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CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR SGRIWTINI PARTNERIAETH AC ADFYWIO	PARTNERSHIP AND REGENERATION SCRUTINY COMMITTEE
DYDD MAWRTH, 9 EBRILL, 2019 am 2.00 o'r gloch yp	TUESDAY, 9 APRIL 2019 at 2.00 pm
YSTAFELL BWYLLGOR 1, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COMMITTEE ROOM 1, COUNCIL OFFICES, LLANGEFNI

Swyddog Pwyllgor	Mrs. Mairwen Hughes 01248 752516	Committee Officer

AELODAU / MEMBERS
Cynghorwyr / Councillors:-

Y Grwp Annibynnol/ The Annibynnol Group

Gwilym O. Jones **(Cadeirydd/Chair),** Dafydd Roberts

Plaid Cymru / The Party of Wales

T Ll Hughes MBE, Vaughan Hughes, Alun Roberts, Margaret M. Roberts, Nicola Roberts

Annibynnwyr Môn/Anglesey Independents

Kenneth P Hughes, R.Ll.Jones **(Is-Gadeirydd/Vice-Chair)**

Plaid Lafur Cymru/Wales Labour Party

Glyn Haynes

Aelodau Ychwanegol/Additional Members (gyda hawl pleidleisio ar faterion addysg/with voting rights in respect of educational matters)

Ms. Anest Gray Frazer (Yr Eglwys yng Nghymru/The Church in Wales), Mr Dyfed Wyn Jones (Rhiant Llywodraethwr – Sector Ysgolion Cynradd/Parent Governor – Primary Schools Sector) and Mr. Keith Roberts (Yr Eglwys Babyddol Rufeinig/The Roman Catholic Church)

Aelod Cyfetholedig/Co-opted Member (Dim Hawl Pleidleisio/No Voting Rights)
Mr. Dafydd Gruffydd (Rheolwr Gyfarwyddwr/Managing Director - Menter Môn)

A G E N D A

1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES (Pages 1 - 8)

To submit, for confirmation, the minutes of the meeting held on 12 March, 2019.

4 SUPPLEMENTARY PLANNING GUIDANCE - MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES (DRAFT FOLLOWING PUBLIC CONSULTATION) (Pages 9 - 174)

To receive a report by the Chief Planning Officer.

5 PROGRESS REPORT BY THE SCHOOLS PROGRESS REVIEW - SCRUTINY PANEL (Pages 175 - 180)

To submit a report by the Chair of the Schools Progress Review Scrutiny Panel and the Senior Standards & Inclusions Manager.

6 WORK PROGRAMME (Pages 181 - 192)

To submit a report by the Scrutiny Officer.

PARTNERSHIP AND REGENERATION SCRUTINY COMMITTEE

Minutes of the meeting held on 12 March 2019

PRESENT: Councillor Gwilym O Jones (Chair)
Councillor Robert Llewelyn Jones (Vice-Chair)

Councillors T Ll Hughes MBE, K P Hughes, Vaughan Hughes, Dafydd Roberts, Margaret Murley Roberts and Nicola Roberts

Mr Dafydd Gruffydd – Co-Opted Member

Other Members of the County Council invited in respect of Item 4

Councillors Lewis Davies, John Griffith, Richard Griffiths, Bryan Owen, Dylan Rees

IN ATTENDANCE: Chief Executive,
Assistant Chief Executive (Partnerships, Community & Service Improvements),
Interim Director of Social Services,
Service Manager (Elderly) (IR),
Service Manager (Learning Disabilities) (BW),
Scrutiny Manager (AD),
Scrutiny Officer (GR),
Committee Officer (MEH).

APOLOGIES: Councillors Glyn Haynes, Alun Roberts.

Councillors Llinos M Huws, R Meirion Jones, Alun Mummery, Ieuan Williams, Robin Williams (***Other Members of the County Council invited in respect of Item 4).***

ALSO PRESENT: Mrs Ffion Johnson – West Area Director, Betsi Cadwaladr University Health Board,
Dr Dyfrig ap Dafydd (General Practitioner),
Mr Jason Golding – Services Manager - Older Persons Mental Health (West) – Betsi Cadwaladr University Health Board,
Mr Mark Couchman - Adult Services Manager - Mental Health (Betsi Cadwaladr University Health Board),
Mrs Sian Purcell – Chief Officer, Medrwn Môn.

The Chair and Members of the Committee wished to congratulate Mr Alwyn Rhys Jones on his appointment as Interim Director of Social Services and wished him well in his post.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the meeting held on 5 February, 2019 were confirmed.

4 HEALTH AND SOCIAL CARE DEVELOPMENTS IN THE COMMUNITY FOR ADULTS

The Chair welcomed representatives from Betsi Cadwaladr University Health Board and the Chief Officer from Medrwn Môn to the meeting. He also welcomed Dr Dyfrig ap Dafydd a General Practitioner from Llangefni who also leads on the GP Cluster project on Anglesey.

Submitted – a report by the Interim Director of Social Services in relation to where the Health Board and the County Council are working in partnership to change how support is provided within communities. These areas of work will be fundamental in changing the approach over the coming years.

The Interim Director of Social Services and the representatives from the Betsi Cadwaladr Health Board, Dr Dyfrig ap Dafydd and the Chief Officer of Medrwn Môn reported as follows :-

- **GP Cluster Model -** In order the improve Primary Care Practitioners' ability to support their communities the GP Cluster Model is being strengthened across North Wales. A Cluster brings together all local services involved in health and care across a geographical area. Working as a cluster ensures care is better co-ordinated to promote the wellbeing of individuals and communities. There are 11 GP surgeries that operate in the Anglesey Cluster area.

  On Anglesey there is one cluster which has seen recent improvements with additional Physiotherapists and Pharmacists involved within the service. Advanced Practice Physiotherapists allow people presenting with musculoskeletal problems to be seen locally as an alternative to seeing their GP. The Physiotherapy led service provides a fast local access and early management for patients, preventing clinical deterioration and the risk of developing chronic conditions. The Anglesey Cluster have been working closely with the Mental Health and Wellbeing Centre, Abbey Road to set up support provision for Tier 0 Mental Health patients within the practice.

  Anglesey Cluster will be focusing on and further developing the following areas from April, 2019 onwards :-

- Social Prescribing Model working with Medrwn Môn to develop the service further around the community hubs in order to pull patients away from GP practice;
- Further work with the Police and Crime Commissioner in developing the SPOA and early intervention support for vulnerable people and their families.
- Launch of the Anglesey Social Prescribing model in April.

- **Community Resource Team -** Within the Anglesey Cluster there will be 3 Community Resource Teams (CRT). Within each area, there will be office space that will allow staff from across Health and the Local Authority to work alongside each other and access their own IT networks/systems. The CRT's in Anglesey will mean that the Adult Social Workers and Occupational Therapists will primarily work from these locality bases. The goal of the CRT's is that by the end of 2019/20 all adults living on Anglesey will have simple and direct access to a Community Resource Team. Teams will provide a seamless service by providing a co-ordinated approach to health and social care. Some support will exist at locality/cluster level and will be shared across all areas i.e. Income and Charging Support, Specialist Medical Services (Diabetes, Heart Failure, Podiatry, Dieticians, Speech and Language Therapy, Arts Therapy, Mental Health Support Workers, Specialist Nursing and Housing. The CRT's will be configured to meet demand both in and out of hours (Nightowls service); will be central to developing resilient communities; support monitoring of high risk patients to support admission avoidance and support early discharge from hospital and support people back into their communities.

- **Care of the Elderly GP (COTE)** supports patients in care homes and supports the delivery of TEPs (Treatment Escalation Plans) to reduce inappropriate admissions to secondary care. The focus is now to allow people to be able to stay within their home environment for as long as possible and that services are available locally to support people.

- **Social Prescribing –** All 7 Local Asset Co-Ordinators are in post and have been linked to individual practices in order to support Primary Care. The social prescribing service has been introduced to the Cluster areas to achieve more appropriate use of health and social services, improve health and well-being outcomes and enable patients to be pro-active in managing their own conditions and well-being. The service propose to maximise the use of community assets, build on the use of volunteers and existing voluntary services so that people can access the right support and be accessible to as many people as possible within the community.

- **Falls Prevention –** falls and fractures in the elderly are debilitating to patients quality of life and places a large demand on primary, community and secondary care services.

- **Mental Health Development within our communities –** the North Wales Local Implementation Teams (LIT) have been developed to ensure implementation of the changes to mental health services set out in the strategy 'Together for Mental Health in North Wales'. The aims of the LIT is to use the 5 ways to Wellbeing as the foundation of emotional and psychological wellbeing

i.e. working with voluntary and third sector agencies to review their role with people at risk of severe mental health crises; developing local alternatives to admission i.e. crisis cafes, strengthened home treatment services and step-down services; ensuring Welsh language needs are considered and provided; working with statutory, voluntary and third sector agencies to review the unmet needs of people with mental illness and to ensure gaps in service provision are addressed. Awareness raising training package has been developed i.e. bar staff, taxi drivers, hairdressers, and tattooist and nail parlours.

A Mental Health Housing pathway has been developed in order to ensure that people with mental health issues are provided with equal opportunities in securing appropriate accommodation. A multi-agency group meets regularly to identify and prioritise housing needs. A step-down pilot project has been developed by the Council's Housing department.

- **Môn Community Link work with Medrwn Môn**

Medrwn Mộn as the Local County Voluntary Council have been a vital partner in assisting both Health & Social Care Services to support communities differently through the development of Môn Community Link. A dedicated Link Officer deals with all enquiries and referrals and gives information and advice or will pass the referrals to one of a team of 7 Local Asset Co-Ordinators. The support is available to those within the communities who may feel isolated or lonely, or would like to take part in more activities in their local area. Referrals to the service can be made by a number of partners including Social Workers, GP's, Community Mental Health Teams, Physiotherapists, Third Sector Organisations or by the person themselves. The facility can allow people to be able to live within their home environment longer.

The Committee considered the report and raised the following main issues:-

- Reference was made to availability of appointments within GP Surgeries with some people experiencing problems attaining appointments to see their GP's. Dr Dyfrig ap Dafydd responded that whilst it seemed that GP surgeries have different procedures as regards to the appointments systems he noted that doctor surgeries need to learn from each other and share examples of different appointment systems and approaches. He noted that he favoured a triage system which gauges whom a patients needs to be seen rather than a GP appointment. Dr Dyfrig ap Dafydd said that he appreciated that the on-line appointments system needs to be enhanced together with skyping, emails and phone calls system to the surgery. It was expressed that the matter will need to be considered within the Cluster meetings;
- Reference was made to access to Mental Health services as some people are having difficulties attaining an appointment with a GP. The representatives from the Mental Health Team responded that people who are already within the Mental Health system either through primary or secondary care should have all the contact details to the Mental Health Team. However, for people who are experiencing new crisis or need the service of the Mental Health Team, documentation is available but could be better publicise. Most of the new referral come from the GP practices but there are private care Mental Health

workers working at GP practices which could be improved; a suggestion of a 'drop in session' within the surgeries. ICAN centres can also give support and guidance to Mental Health issues is been considered. The Chief Officer of Medrwn Môn said that through the Môn Community Link a low level services is afforded to people who wish to know about activities and services available within their communities. Referrals from GP's, Police, Social Services, Occupational Therapists, Third Sector and people themselves or relatives can be dealt with through the Môn Community Link;

- Reference was made that joint working with Social Services and Betsi Cadwaladr is focused on team working. Questions were raised if one of the services within the team was unable to execute the support given to patients would it be detrimental to the team working of the project. An example was given that if Physiotherapy was under pressure and unable to achieve the goals of the joint working partnership. Mrs Ffion Johnson responded that Physiotherapy and Occupational Therapies is considered as part of a facility within hospitals and there is a need to change the culture to enable these professionals to be located within the communities and to enhance their skills as they work independently. She noted that more physiotherapy sessions are afforded with GP surgeries now and there is a need for change in mind set and culture of people that it is not always a GP they require. It was also said that workforce planning needs to be considered to train more people within specific medical professions;
- Questions were raised as to who was leading the working in partnership to change how support is provided within communities. The Interim Director of Social Services reported that there is a governance structure in place through the Public Services Board, Integrated Health Board and Regional Board with representation of all the partnership parties members of these Boards.

