Welsh given priority/higher positioning on signage.
2. ***Use of a Welsh Language Name for the development*** - To retain the visibility of the Welsh Language.
3. ***A Welsh Language Policy/Plan for the site*** - Such a document has not been produced at this stage as this is premature, however this can be conditioned as part of any approval. This should include targets and requirements to hire Welsh Language speakers, to give the language an equal status in the workplace, and to promote the use of Welsh within the business and to visitors.
4. ***Marketing and visitor material must highlight Welsh Language and Culture*** - All marketing and visitor information will highlight the history and heritage of the area, and indeed it intended that this will be a key 'feature' of the site that will assist in attracting visitors. This material will assist in raising awareness of visitors to the site of the local historic and cultural characteristics of the area, including the Welsh language, and so will assist in improving awareness and sensitivity of the culture and language of the area to visitors. This would be a beneficial impact from the proposal
5. ***All literature provided will be bilingual.***

- 4.5 The above limited set of measures would be sufficient to mitigate the risks/impacts identified and ensure that the scheme results only in positive impacts for the Welsh Language and its use in this community.

- 4.6** As such there should be no barrier to the approval of this application on the grounds of impact upon the Welsh Language, as the modest risks that it poses can be mitigated through the proposed measures, and it offers key benefits to the area through employment and support of local services/businesses.

*Jamie Bradshaw* - BA (Hons), MSc, MRTPI

December 2021

**Owen Devenport Ltd.  
Chartered Town Planners**