The Chair thanked the representatives from the Health Service and Medrwn Môn for attending the meeting.

It was **RESOLVED to note the work undertaken in partnership with the Health Board and the local authority to change how support is provided within the communities.**

ACTION : To receive a progress report on the partnership working to the Partnership and Regeneration Scrutiny Committee in twelve months.

5 PROGRESS REPORT ON THE DELIVERY OF THE WELLBEING PLAN FOR THE GWYNEDD AND ANGLESEY PUBLIC SERVICES BOARD

Submitted – a progress report by the Gwynedd and Anglesey Public Services Programme Manager on the delivery of the Well-being Plan for the Gwynedd and Anglesey Public Services Board.

The aim of the Well-being of the Future Generations Act (2015) is to improve the economic, social, environmental and cultural well-being of Wales. The Public Services Board Well-being Assessment for the Anglesey well-being areas was published in May 2017 and following a series of engagement and consultation session, the Well-being Plan was established in 2018. The Well-being Plan

confirms the two objectives and six priority fields for which it was agreed that the Board could collaborate in order to ensure the best results for the residents of Gwynedd and Anglesey.

The Chief Executive reported that the Public Services Board has been established on a secure foundation with continued work expected to be undertaken within the Board to reach its commitment as regards to the Well-being of Future Generations (Wales) Act 2015.

The Gwynedd and Anglesey Public Services Programme Manager reported that the Public Services Board agreed on priority areas to achieve the objectives noted within the report. Four sub-groups have been established under Objective 1 – Communities which thrive and are prosperous in the long-term as follows :-

- The Welsh Language Sub-Group – The sub-group submitted a request to Welsh Government to support the 'ARFer' project which enables public bodies to share good practice in dealing with linguistic habits and the understanding of behavioural psychology.
- Homes for local people Sub-Group – The sub-group will develop a detailed business case to (1) Appraise innovative housing models. (2) produce a financial case and determine funding arrangements for the schemes (3) develop innovative housing in our communities.
- The impact of poverty on the well-being of our communities Sub-group – The sub-group will emphasise the relationship between equality and poverty and develop a tool to extend equality impact assessment to also include the effects of poverty.
- The impact of climate change on the well-being of our communities Sub-group – The work of sub-group will enable the Public Services Board to consider the impacts of climate change on the delivery of public services to communities in the area.

The Gwynedd and Anglesey Public Services Programme Manager further reported that the two priority areas of 'health and care of adults' and the welfare and achievements of children and young people' contribute towards Objective 2. It was agreed to establish one sub-group to address the two priorities – The West integrated Health and Social Care Group.

The Sub-Groups will be presenting update reports to the full Public Services Board at its meeting to be held on 13 March, 2019 and to seek support of the Board to continue to develop the work undertaken to date by the sub-groups. The Sub-Groups reports to the Board on a quarterly basis. It was also noted that the Public Services Board is currently subject to scrutiny by the designated Scrutiny Committee of both Gwynedd and Anglesey local authorities. It is anticipated that the Public Services Board's annual report will be submitted to the Scrutiny Committee's in June.

Mrs Ffion Johnson, West Area Director, Betsi Cadwaladr University Health Board said that she is at present the Chair of the Public Services Board but she will be withdrawing from the role to concentrate on the Health and Social Care Group as Chair.

The Committee considered the report and raised the following:-

- Reference was made that people can become isolated within a Care Home when the Welsh language is not spoken. Questions were raised as to how the Public Services Board was addressing such an issue as part of their Welsh language priority to promote the use of Welsh language. The Chair of the Public Services Board responded that as part of her role within the Betsi Cadwaladr University Health Board there has been complaints from families and residents of Care Homes as regards to the Welsh language not been spoken but said that the Health Board is focusing on promoting the Welsh language within its front line staff at present and it is anticipated that it will filter down in other staff within the service;
- Clarification was sought as to the background of the ARFer scheme. The Gwynedd and Anglesey Public Services Programme Manager responded that the ARFer scheme is a project led by the Bangor University with regard to developing the use of the Welsh Language amongst Welsh speakers who do not use the language or are not comfortable in speaking Welsh. The University intends to expand the programme and test is effectiveness in a variety of different contexts. The Chief Executive said that the County Council has been promoting the use of the Welsh language within services and developing Welsh language skills with members of staff;
- Reference was made that it was an intention by the Public Services Board to establish a joint scrutiny panel between the two counties. The Gwynedd and Anglesey Public Services Programme Manager responded that discussion will be undertaken within the Board as regard to establishing a joint scrutiny panel within the coming months.

It was RESOLVED to note the progress of the work of the Public Services Board.

ACTION : That the Annual Report by the Public Services Board be submitted to the Partnership and Regeneration Scrutiny Committee at its meeting to be held in June.

6 WORK PROGRAMME

Submitted – a report by the Scrutiny Officer on the Committee's Work Programme to July 2019.

It was RESOLVED to note the Work Programme to July 2019.

ACTION : As above.

COUNCILLOR GWILYM O JONES
CHAIR

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ISLE OF ANGLESEY COUNTY COUNCIL
Scrutiny Report Template

Committee:	Partnership and Regeneration Scrutiny Committee
Date:	9 April 2019
Subject:	Supplementary Planning Guidance: Maintaining and creating distinctive and sustainable communities (draft following public consultation)
Purpose of Report:	To raise awareness of the Supplementary Planning Guidance: Maintaining and creating distinctive and sustainable communities (draft following public consultation) and give the Committee an opportunity to provide feedback before it is considered by the Joint Planning Policy Committee.
Scrutiny Chair:	Cllr. Gwilym O. Jones
Portfolio Holder(s):	Cllr. Richard Dew
Head of Service:	Dylan J. Williams Head of Service: Regulation and Economic Development
Report Author: **Tel:** **Email:**	Nia Haf Davies, Planning Policy Manager, Joint Planning Policy Unit (Gwynedd and Anglesey) 01286 679890 niahafdavies@gwynedd.llyw.cymru
Local Members:	Not relevant to any particular ward

1 - Recommendation/s

The Partnership and Regeneration Scrutiny Committee is asked to:

1. Accept the report and consider the Supplementary Planning Guidance: Maintaining and creating distinctive and sustainable communities presented in Appendix 1;
2. Decide on whether any comments need to be submitted to the Joint Planning Policy Committee.

2 – Link to Council Plan / Other Corporate Priorities

2.1 The Corporate Plan, 2017-2022, states that the Council will do its very best to ensure that its work aligns with the goals and principles of sustainable development embodied in the Wellbeing of Future Generations Act. One of the aims of the Corporate Plan involves working with communities to ensure that they can cope effectively with change and developments whilst protecting the natural environment. In order to achieve this aim and objective the Corporate Plan states that it will:

- Ensure that planning decisions support the aims and objectives of this Plan, and
- Increase the use of the Welsh Language in the Council and promote its use across communities and local organisations.

2.2 The Joint Local Development Plan (in accordance with legislative requirements and national planning policy) provides strategies and policies that together promote

sustainable development. It is no surprise that the Plan acknowledges that the Welsh language is an integral part of the social and cultural identity of the area covered by the Plan and therefore (as part of its role in promoting sustainable development) its strategies and policies must address this matter.

2.3 The role of the Statutory Planning Guidance is to provide detailed guidance on specific policies to ensure that they are effectively and consistently implemented across the area covered by the Plan. This could not be achieved without introducing the Guidance or otherwise responses would be fragmentary.

3 – Guiding Principles for Scrutiny Members

To assist Members when scrutinising the topic:-

3.1 Impact the matter has on individuals and communities **[focus on customer/citizen]**

3.2 A look at the efficiency & effectiveness of any proposed change – both financially and in terms of quality **[focus on value]**

3.3 A look at any risks **[focus on risk]**

3.4 Scrutiny taking a performance monitoring or quality assurance role **[focus on performance & quality]**

3.5 Looking at plans and proposals from a perspective of:

- Long term
- Prevention
- Integration
- Collaboration
- Involvement

[focus on wellbeing]

4 - Key Scrutiny Questions

i. Has the process to prepare the Guidance been inclusive (Appendix 1)?

ii. Are the responses to the opinions of the communities / stakeholders submitted during the public consultation (Appendix 1) robust?

iii. Does the Committee have any suggestions to strengthen the Guidance (Appendix 2)?

iv. When will the Guidance be completed and when is it expected to be implemented?

v. How will the implementation of the Guidance be monitored and reported (and its underpinning policies)?

5 – Background / Context

5.1 The purpose of this report is raise awareness of the development of the Supplementary Planning Guidance: Maintaining and creating distinctive and sustainable communities amongst members of the Scrutiny Committee and to ensure that it is

scrutinized by this Committee prior to the Joint Planning Policy Committee making a decision regarding its suitability for adoption in its meeting on 23 May 2019. It will be scrutinized by the Communities Scrutiny Committee (Gwynedd Council) on 4 April 2019.

5.2 The Guidance is divided into 3 sections. Section 1 provides guidance on policies within the Plan that permit developments that are necessary to create distinctive and sustainable places. Section 2 (and the majority of the Appendices to the Guidance) deals specifically with how to apply Policy PS 1, The Welsh Language and Welsh Culture. Appendix 6 provides examples of actions/activities that could be incorporated in developments and/or requested in order to make a development acceptable (in terms of planning land use). Appendices 7 and 8 provide methodologies to undertake relevant assessments of effects. Section 3 identifies the surveys and documents that must be submitted with the planning application, depending on the nature, scale and location of the proposed developments.

5.3 Supplementary Planning Guidance can only deal with providing additional information or details about policies or proposals set out in the Local Development Plan.

5.4 Guidance cannot change policies or proposals set out in the Local Development Plan and new policies can't be introduced through Supplementary Planning Guidance.

5.5. After specific action has been taken, Guidance can be a 'material planning consideration' that should be given consideration in conjunction with the policies they support in the local development plan. Figure 1 gives a snapshot of the actions that are necessary for Guidance to be given 'material planning consideration'.

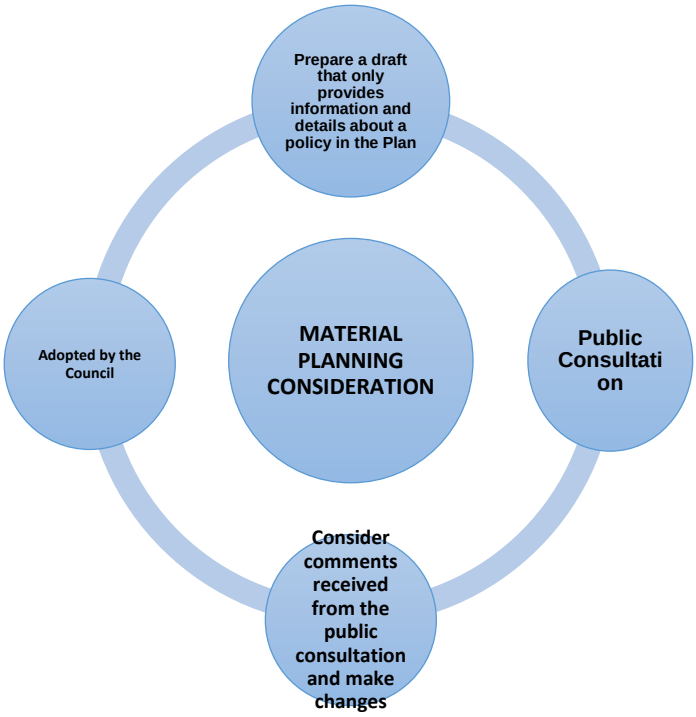

Figure 1: actions in preparing Statutory Planning Guidance

5.6 An initial draft of the Guidance was considered by the Joint Local Development Plan Panel. The Guidance was subject to critical appraisal by two companies working collaboratively, namely, Cwmni Iaith Cyf and Gwasanaethau Ymgynghorol Burum. The Guidance was not published for public consultation until both companies had submitted their opinions and changes had been made to conform with their recommendations.

5.7 The Report on the Public Consultation is shown in **Appendix 1**. Changes have been made to the Guidance in light of the comments received.

5.8 The full Guidance in its draft post-consultation form is shown in **Appendix 2**.

5.9 When it is adopted, the Guidance will replace current guidance on planning and the Welsh language adopted by both Councils to support the former development plans, namely the Anglesey Local Plan and the Unitary Development Plan (in the case of the Anglesey Planning Authority).

5.10 The table below details the next steps and timetable:

Action	**When?**
Joint Planning Policy Committee to consider: i. Comments made by the Communities Scrutiny Committee and the Partnership and Regeneration Scrutiny Committee; ii. Feedback received during the public consultation; iii. Final draft copy of the Supplementary Planning Guidance in order to decide if the Guidance is suitable for adoption (and therefore replace the existing Supplementary Planning Guidance covering this subject)	23 May 2019
Use the adopted Guidance as a relevant planning consideration	24 May 2019 onwards
Make arrangements to raise awareness about the Guidance amongst Members of the Planning Committee, various officers of both Councils, and companies and individuals that provide advice to applicants about planning permission	Summer - Autumn 2019

6 – Equality Impact Assessment [including impacts on the Welsh Language]

The Supplementary Planning Guidance provides detailed advice on specific Policies in the Joint Local Development Plan that was the subject of repeated Equality Impact Assessments. The reports can be viewed in the Plan's Public Examination Library on the Council's website.

7 – Financial Implications
There are no financial implications.

8 – Appendices:
Appendix 1 – Report on the Public Consultation Appendix 2 – Supplementary Planning Guidance: Maintaining and creating distinctive and sustainable communities (draft following public consultation)

9 - Background papers (please contact the author of the Report for any further information):
Supplementary Planning Guidance: Creating and maintaining distinctive and sustainable communities – consultation draft (December 2018) https://www.anglesey.gov.uk/documents/Docs-en/Planning/Planning-policy/Supplementary-Planning-Guidance/SPG-Maintaining-and-Creating-Distinctive-and-Sustainable-Communities.pdf

Appendix 1

SUPPLEMENTARY PLANNING GUIDANCE – MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES

CONSULTATION REPORT AND OFFICER'S RECOMMENDATIONS

CYNGOR GWYNEDD COUNCIL

CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL

MARCH 2019

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APPENDIX 2B - EXTRACT FROM A COMMENT……

1.0 BACKGROUND

Purpose of Supplementary Planning Guidance (SPG)

1.1 The Purpose of SPGs are to:

- assist the applicants and their agents in preparing planning applications and in guiding them in discussions with officers about how to apply relevant policies in the Joint Local Development Plan before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications
- help Planning Inspectors make decisions on appeals.

1.2 The general aim is to improve the quality of new developments and facilitate a consistent and transparent way of making decisions that align with relevant policies in the Joint Local Development Plan.

The Policy Context

Local Development Plan

1.3 Under planning legislation, the planning policies for every area are contained within the 'development plan'. The Gwynedd and Anglesey Joint Local Development Plan (JLDP) was adopted on 31 July 2017. It relates to the Gwynedd and Anglesey Planning Authority areas.

1.4 The Plan provides wide-ranging policies along with allocations for the main land uses, such as housing, employment and retail; it will help shape the future of the Plan area physically and environmentally, and will also influence it economically, socially and culturally. The Plan, therefore:

- enables the Local Planning Authorities to make rational and consistent decisions on planning applications by providing a policy framework that is consistent with national policy; and
- guides developments to suitable areas during the period up to 2026.

The need for Supplementary Planning Guidance

1.5 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development applications, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of SPGs to support the Plan that will provide more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.

The Status of Supplementary Planning Guidance

1.6 Supplementary Planning Guidance (SPG) will be material planning considerations during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with, a development plan. The SPGs cannot introduce any new planning policies or amend existing policies.

1.7 Once they have been adopted SPGs should, therefore, be given substantial weight as a material planning consideration.

2.0 SPG MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES

2.1 The main aim of this Supplementary Planning Guidance (SPG) (as well as other SPG) is the help applicants for planning consent to understand a series of relevant policies that will integrate 'sustainable development' into the development process, in order to maintain and sustain sustainable communities. It will ensure that legislative and policy requirements are satisfied and best practice is achieved. It provides a standard approach that all applicants should follow. The Guidance advises on the main principles set out in the relevant policies in the Local Development Plan. It should be used with specialist assessments of each specific case (when assessments are required).

2.2 The SPG published for public consultation is divided into three sections and it includes a series of 8 appendices. Section 1 and Section 3 deals in general with developing sustainable development. Section 2, as well as Appendix 2 – 3 and 5 – 8 focus on providing advice about the requirements of criterion 4 of Policy PS 5 'Sustainable Development' and the requirements of Policy PS 1 'The Welsh language and Welsh culture'.

Public Consultation

2.3 A draft version of this Guidance was prepared in consultation with officers from the Development Management Sections of both Councils and both Councils' language development officers. Having considered recommendations made by the Communities Scrutiny Committee (Gwynedd Council), the Joint Planning Policy Committee in its meeting on the 26 April 2018 decided to commission external companies to undertake a critical evaluation of the preliminary consultation draft version of the SPG. Cwmni Iaith and Gwasanaethau Ymgynghorol Burum were appointed to work together to undertake this work. A consultation draft of this SPG (which incorporated amendments proposed by Cwmni Iaith and Gwasanaethau Ymgynghorol Burum) was approved for public consultation by the Joint Planning Policy Committee on the 16th November, 2018.

2.4 The SPG was the subject of a public consultation exercise between the 13th December, 2018 and the 31st January, 2019.

2.5 Details of the public consultation were placed on both Council's websites and emails/ letters were sent to all Councillors, Community Councils, planning agents, statutory consultees, environmental bodies, neighbouring authorities as well as a number of individuals, companies and organisations that are involved in promoting the Welsh language and culture and those who had expressed a specific interest in the development of guidance about how to apply Policy PS 1 Welsh language and Welsh culture. These include Welsh language Commissioner, members of the Anglesey Welsh Language Forum, Pwyllgor Ymgyrch Tai a Chynllunio Gwynedd a Mon, the Urdd, Bangor University, Hanfod, Arad, Trywydd (this isn't an exhaustive list). Hard copies of the SPG were also available to inspect in all public libraries, Anglesey County Council's main office in Llangefni, and in Siop Gwynedd (Caernarfon, Dolgellau and Pwllheli).

2.6 A number of platforms were available for interested parties to respond to the consultation which were:

- Online word and pdf response form - available on both websites and paper copies were made available in all libraries and Siop Gwynedd. Paper copies of the response form were also available on request from the JPPU
- Email
- Letter

2.7 9 specific questions were asked and 1 general question on a representation form – see Appendix 1A. 8 commentators submitted representations during the public consultation period. A total of 88 representations were received. Some used the representation form to submit their comments (i.e. they replied to the set questions), whilst the rest submitted comments in a letter format.

2.8 Detailed consideration was given to all the comments. Planning officers as well as the companies that undertook the critical evaluation were consulted before completing the recommendations included in the report. Appendix 1B records the representations received. It also records the response to them and where appropriate, recommends any changes required to the SPG in lieu of the comment. Since responding to one of the comments involves re-arranging some paragraphs those amendments can be seen in Appendix 2A. Any proposed change to the wording of the SPG is noted in a **bold font** or ~~text that has been deleted~~.

ATODIAD/ APPENDIX 1A

		Defnydd swyddfa yn unig/ ***Office use only*** Rhif Cyn./*Rep No.:* Derbyniwyd/*Received:* *Cydnabod/Acknowledged*

Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU CANLLAW CYNLLUNIO ATODOL /
Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
SUPPLEMENTARY PLANNING GUIDANCE COMMENTS FORM
13/12/18.

Yn dilyn mabwysiadu'r Cynllun Datblygu Lleol ar y Cyd, mae Awdurdodau Cynllunio Gwynedd a Môn yn paratoi cyfres o Ganllawiau Cynllunio Atodol. Mae Canllawiau Cynllunio Atodol yn rhoi arweiniad a rhagor o fanylion angenrheidiol am bolisïau penodol yn y Cynllun Datblygu Lleol. Dylai'r Canllawiau hyn, felly, roi mwy o sicrwydd i ymgeiswyr, a'u helpu nhw i baratoi ceisiadau cynllunio addas i'w cyflwyno i'r Awdurdod Cynllunio. Nid oes gan y Canllawiau Cynllunio Atodol yr un statws â'r Polisïau sy'n rhan o'r Cynllun Datblygu Lleol, ond, maent yn ystyriaeth berthnasol wrth benderfynu ar geisiadau cynllunio.

Hoffem glywed eich barn ar y **CANLLAW CYNLLUNIO ATODOL: CYNNAL A CHREU CYMUNEDAU NODEDIG A CHYNALIADWY (DRAFFT YMGYNGHOROL)**

Mae'n rhaid derbyn eich sylwadau **ddim hwyrach na 4.30yh ar y 31 Ionawr 2019. NI FYDD SYLWADAU A DDERBYNNIR WEDI'R DYDDIAD YMA YN CAEL EU HYSTYRIED**

Sylwer bod RHAID i sylwadau fod yn ymwneud â'r Canllaw Cynllunio Atodol yn unig, ac nid am bolisïau'r Cynllun Datblygu Lleol ar y Cyd. Ni fydd sylwadau eraill yn derbyn sylw.

Trwy'r post: **Uned Polisi Cynllunio ar y Cyd, Swyddfa'r Cyngor, Stryd y Castell, Caernarfon, Gwynedd, LL55 1SH**

Neu trwy e-bost: **polisicynllunio@gwynedd.llyw.cymru** (gellir cael fersiwn gellir ei olygu mewn pdf a Word i'w lawrlwytho yn www.gwynedd.llyw.cymru neu www.ynysmon.gov.uk **)**

Following adoption of the Anglesey and Gwynedd Joint Local Development Plan, Anglesey and Gwynedd Local Planning Authorities are preparing a series of Supplementary Planning Guidance. Supplementary Planning Guidance provide advice and additional required information about specific policies in the Local Development Plan. The Supplementary Planning Guidance does not have the same status as Policies included in the Local Development Plan, but they are material planning consideration in the decision making process.

We would like your views about **SUPPLEMENTARY PLANNING GUIDANCE: MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES (CONSULTATION DRAFT)**

Your views must be submitted **no later than 4.30 pm on 31 January 2019. REPRESENTATIONS RECEIVED AFTER THE DEADLINE WILL NOT BE ACCEPTED**

Please note that representations MUST relate only to the Supplementary Planning Guidance, not to policies in the Joint Local Development Plan. Other representations will be disregarded.

By post to: **Joint Planning Policy Unit, Council Offices, Stryd y Castell, Caernarfon, Gwynedd, LL55 1SH**

Or by e-mail: **planningpolicy@gwynedd.llyw.cymru** (an editable pdf or Word version is available to download at www.gwynedd.llyw.cymru or www.anglesey.gov.uk)

Bydd yr adborth a ddarperir gennych yn galluogi'r Awdurdodau i gwblhau'r Canllawiau Cynllunio Atodol yma. Bydd eich enw llawn a'ch sylwadau chi yn cael eu cyhoeddi mewn copi caled ac ar-lein fel rhan o'r Datganiad Ymgynghoriad, a fydd yn nodi pwy yr ymgynghorwyd â hwy, y prif faterion a godwyd a sut ymatebwyd i'r sylw. Drwy lenwi'r ffurflen hon a'u cyflwyno i'r Awdurdodau 'rydych yn rhoi eich caniatâd i'r Awdurdodau wneud hynny. Byddwn ond yn defnyddio eich manylion cyswllt personol i gysylltu gyda chi os fydd gennym gwestiwn am eich sylwadau ac i roi gwybod i chi pan gaiff y Canllawiau Cynllunio Atodol ei fabwysiadu. Byddwn yn cadw eich manylion cyswllt personol dim ond am hyd at ddeuddeg mis o ddiwedd yr ymgynghoriad.

The feedback you provide will enable the Authorities to finalise this Supplementary Planning Guidance. Your full name and comments you provide will be published online and in hard copy as part of a Consultation Statement setting out who was consulted, the main issues raised and how they were addressed. By completing this form and submitting it to the Authorities you are giving your consent for the Authorities to include your full name in the Consultation Statement. We'll only use your personal contact details to contact you if we have any queries about your comments and to notify you of the Supplementary Planning Guidance's adoption. Your personal contact details will only be retained for up to twelve months from the close of the consultation.

RHAN A/*PART A*:
Manylion cyswllt (Ni fydd y hwn ar gael yn gyhoeddus) - ni allwn dderbyn sylwadau dienw:
Contact details (This will not be made publically available) – we cannot accept anonymous representations:

	Eich manylion neu manylion eich cleient ***Your details or your client's details***	**Manylion yr Asiant (os yn berthnasol)** ***Agent's details (If relevant)***
Enw ***Name***		
Sefydliad (os yn berthnasol ***Organisation (If relevant)***		
Cyfeiriad ***Address***		
Côd Post ***Postcode***		
E-bost ***Email:***		
Dyddiad ***Date***		

Os yw grŵp yn rhannu barn gyffredin ynglŷn â'r Canllaw Cynllunio Atodol drafft, byddai'n ddefnyddiol pe fyddai'r grŵp hwnnw yn anfon ffurflen sengl gyda'u sylwadau, yn hytrach na bod nifer fawr o unigolion yn anfon ffurflenni ar wahân sy'n ailadrodd yr un pwynt. Mewn achosion o'r fath, dylai'r ffurflen ddangos yn glir faint o bobl sy'n cael eu cynrychioli a sut cafodd y gynrychiolaeth ei awdurdodi (gan gynnwys un pwynt cyswllt ar gyfer gohebiaeth yn y dyfodol).

Where a group shares a common view about the draft Supplementary Planning Guidance, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases, the form should clearly indicate how many people are being represented and how the representation has been authorised (including a single point of contact for future correspondence).

CYNGOR GWYNEDD COUNCIL	CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	**Defnydd swyddfa yn unig/** ***Office use only*** Rhif Cyn./*Rep No.:* Derbyniwyd/*Received:* *Cydnabod/Acknowledged*

Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU CANLLAW CYNLLUNIO ATODOL /
Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
SUPPLEMENTARY PLANNING GUIDANCE COMMENTS FORM
13/12/18.

RHAN B: Eich Sylwadau a Newidiadau a Awgrymir ***PART B: Your Comments and Suggested Changes***
Eich enw/Sefydliad: ***Your name/Organisation:***

1. Ar ba Ganllaw Cynllunio Atodol yr ydych chi'n gwneud sylwadau? (Cofiwch defnyddio ffurflen ar wahân ar gyfer pob Canllaw Cynllunio Atodol) ***1. Which Supplementary Planning Guidance are you commenting? (Remember to use a separate form for each Supplementary Planning Guidance)***	
Enw'r Canllaw Cynllunio Atodol/ *Name of Supplementary Planning Guidance*	CYNNAL A CHREU CYMUNEDAU NODEDIG A CHYNALIADWY (DRAFFT YMGYNGHOROL / MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES (CONSULTATION DRAFT)

Nodwch isod eich cefnogaeth neu bryderon ynghylch y Canllawiau Cynllunio Atodol drafft, gan gynnwys unrhyw newid sy'n angenrheidiol i fynd i'r afael â'ch pryder. Bydd angen i chi ddweud sut y bydd newid yn ymdrin â'ch pryder, darparu geiriad diwygiedig i'r testun ac unrhyw dystiolaeth i gefnogi'r newid.

Please set out below your support or concerns about the draft Supplementary Planning Guidance, including any change you consider necessary to address a concern. You will need to say how a change will address your concern, provide any suggested revised wording to the text, and any evidence to support the change.

2. Adran 1 Rhan A.1 - Ydi'r Canllaw Cynllunio Atodol yn rhoi disgrifiad cadarn o 'gymuned nodedig a chynaliadwy' yn y cyd-destun lleol?/ Section 1 Part A.1 – Does the Supplementary Planning Guidance provide a sound description of a 'distinctive and sustainable community' within a local context?			
Ydi/ Yes	☐	**Nac ydi/ No**	☐
Rhowch resymau am eich barn/ Provide reasons for your view			

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

3. Adran 1 Rhan B.1, Tabl 1: Ydi'r Canllaw Cynllunio Atodol yn adnabod y 'teulu' llawn o bolisïau sy'n mynd i hyrwyddo datblygiad a fydd yn cyfrannu i gynnal neu greu cymunedau nodedig a chynaliadwy?/ Section 1 Part B.1, Table 1: Does the Supplementary Planning Guidance identify the full 'family' of policies thatw ill promote development which will contribute to maintaining or creating distinctive and sustainable communities?

Ydi/ Yes	☐	**Nac ydi/ No**	☐

Rhowch resymau am eich barn/ Provide reasons for your view

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

4. Adran 3: Ydi'r Canllaw Cynllunio Atodol yn rhoi arweiniad digonol am wybodaeth a fyddai ei angen i gefnogi ceisiadau cynllunio perthnasol?/ Section 3: does the Supplementary Planning Guidance provide strong guidance about the information that would be needed to support planning applications?

Ydi/ Yes	☐	**Nac ydi/ No**	☐

Rhowch resymau am eich barn/ Provide reasons for your view

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

5. Adran 2: Ydi'r Canllaw Cynllunio Atodol yn cynnwys eglurhad cadarn o ystyriaethau allweddol ym Mholisi PS 1, e.e. beth olygir gyda safle ar hap annisgwyl, niwed o sylwedd, ayb./ Section 2: Does the Supplementary Planning Guidance provide clarification of key policy considerations included in Policy PS 1, e.g. what is meant by unexpected windfall site, significant harm, etc;

Ydi/ Yes	☐	**Nac ydi/ No**	☐

Rhowch resymau am eich barn/ Provide reasons for your view

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

6. Adran 2 Diagram 9, Atodiad 7 ac Atodiad 8: Ydi'r Canllaw Cynllunio Atodol yn rhoi disgrifiad clir o 'unigolyn cymwys' a rôl yr unigolyn?/ Section 2 Diagram 9, Appendix 7 and Appendix 8: Does the Supplementary Planning Guidance provide a clear description of a 'competent person' and the person's role?

Ydi/ Yes	☐	**Nac ydi/ No**	☐

Rhowch resymau am eich barn/ Provide reasons for your view

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

7. **Atodiad 2: A oes yna ffynhonnell gydnabyddedig arall o wybodaeth ddylwn gyfeirio ato?/ Appendix 2: is there another recognised source of information that should be referred to?**

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

8. Atodiad 5: A oes gennych sylwadau am y broses sgrinio?/ Appendix 5: Do you have any comments about the screening process?

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

9. Atodiad 7: Ydi'r fethodoleg ar gyfer ystyried effaith datblygiad ar y Gymraeg a chyflwyno'r dystiolaeth angenrheidiol mewn Datganiad Iaith Gymraeg yn glir?/ Appendix 7: Is the methodology to consider the impact of development on the Welsh language and submit the necessary evidence in a Language Statement clear?

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

10. Atodiad 8: Ydi'r fethodoleg ar gyfer ystyried effaith datblygiad ar y Gymraeg a chyflwyno'r dystiolaeth angenrheidiol mewn adroddiad Asesiad Effaith Iaith Gymraeg yn glir? Appendix 8: Is the methodology to consider the impact of development on the Welsh language and submit the necessary evidence in a Welsh Language Impact Assessment report clear?

defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

11. Rydym wedi gofyn cwestiynau penodol i chi. A oes gennych sylwadau am rannau eraill o'r Canllaw? Os oes gennych sylwadau ychwanegol, rhowch nhw yn y rhan yma o'r ffurflen. Cofiwch ddweud wrthym ba ran o'r Canllaw rydych yn cyfeirio ato:/ We have asked you specific questions. Do you have any comments about other parts of the Guidance? If you have additional comments, please record them in this part of the form. Remember to tell us which part of the Guideance you refer to:

Pa ran o'r Canllaw – paragraff/ tabl/ diagram Which part of the	Eich sylwadau, a'r newidiadau hoffech weld a rhesymau/ thystiolaeth i gefnogi'ch barn. Your comments, and the amendments you would like to see and reasons/ evidence for your views

Guidance – paragraph/ table/ diagram	
	defnyddiwch daflen ychwanegol fel bo angen/ use an additional sheet as necessary

ATODIAD/ APPENDIX 1A

DIOLCH AM EICH SYLWADAU AM Y CANLLAW CYNLLUNIO ATODOL / *THANK YOU FOR YOUR COMMENTS ON THE SUPPLEMENTARY PLANNING GUIDANCE*

Bydd y sylwadau a dderbyniwyd ar y Canllaw Cynllunio Atodol drafft yn cael eu hystyried wrth baratoi'r fersiwn drafft terfynol, a fydd yn cael ei gyflwyno i'r Pwyllgor Polisi Cynllunio ar y Cyd i'w fabwysiadu/ The comments received on the draft Supplementary Planning Guidance will be taken into account in preparing the final draft, which will be submitted to the Joint Planning Policy Committee for adoption

Gadewch i ni wybod a ydych yn dymuno cael gwybod drwy'r cyfeiriad / cyfeiriad e-bost a ddarparwyd am y penderfyniad i fabwysiadu'r Canllawiau Cynllunio Atodol / Please let us know whether you wish to be notified via the address/ email address provided of the adoption of the Supplementary Planning Guidance

Oes/ Yes ☐ Na/ No ☐

APPENDIX B - OBSERVATIONS RECEIVED AND OFFICERS' OBSERVATIONS AND RECOMMENDATIONS

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
1	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	In the first place, we would wish to note what we believe that the new Supplementary Planning Guidance should emphasise at the beginning, namely: 1) The key importance of Gwynedd as the Welsh language's strongest heartland and the need for specific policies to protect its unique characteristics and to ensure a sustainable future for the language; 2) The objectives of relevant strategies to strengthen the language, including ○ Welsh Language Promotion Plan - Gwynedd Council language strategy. ○ The Gwynedd and Anglesey Joint Local Development Plan - which aims to increase the number of communities where over 70% of their population are able to speak Welsh. ○ Welsh Government Language Strategy - which aims to increase the number of Welsh speakers to one million by 2050. ○ Technical Advice Note 20: Planning and the Welsh Language ○ Language provisions of the Planning (Wales) Act 2015. 3) The need for every proposed development to be evaluated according to how in keeping it is with the above objectives. Therefore, it must be ensured that every development in question either makes a positive contribution towards achieving the objectives or, at least, that it would not on any account hinder the efforts to achieve them.	1) & 2) Parts of the Guidance already make reference to what is noted in the objection, e.g. Table 2, paragraphs C.2, C.19 - C.21. However, it is agreed that the order of some paragraphs can be changed and to include a cross-reference to paragraphs 5.12-5.15 in Chapter 5 of the Plan's Strategy in order to improve clarity. The proposed amendment can be seen in Appendix 2A, which also includes amendments to address relevant observations made by Lichfields and Menter Iaith Bangor 3) The Plan's Policies, including Policy PS 5 and Policy PS 1, and material planning considerations provide the foundation for making decisions on planning applications. RECOMMENDATION - include the amendments set out in Appendix 2A
2	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	Stop using the Community and Linguistic Statement, and make it mandatory for developers to prepare a Linguistic Impact Assessment in the cases where a Statement is mandatory at present. The evidence shows that the Statement is insufficient and that it does not achieve its work appropriately.	Policy PS 1 decides what type of impact assessment is necessary. Developments that meet criteria 1 a - c in Policy PS 1 need to undertake an assessment and for it to be submitted in the form of a Welsh Language Statement. Guidance cannot change a Policy or introduce a new Policy. In addition, the proposed new Guidance will introduce a new methodology for undertaking an impact assessment that would need to be submitted in the form of a Welsh Language Statement. RECOMMENDATION - There is no statutory basis to make the change and it is considered that there is no need to amend the Guidance because Appendix 7 provides new details for undertaking an impact assessment that would need to be recorded in a Language Statement.
3	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	Improve the Linguistic Impact Assessment methodology so that analysis and interpretation of evidence is more robust. Discuss with the Welsh Language Commissioner, local Mentrau Iaith, Mentrau Iaith Cymru, Welsh language campaigners regarding the best way of developing a more robust methodology, and review the methodology regularly to ensure that it is fit for purpose. Discuss with these bodies also regarding the need to define and	The commentator has not submitted evidence to support the viewpoint that there is a need to 'improve the methodology'. The process of preparing the methodology has included discussions with language development officers in the Councils, an officer representing Hunaniaith. A team of independent consultants, namely Cwmni Iaith and Burum, evaluated the draft methodology. A consultation was held with the Welsh Language Commissioner, the Anglesey

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				develop a recognised understanding of the Language Planning/Language Sociology field.	Language Forum (including Anglesey Language Initiative), and a number of individuals, groups and organisations regarding the Supplementary Planning Guidance in order to obtain views on the methodology that the commentator is referring to. Holding discussions to define and develop acknowledged understanding of the Language Planning/Language Sociology field is not a matter for the Guidance. RECOMMENDATION - there is no need to make a change to the Guidance because its development has been informed by various experts.
4	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	To make it mandatory for Linguistic Impact Assessments to be produced by persons with an understanding of the Language Planning/Language Sociology field.	Diagram 7 and paragraph 6 in Appendix 8 in the Guidance places an expectation on the applicant to employ a competent individual to undertake an impact assessment that will lead to a Welsh Language Impact Assessment report. Diagram 8 describes a 'competent person'. RECOMMENDATION – there is no need to make an amendment as the Guidance already addresses the commentator's expectations.
5	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	That the Local Planning Authority provides a Linguistic Impact Assessment by commissioning persons with an understanding of the Language Planning/Language Sociology field, at the cost of the developer.	In accordance the requirements of Policy PS 1, it will be the applicant's responsibility to commission an assessment of the impact of their development on the Welsh language, not the Local Planning Authority, and they must present the conclusions of the assessment as a part of the information pack with the planning application. This is what happens in relation to, e.g. biodiversity, archaeological, transportation assessments. Diagram 11, Step 6 describes the circumstances when the Planning Authority employs an external competent person, and the applicant will pay for this work. RECOMMENDATION - there is no need to make changes because the Guidance already records the Authorities' approach to the topic and that the approach is consistent with the approach to other types of impact assessments.
6	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	That it is required for the Local Planning Authority to ensure that the Linguistic Impact Assessment is appraised by persons who have knowledge and understanding of the Language Planning/Language Sociology field.	Diagram 11, Step 6 confirms that competent officers and/or an external competent officer will appraise the evidence submitted by the applicant (when there is a dispute between the applicant and the Planning Officer). RECOMMENDATION - there is no need to make changes because the Guidance already records that the impact assessments will be appraised by competent assessors.
7	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	That those commissioned to undertake a Linguistic Impact Assessment consult with community councils, local Mentrau Iaith, Mentrau Iaith Cymru, local schools and language organisations as part of the work.	Figure 7.1 and paragraph 18 in Appendix 7 already express the value of engaging with the local community and reference is made to a number of examples of relevant stakeholders. Paragraphs 9 and 16 in Appendix 8 express the importance of engaging and consulting with relevant stakeholders. RECOMMENDATION - there is no need to make changes because the Guidance already records the importance of engagement and consultation with relevant local stakeholders.

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
8	Support	Ffestiniog Town Council	General	Ffestiniog Town Council support this documentation.	Note the comment of support. RECOMMENDATION - no change.
9	Support	Lichfield on behalf of Bourne Leisure Ltd	General	Bourne Leisure supports in principle the need to maintain and create distinctive communities and it is believed that the current distinctive communities in Gwynedd is one of the reasons why tourists wish to visit the local area.	Note the comment of support. RECOMMENDATION - no change.
10	Object	Lichfield on behalf of Bourne Leisure Ltd	General	TAN 20 states that impact assessments may be conducted for any type of windfall development proposals but LPAs should carefully consider what benefit is expected from assessing proposed employment, retail or commercial development (Para 3.3.1). This suggests that the focus of impact assessments should be on residential development and not these alternatives. Whilst it is recognised that Policy PS1 sets out the criteria that would give rise to a statement or impact assessment, it highlights the need for any such documents to be proportionate to the development proposed, particularly where it relates to non-residential development. The principle of proportionality does not filter through the draft SPG. We consider that the requirements set out are reviewed and proportionality is recognised explicitly and implicitly throughout.	TAN 20 does not prevent planning authorities from considering the impact of employment, retail and commercial development on the Welsh language. Policy PS 1 notes the circumstances when the applicant will need to submit a Welsh Language Statement and a report on the Welsh Language Impact Assessment with the planning application. In addition, since the publication of the Consultative Draft SPG, Planning Policy Wales Edition 10 was published: Para 3.28 states: "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." Para. 3.29 states: "If required, language impact assessments may be carried out in respect of large developments not allocated in a development plan which are proposed in areas of particular sensitivity or importance for the language. Any such areas should be defined clearly in the development plan." The Plan recognises that the Welsh language is part of the fabric of all the area and that it is necessary to give appropriate consideration to the possible effect of every unexpected large development. RECOMMENDATION - no change.
11	Object	Lichfield on behalf of Bourne Leisure Ltd	C.1	Paragraph C.1 states that information must be gathered about developments in order to reach a conclusion about the impact. This includes setting out whether there are benefits to the language. We consider that developments that provide no benefits, but equally no impact, should not then have to generate benefits. This is because the development would be acceptable in its current form and that any further obligations would not be necessary to make the development acceptable. The SPG in this regard is incompatible with Policy PS1 and PS5 of the LDP as these policies require proposals to *"protect, promote and enhance"* the	Paragraph C.1 includes examples of questions asked when considering the evidence and before reaching a conclusion about the impact on the Welsh language, albeit positive, negative or neutral. In accordance with the Policies and the assessment methodology, when a planning application is prepared, it is essential that time is spent on making sure that the advantages are maximised as much as possible, whilst any harm is reduced as much as possible. It is agreed that a development that has a neutral impact could contribute towards maintaining/protecting the Welsh language. When this is demonstrated with evidence, it is agreed that a development that has a neutral effect can contribute

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				language. A planning application does not need to generate "benefits" in order to meet the policy requirement to "protect" the language.	to maintaining/ safeguarding the Welsh language. It is recommended that amendments are made to paragraphs C.8 – C.10 in order to improve clarity. RECOMMENDATION – amend paragraphs C.8 – C.10 as set out below: C.8 When the Welsh language is a material planning consideration, determining whether a development has a positive, **neutral** or negative impact and determining the scale of the impact on the linguistic character of an area is highly complex. **The linguistic character of an area depends on a number of influences beyond the use and development of land and one specific proposed development – or a combination of development.** Even with all the information, it would not be easy to measure it as the planning system cannot ~~anticipate or~~ manage personal attributes (such as the ability to speak Welsh in the future or the dynamics of its use). The system also **cannot** discriminate against a planning application on the grounds of an applicant's linguistic ability and the linguistic ability of the individuals who will occupy or use a property **or land**. C.9 Assessing the likely impact on the Welsh language shares similar principles, frameworks and processes to those seen in other areas where there is a need to assess and address likely impacts. **They attempt to identify, understand and measure the future and the uncertainty of forecasting the harm (or benefit) that would arise from a current action.** For example, in planning terms environmental impact assessments and sustainability assessments are well-established. C.10 The International Organization for Standardisation – ISO has published the International Standard 31000 on Risk Management.1 Although in terms of risk (or likely **detrimental or** negative impact) described in the Standard, the same framework, principles and processes are appropriate to maximise benefits as well. Therefore, they are appropriate for assessments similar to Welsh language impact assessments. ISO 31000 provides principles and guidelines for generic use across all institutions and identify the following features of risk management/maximise opportunities effectively
12	Object	Lichfield on behalf of Bourne Leisure Ltd	C.8	There is an error in the wording of the final sentence. It should be amended to say: *"The system also **cannot** discriminate against a planning application on the grounds of an applicant's linguistic ability and the linguistic ability of the individuals who will occupy or use a property."*	Agree that the word 'cannot' is missing from the sentence in the English version of paragraph C.8. RECOMMENDATION - amend paragraph C.8 in the English version as follows: The system also **cannot** discriminate against a planning application on the grounds of an applicant's linguistic ability and the linguistic ability of the individuals who will occupy or use a property.
13	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 4	Whilst useful for complex projects, we disagree that the pre-application service *'should'* be used before submitting all planning applications. There are numerous occasions where an applicant is capable of submitting an application without having to go through the pre-application advice process, which can be lengthy, costly and unnecessary for both the applicant and the	1) Agree with the commentator that the text in the first box in Diagram 4 is too prescriptive. RECOMMENDATION - amend the text in Diagram 4 to refer to the service before submitting a planning application, rather than say it should be used, see below:

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				local planning authority. This is especially true for smaller schemes where applying for pre-application advice would be disproportionate. The diagram also explains that where the application is not subject to the statutory PAC process that applicants are expected to engage with relevant stakeholders. We consider that the need to engage with stakeholders in this context is onerous, especially given that applications not subject to PAC will be minor applications. The applicant in this regard should be able to come to its own conclusion about the impact, if any, of the development by means of a desktop study. The need to carry out stakeholder consultation should be proportionate to the nature and scale of the development. Notwithstanding this point, the document is not clear as to who might be considered a relevant stakeholder and whether or not they have the resources committed to responding to engagement by applicants. Without having suitable and formal processes in place, an applicant might be hindered at the pre-application stage due to circumstances beyond its control. Finally, the diagram explains that when there is no need to submit a Language Statement or Language Impact Assessment that the applicant is expected to record how the development will contribute positively to the viability of the Welsh language. Again, we reiterate that developments that provide no benefits, but equally no impact should not then have to generate benefits. This is because the development would be acceptable in its current form and that any further obligations would not be necessary to make the development acceptable. Overall, the requirements of the pre-application period need to be reconsidered and be made proportionate and relevant to the development proposed and reflect the statutory provisions that provide flexibility in terms of how applications are prepared and submitted.	**Both Planning Authorities offer a pre-application advice service. When an applicant requires advice about the need for an assessment in the form of a Welsh Language Statement/ Impact Assessment the applicant is encouraged to use** the pre-application service offered by the Planning Service ~~should be used before submitting a planning application~~ - see Appendix 4 - useful contact details. 2) The text refers to engaging with relevant stakeholders, which is different to a public consultation. Although developments that are smaller than 'major' developments (as defined in Article 2 of the Town and Country Planning Order (Development Control Procedure) (Wales) 2012 (DMPWO).) are referred to, discussing the proposal with stakeholders such as community councils, local councillors, rural housing enablers, could be beneficial, e.g. proposals to build five houses within or on the outskirts of a local village. It is agreed that the need for engagement should be commensurate to the nature and size of the proposed development. To improve clarity, it is believed that the text needs to be amended to note the approach that is fit-for-purpose. Appendix 7 and Appendix 8 suggest types of organisations and groups that would be beneficial to contact. Nevertheless, it is believed that it would be beneficial to refer to examples in this part of the Guidance as well. The capacity of the stakeholders to respond to enquiries and consultations from applicants or their representative is not a matter for the Guidance. The applicant can record his/her efforts, along with any response or lack thereof in a document accompanying the planning application, e.g. a letter, planning statement, design and access statement. 3) Section 70(2) of the Town and Country Planning Act 1990 explains that impacts on the use of the Welsh language can be considered, provided that this is relevant to the application, when making decisions on planning applications. This can happen with any application in any part of Wales. The intention of this gap in Diagram 4 was to encourage applicants for developments that fall outside the thresholds of criteria 1 and 2 of Policy PS 1 to show, in an appropriate method, that their developments are likely to benefit the Welsh language (even if it only leads to a neutral impact). It is agreed that clarity can be improved by amending the text in the gap to refer to 'encourage' rather than an expectation and the need for the method of presenting the information to be fit-for-purpose. It is recommended that we take advantage of an opportunity to also amend paragraph C.13 to emphasise the benefit of engaging with others before submitting a planning application even when there is no statutory requirement to do so and to consider going a step further (in a manner that is proportionate with the scale and type of development). There is also an opportunity, in order to improve the flow of the document to move paragraphs C.14 – C.16 so that they are read before Diagram 4 and Diagram 5.

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					RECOMMENDATION - amend paragraph C.13, move C.14 to be before Diagram 4 and move paragraph C.16 to be read under Stage 1 heading, not Stage 2. Amend the text in box in Diagram 4 in accordance with the following: C.13 Diagram 4 explains the process of screening proposed development ~~and initial judgements.~~ In accordance with the principle of communication and consultation with stakeholders throughout the process, it emphasises the **benefit** ~~need~~ to engage and consult with the planning service and other stakeholders during the pre- planning application stage **in a manner that is proportionate to the scale and type of proposed development**. **If it is a 'major' development the Diagram raises awareness of the statutory requirement to undertake public consultation before submitting a planning application.** When there is no need to hold a statutory public consultation before submitting a planning application, the applicant is ~~expected~~ **encouraged** ~~to~~ **to** engage with local relevant stakeholders ~~and record the~~ **and record the** information in documents accompanying the planning application. **The pre-application engagement method will need to be tailored for the nature of the proposed development and the matters that will need to be addressed. Examples of relevant local stakeholders can be seen in paragraph 18 in Appendix 7 and paragraph 16 in Appendix 8.** When there is no need to submit a Welsh Language Statement or report about the Welsh Language Impact Assessment, it ~~is expected for~~ **and when the Welsh language will be relevant to the development, the** applicant will be **encouraged to** record how the ~~development~~ **consideration was given makes** ~~a positive contribution~~ to the viability of the Welsh language ~~in a Planning and/or Design and Access Statement~~ see Appendix 5 for good practice ideas. **The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement.**
14	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 5	Diagram 5 is at odds with Policy PS1. Diagram 5 introduces a flow chart that determines whether a Welsh Language Statement or Impact Assessment will be needed to accompany a planning application. There are two points of comment: The first stage of the chart requires consideration of whether the proposed development is for retail, industrial or commercial uses and then whether or not that development would create more than 1000 sq. m of floor space and/or whether the proposal will employ more than 50 employees. The SPG should clarify that for extensions to existing operations, such as at Bourne Leisure's parks, this threshold would apply to only the net increase in operational employees created by the proposal and would not be the gross number of employees when combined with the existing operations. This would ensure that the SPG is consistent with the wording of Policy PS1;	The intention of Diagram 5 is to provide a visual snapshot to explain the requirements of criteria 1 and 2 of Policy PS 1. It is agreed that there is a need to explain that the net increase in area or the number of workers is what is referred to in criterion 1a of Policy PS 1. **It is not reasonable to control the effect of existing development that already has the benefit of planning consent. In order to ensure consistency the same amendment needs to be made to part B1 in Appendix 5.** RECOMMENDATION - amend the text in accordance with the following: Criterion 1a) - **Would** ~~does~~ the floor area of a building **that is the subject of the planning application** exceed 1,000sq.m and/or will the proposal **mean that there will be a need to** employ more than 50 **additional** workers ?

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15	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 6	If the answer to the first question in the flow chart is no, the next question is whether the development is for a large-scale employment use on an unexpected windfall site which would lead to a significant flow of workers. If so, a Welsh Language Impact Assessment would be required. Policy PS1 requires that such an assessment will be needed where there is large-scale employment development that would lead to a significant workforce flow (our emphasis). Employment development is not explicitly defined in the adopted LDP but is used in the monitoring indicators. For this, the reference to employment development specifically relates to development on 'employment land' under policies CYF 1, CYF 3, and CYF5. These solely relate to the 'traditional' employment industries under use classes B1, B2 and B8 rather than all employment-generating uses. As such, the tests are at odds with one another and the former should be amended to the latter in order for the SPG to be consistent with the adopted Local Plan. In order to avoid any confusion in the future, this should be made clear within the SPG along with clarification that tourism related uses would not fall under this categorisation and therefore it would not give rise to the need to prepare a Welsh Language Impact Assessment.	Agree with the need to ensure that the Guidance includes the same terms used in criterion 2 of Policy PS 1. RECOMMENDATION - amend the text to ensure consistency between the Welsh and English terminology: Maen prawf 2 - Ydi'r datblygiad yn un cyflogaeth ar raddfa fawr a fyddai'n **golygu llif arwyddocaol o weithlu** ~~arwain at lif arwyddocaol o weithwyr~~ ar safle ar hap annisgwyl? Edrychwch ar Diagram 7. Criterion 2 - is the development for a large-scale employment development ~~use~~ on an unexpected windfall site, which would **lead** to a **significant workforce flow** ~~of workers~~? Look at Diagram 7. In terms of defining what is meant by economic development and the commentator's reference to the monitoring framework as a means of accomplishing that. It is not expected for the monitoring framework for the local development plan to deal with each policy individually. Therefore, this is not what provides the definition. Chapter 6.3 of the Plan includes a range of policies for developments that contribute to the economy and regenerate the area of the Plan. The policies include those involved in the tourism sector. Excluding a major tourism development on an unexpected windfall site that would involve a significant workforce flow would not be consistent with the requirements of Policy PS 1 and other relevant policies of the Plan, which have been assessed against the Plan's Sustainability Assessment. RECOMMENDATION - no change.
16	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 7	The threshold for a *'large scale employment development'* set out in the SPG is extremely low. Such an approach is introducing policy thresholds not tested through an examination and, in any case, would be onerous. The document explains that the threshold has been identified because only 11% of businesses in the area employ more than 10 members of staff. However, we question the appropriateness of this metric and its justification in determining the threshold. A blanket threshold is not always helpful and instead the decision on whether an impact assessment would be needed should be based on the likely impact of the development on the Welsh language and therefore we consider the threshold should be removed	The role of the Guidance is to present guidance on specific Policies in the Plan. Therefore, it is reasonable for this Guidance to provide a definition of a large-scale employment development. The Guidance explains why 10 was selected as a threshold, i.e. an employer who offers work to 10 or more employees in the Plan area is comparatively uncommon in the Plan area. It provides a definition of one part of the threshold given in criterion 2 of Policy PS 1. A lack of definition could mean that the policy would be applied inconsistently and the Guidance would not provide the assurance that applicants need. RECOMMENDATION - no change.
17	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 7	In terms of the second criterion, there are three main travel to work areas that apply to Gwynedd and Anglesey. These are Tywyn and Dolgellau to the south, Pwllheli and Porthmadog in the central and western area and Bangor and	The role of the Guidance is to present guidance on specific Policies in the Plan. Therefore, it is reasonable for this Guidance to provide a definition of what is meant by 'significant workforce flow'. The reference to the travel to work areas

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				Holyhead to the north. Both Greenacres and Garreg Wen are located near Porthmadog, meaning that they are on the periphery of two travel to work areas. It would be entirely reasonable for a person in Harlech for example to travel to work at these two parks even though they are within different travel to work areas. Such an approach could result in the requirement to undertake unnecessary assessments and the criteria should be deleted.	is one part of the definition. Note that the proposed development would need to meet with a combination of factors in order for a Welsh language impact assessment to be required, namely that the development site is a windfall site from the perspective of the strategy and relevant policies of the Plan + that it is a major new development + the necessary skills are not available within the travel to work area. The text in the box refers to 'recognised Travel to Work areas' In order to improve consistency it is considered that it would be beneficial to name the areas. RECOMMENDATION – amend the text to name the Areas as set out below: That the jobs must be marketed beyond the ~~recognised~~ **following** travel to work area in order to attract the workforce that have the relevant skills for the new jobs: **Bangor and Holyhead; Pwllheli and Porthmadog; and Tywyn and Dolgellau**. Please get in touch with the Department responsible for the development of the area's economy for information — see contact details in Appendix 4
18	Object	Lichfield on behalf of Bourne Leisure Ltd	C.28	The criteria used to identify a competent person to carry out a Welsh Language Statement or a Welsh Language Impact Assessment should be revised. The aspects that need revision/clarification are as follows: See Appendix 2B The SPG should be amended to state that the competencies are not a requirement but a potential method of identifying appropriate consultants.	In accordance with the expectations associated with assessments in other fields, e.g. archaeology, retail, biodiversity, it is reasonable to expect that a competent individual carries out Welsh language impact assessments. This improves the credibility of the assessment. Diagram 9 already offers guidance to the applicant to assist him to select the competent individual(s). In terms of the individual observations, it is believed that the commentator has raised valid matters: i. Amend the text to refer to examples: For example, RTPI, ii. Amend the text to refer to specialist professional courses: Planning and the Welsh language, IAITH: The language planning centre; Postgraduate Certificate in Policy and Language Planning, University of Wales Trinity; MA Policy and Language Planning, Bangor University iii. The Guidance suggests that only some types of applications are likely to need more than one type of expert. iv. The Guidance does not state that the competent person needs to have carried out an assessment previously. It is common practice when an individual is looking for someone to carry out work on their behalf to make enquiries about the person's experience, before deciding whether to appoint them or not. v. The Guidance does not state that the competent person must be local. The Guidance offers advice. Nevertheless, it is agreed that the text could suggest that only a local person can provide the service for the applicant. It is believed that there are grounds to amend the text to improve consistency. RECOMMENDATION - amend the boxes describing a competent person in accordance with the above and below.

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					Information about the local area - **the ability and experience to undertake the research required regarding the local area** ~~Individuals in possession of local knowledge will be better placed~~ to assess the implications of a proposed development **is essential**.
19	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 10	It is unjustified (and unjustifiable) why a proposal resulting in positive impacts to the local area would need to ensure further wider benefits of the development. If a proposal has a neutral impact or positive impact there would be no need to demonstrate further benefits as the application would be acceptable in planning terms. Firstly, Policy PS1 states that the authorities will refuse proposals that would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms. The approach taken by the SPG is considerably more onerous than the policy requires. Further Policy PS 5 (Sustainable Development) and PS 1 do not state that every development needs to provide positive impacts. For example, criterion 4 of Strategic Policy PS5 states that all proposals should *"protect, support and promote the use of the Welsh Language in accordance with Policy PS1."* As long as the language is protected and not harmed, we consider that a development would be acceptable and would not have to demonstrate further benefits. We object to criterion i) of the section on '*presenting a planning application*' for the same reason. As such, the SPG needs to be revised to remove this requirement.	Even in cases where it is considered that mitigation is unnecessary, Policy PS 5 states that a new development needs to safeguard, support and promote the use of the Welsh language. The methodology in Appendix 8 makes it a requirement for the applicant and their advisers to select the most appropriate strategy, including how to take advantage of opportunities arising and whether any positive impacts can be improved. This method should be appropriate to the size, type and location of the development. This approach is consistent with the other methods to assess and manage risks. It is agreed that the text in Diagram 10 is not clear enough and an amendment can be made to improve clarity. In terms of the text of bullet point i, the response to the previous observation has identified the need to amend the text regarding the methods for providing information about how attention was given to the Welsh language when drawing up a development when there will be no need for a Welsh Language Statement and a report on the Welsh Language Impact Assessment. In order to ensure the internal consistency of the Guidance, Diagram 10 should be amended in accordance with that. RECOMMENDATION - amend the text in Diagram 10 in accordance with the following: If potential positive impacts are identified, when possible, **the applicant is encouraged to consider if it is possible to take advantage / maximise those impacts** ~~steps should be taken to ensure wider benefits of the development~~ . i. **When there is no need for a Welsh Language Statement or a Welsh Language Impact Assessment Report, a record of how consideration was given to the Welsh language when drawing up the planning application. The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement.** ~~information about how the development is beneficial for the community and the Welsh language is a part of the Planning Statement or in an additional part of the Design and Access Statement~~; or
20	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 11	As TAN20 (2017) highlights, Section 70(2) TCPA does not give any additional weight to the Welsh language above any other material consideration and decisions on all applications for planning permission must be based on planning grounds only and be reasonable. The officer should come to an overall planning balance in terms of the acceptability of the proposal, apportioning weight appropriately to different considerations i.e. following	The intention of including a scale symbol in Diagram 11 was to present the role of the Planning Officer and Planning Committee in considering the relevant matters before coming to a conclusion on the planning application, namely to approve or refuse the application. One of those considerations is its impact on the Welsh language. To improve clarity, the text could be amended to better reflect this.

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				the usual course of action when determining a planning application. Diagram 11 should be amended to reflect this approach.	RECOMMENDATION - amend the text in accordance with the following: **Under the legislation, the Planning Committee or the Chief Planning Officer must make a decision on an application in accordance with the Local Development Plan, unless other matters note that this is inappropriate. The applicant in submitting the planning application also has a responsibility to provide sufficient information to enable the decision maker to make an informed decision about the development's sustainability (i.e. contribute to the social, economic, environmental and cultural well-being). The role of the decision maker is to note the advantages, note the harm, consider all matters, and balance them all in order to make a robust decision:** i. Conformity with policies in the Local Development Plan, unless material planning considerations indicate otherwise;; ii. Planning considerations can include the views of the public. Local opposition or support in itself is not a basis to refuse or give planning consent, unless it is based on planning reasons; iii. Which planning conditions and/ or Section 106 Agreement obligations (i.e. suitable planning mechanisms) - see Appendix 6; iv. Would it cause substantial harm to the character and language balance in the community, which cannot be avoided or mitigated in a satisfactory manner through the use of appropriate planning mechanisms. The determination of whether there is a risk of significant harm is a matter of fact and degree and this will be decided on the merits of individual cases based on the analysis of compelling evidence.
21	Support	Llanengan Community Council	A.1	What is described is robustly reiterated in the local context.	Note the comment of support. RECOMMENDATION - no change needed to address this observation.
22	Support	Llanengan Community Council	B.1	In response to the question: Does the Supplementary Planning Guidance identify the full 'family' of policies that will promote development that will contribute to maintaining or creating distinctive and sustainable communities? A positive response was received from the commentator.	Note the comment of support. RECOMMENDATION - no change needed to address this observation.
23	Support	Llanengan Community Council	Section 3	In response to the question: Section 3: Does the Supplementary Planning Guidance give sufficient guidance regarding information that would be needed to support relevant planning applications? A positive response was received from the commentator.	Note the comment of support. RECOMMENDATION - no change needed to address this observation.
24	Support	Llanengan Community Council	Section 2	In response to the question: Does the Supplementary Planning Guidance include a robust explanation of key considerations in Policy PS 1, e.g. what is meant by an unexpected windfall site, significant harm, etc. A positive response was received from the commentator.	Note the comment of support. RECOMMENDATION - no change needed to address this observation.

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25	Support	Llanengan Community Council	Diagram 9, Appendix 7 and Appendix 8:	In response to the question: Does the Supplementary Planning Guidance provide a clear description of a 'competent individual' and the role of the individual? A positive response was received from the commentator.	Note the comment of support. RECOMMENDATION - no change needed to address this observation.
26	Object	Llanengan Community Council	Appendix 7	In response to the question: Is the methodology for considering the impact of a development on the Welsh language and submitting necessary evidence in a Welsh Language Statement clear? The commentator stated as follows: Yes, but it should be strengthened further, as a few applicants are somewhat careless when completing this section, in our experience as a Council.	Note the comment. The commentator has not provided details regarding what aspects of the methodology can be strengthened. The Council's views regarding the quality of a statement or report for an assessment they have seen in the past are noted. It is believed that Appendix 7 offers more detailed guidance regarding the expectations of Planning Authorities regarding the scope of the assessment for a Welsh Language Statement. After the Guidance is adopted, there will be a need to monitor its effectiveness by the time of reviewing and amending the Plan. Subject to the conclusions of the monitoring work, the Guidance can be amended. RECOMMENDATION - no change.
27	Object	Llanengan Community Council	Appendix 8	In response to the question: Is the methodology for considering the impact of a development on the Welsh language and submitting necessary evidence in a Welsh Language Statement clear? Yes, but it should be strengthened further, as a few applicants are slightly careless when completing this section, in our experience as a Council.	Note the comment. The commentator has not provided details regarding what aspects of the methodology can be strengthened. The Council's views regarding the quality of a statement or report for an assessment they have seen in the past are noted. It is believed that Appendix 8 offers more detailed guidance regarding the expectations of Planning Authorities regarding the scope of the assessment for a Welsh Language Impact Assessment. After the Guidance was adopted, there will be a need to monitor its effectiveness by the time of reviewing and amending the Plan. Subject to the conclusions of the monitoring work, the Guidance can be amended. RECOMMENDATION - no change.
28	Observation	Angela Gliddon	General	In reference to discussion of housing in Clusters, I think it is a good idea to stop large individual housing units in Cluster areas. Our Island is becoming full of enormous houses but needs more affordable accommodation.	Note the observation. RECOMMENDATION - no change needed in response to this observation.
29	Object	Penrhyndeudraeth Town Council	General	There are shortcomings between pages 89 and 106 of the Supplementary Planning Guidance Consultation Draft - Maintaining and Creating Unique Communities, December 2018, where advice is given to developers on what to avoid in their plans so that they do not harm the Welsh language. The work 'risk' and the word 'mitigation' is used numerous times. 'Mitigation' means that something needs to be improved / that harm is possible. If there is any degree of 'risk' in relation to a development or that there is a need for any degree of 'mitigation' for it, it should be refused. The Welsh language is too valuable to endanger.	Using risk assessment principles is a common part of dealing with planning applications. Generally, it is linked to the significance of change, and its effect on the use of land and buildings. Determining whether there is substantial harm will be a matter of fact and degree and this will be determined on a case by case basis. Risk assessment principles are used: the nature and scale of the harm; the size or outcome of the change; how likely is the change or how often will it happen; how vulnerable to harm is the recipient; the time-scale and when the harm could happen. Referring to, or using, mitigation measures is a common part of preparing planning policies and when dealing with planning applications.

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					Diagram 10 presents the hierarchy of responses to negative and positive effects where the applicant is encouraged to try to avoid or reduce possible detrimental effects and to try to secure wider benefits linked to positive effects. National planning policy, including Technical Advice Note 20, notes when to consider mitigation measures and provides examples of them. The type of measures can differ from application to application, subject to the nature of the proposed development and associated circumstances. In general, their purpose is to manage risks of harm. They can be ones that lead to avoiding harm, reducing harm to an acceptable level in land use planning terms, and improving the positive effects of the development. Where mitigation measures are necessary to make a specific development acceptable in planning terms, the development cannot be approved unless it is possible to ensure the measures required by appropriate conditions or Section 106 agreements (namely the appropriate planning mechanisms). If the development does not comply with the various policies of the Plan from the outset and if it cannot be changed through using mitigating measures, as described above, the harm is likely to be substantial and the planning application can be refused. RECOMMENDATION - no change.
30	Observation	Penrhyndeudraeth Town Council	General	Who will assess development plans in terms of their impact on the Welsh language? Experts in the language fields, or the developers themselves?	First and foremost, the applicant's role is to plan his/her development carefully in order to ensure that the proposed development is based on a thorough understanding of the situation. Subject to the location and nature of the development, the applicant will need to appoint people who are competent in specific fields to provide guidance to them. In the case of considering how their development will affect the Welsh language, the Guidance highlights the benefit of appointing a competent person to undertake work to assess the impact of a development on the Welsh language. Diagram 9 in the Guidance provides guidance on how to identify a competent person. RECOMMENDATION - no change.
31	Object	Llanystumdwy Community Council	A.1	In response to the question: Does the Supplementary Planning Guidance provide a robust description of a 'distinctive and sustainable community' in the local context, the commentator stated as follows: Reference is made to "distinctive and sustainable urban and rural communities". There is no right to do anything in the countryside, therefore, there will be nothing distinctive or sustainable about the countryside. Every "rural" should be changed to "village".	Many policies in the Joint Local Development Plan promote various developments in the countryside. Table 1 in Section 1 of the Guidance identifies some of them. When revisiting this table, it was seen that it does not refer to opportunities to have new homes in the countryside. Doing so would improve clarity. RECOMMENDATION - amend Table 1 to refer to Policies that promote housing developments in specific circumstances in the countryside. • **Supported: affordable housing for local need in Clusters in the countryside (Policy TAI 6), housing for rural enterprises (Policy PCYFF 2 and Technical Advice Note 6), living and working units in buildings in the countryside**

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					(Policy TAI 7), and converting buildings in the countryside into affordable housing for local need when the economic use is not viable (Policy TAI 7)
32	Object	Llanystumdwy Community Council	Part B.1, Table 1	In response to the question: Does the Supplementary Planning Guidance identify the full 'family' of policies that will promote development that will contribute to maintaining or creating distinctive and sustainable communities, the commentator stated as follows: It is not possible to create a rural community under the current Policies.	See response to Observation 31 above. RECOMMENDATION - amend Table 1 to refer to Policies that promote housing developments in specific circumstances in the countryside.
33	Object	Llanystumdwy Community Council	Section 3	In response to the question: Does the Supplementary Planning Guidance give sufficient guidance regarding information that would be needed to support relevant planning applications, the commentator stated: The Guidance is much too complex, repetitive and clumsy. Considering that a vast part of the Guidance refers to the Welsh language, we feel that there are too many linguistic errors in the Welsh language.	The commentator has not provided details to support this view, e.g. which parts are being repeated unnecessarily. The Guidance has been divided into three specific Sections, and use diagrams and tables as much as possible in order to avoid long paragraphs. Nevertheless, the Joint Planning Policy Unit will look into how the content of the document can be laid out in a more convenient way for the reader and make more use of hyper-links to link sections together. The commentator has not provided examples of any linguistic errors. Cysill and proof reading tools were used to spell-check before publishing the guidance for public consultation. We will make arrangements for the final document to be proof-read again before it is published in its final form. RECOMMENDATION - no change to the content of the Guidance but to look into obtaining assistance from a printer and proof reader before the final Guidance is published.
34	Object	Llanystumdwy Community Council	Section 2	In response to the question: Section 2: Does the Supplementary Planning Guidance include a robust explanation of key considerations in Policy PS 1, e.g. what is meant by an unexpected windfall site, significant harm, etc., the commentator stated: See the answer to question 4. Policy PS1 is a key part of the Guidance and again, it is not quoted until page 47. Including the page number where the Appendix/Policy/Diagram/Table is located immediately after referring to it would make reading the document slightly easier.	It is believed that an appendix is the most appropriate place to include the whole text of the Policies. Note the comment regarding including a page number and agree to do so throughout the entire document. RECOMMENDATION - include a page number where the Appendix/Policy/Diagram/Table can be read and include hyper-links.
35	Object	Llanystumdwy Community Council	Diagram 9, Appendix 7 and Appendix 8:	In response to the question: Does the Supplementary Planning Guidance provide a clear description of a 'competent individual' and the role of the individual, the commentator said: Why is a Town and Country Planning qualification required to carry out a Language Assessment?	A Town and Country Planning qualification is identified as one of the types of possible qualifications for a competent person as chartered planners have experience in investigating evidence about various fields and possess skills to balance detailed and technical information before making a decision. A person also needs to understand and evaluate development and its likely impact in addition to linguistic characteristics or characteristics of a cohort of people. Planners understand the legislative context, policy and land use planning regulations. We also need someone with good engagement methodologies. These are part of a set of skills learned in obtaining the town and country planning qualification.

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					To avoid any misunderstanding, the clarity of the text can be improved in the box to confirm that there is no expectation for the competent person to be a town and country planner and possess one of the other qualifications. RECOMMENDATION - amend the text in accordance with the following: ...research in linguistic planning, and/ **or** a Town and Country Planning qualification.
36	Object	Llanystumdwy Community Council	Appendix 2	In response to the question: Is there another acknowledged source of information that I should refer to, the commentator said: It is ironic that the Young Farmers Organisation is included in the Appendix and yet they are not funded by the Council.	Appendix 4, not Appendix 2, refers to the Young Farmers Organisation. Appendix 4 is not intended to include Council-funded groups. Its intention is to identify local stakeholders that could be useful to the applicant. RECOMMENDATION - no change.
37	Object	Llanystumdwy Community Council	Appendix 5	In response to the question: Do you have any observations on the screening process, the commentator said; This is the clearest part of the entire document.	Note the comment of support. RECOMMENDATION - no change needed in response to this observation.
38	Object	Llanystumdwy Community Council	Appendix 7	In response to the question: Is the methodology for considering the impact of a development on the Welsh language and submitting necessary evidence in a Welsh Language Statement clear, the commentator said: 1) The difference between a Welsh Language Statement and Welsh Language Impact Assessment is unclear. Paragraphs 6 and 7 on page 73 are identical to paragraphs 4 and 5 on page 82, save changing "Statement" into "Assessment". 2) p 77. Visual Elements - bullet point 3 and p 92 - bullet point 2. The words "if practical" should be omitted at the end, as practicality is a matter of opinion. Any developer who would not be eager to use the Welsh language could use this as an excuse not to do so. 3) p 78. Quality of Life - bullet point 4. If the development increases the demand for using the language immersion Centres, it is essential that these Centres remain as effective as ever.	1) Appendix 7 and Appendix 8 provide methodology details for two types of assessments. As both aim to achieve the same, it is inevitable that the paragraphs describing their purpose are very similar. The grounds for making an assessment for a Language Statement and Impact Assessment are different. In simple terms, the first is for a development that is likely to have been considered already when preparing the Plan but that some information is required on it, and the second is for windfall developments on a scale where the applicant needs to undertake a statutory consultation before submitting a planning application and detailed information is needed about it. When the reader reaches Appendix 7 or Appendix 8 it is expected that the applicant has already come to a conclusion about what type of impact assessment is required for the development in question. Nonetheless, paragraph C.25 can be amended to support the message in paragraph C.16 and in Diagram 5 and include a cross reference in paragraph 1 in Appendix 7 to refer to paragraph C.16. RECOMMENDATION – amend as follows: C.25 **Paragraph C.16 and** Diagram 5 above explain the circumstances when a Welsh Language Statement will be required with an application. Appendix 7 Diagrams 5 and 6 have **concisely described** ~~set out the requirements in relation to~~ when a Welsh Language Statement will be required.

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					2) It will not be possible to give a new Welsh name on a property based on historical, geographical or local link to the area when the links do not exist. The Guidance must be realistic and must not set expectations that are beyond the regulations that relate to naming of streets. Nevertheless, it is agreed to change the text as suggested by the commentator as well as include links to webpages that deal with naming streets and estates in paragraph C.30. The opportunity is also taken to amend paragraph C.29 which refers to signs and advertisements. It is believed that there is an opportunity to mention more about signs and advertisements which provides information on issues such as opening hours, goods or services offered by the business. RECOMMENDATION - change in accordance with the following: C.30 Place names – criterion 6 of Policy PS 1 encourages developers to use Welsh place names for developments, new house and street names in order to strengthen the linguistic character of communities. Both Councils encourage developers to retain old Welsh place names – Gwynedd Council's requirements and Anglesey Council's requirements. Using a new name that derives from historical, geographical or local links to the area would be a good idea. If the existing name is an original one or has been the name of the property for a number of years, particularly if it is a Welsh one, the Council will ask the applicant for the new name to reconsider, even if the proposed new name is a Welsh one. However, the final decision lies with the owner. The Welsh language Commissioner's Office has published "Guidance to standardise Welsh place names" (see Appendix 3). C. 29 Signs and advertisements - Signs have a clear visible effect on the character of the area, including its linguistic character. They also provide an opportunity to promote the area's unique culture, which is significant in terms of the identity of different communities and the tourism industry. In the case of signs and advertisements that are subject to planning control, criterion 5 of Policy PS 1 promotes the provision of bilingual signage in public places that are part of the development. The Authorities recognise that some organisations and companies have strong brands and images already in use outside of Wales. If that brand and/or logo is one that depends on words (rather than an image) and it is not part of the identity of the organisation or company, the Authorities are keen to discuss the possibility of adjusting the brand to reflect its location in the Plan area. All organisations and companies will be able to ensure that all other signs and advertisements are bilingual. **In circumstances where the signs/ advertisements (which could be, e.g. on an awning, window, door) it is an expectation within the Plan area for the wording on the signs/ advertisements to be bilingual, in Welsh and English.** The Welsh language Commissioner's Office has published a "Guide to bilingual design", which contains references to the design of bilingual signs (see Appendix 3).

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					3) Note the observation about the language immersion centres. RECOMMENDATION - no change needed in response to this observation.
39	Object	Llanystumdwy Community Council	Appendix 8	In response to the question: Is the methodology for considering the impact of a development on the Welsh language and submitting necessary evidence in a Welsh Language Statement clear, the commentator said: 1) See comments for Question 9. 2) p 92 Language and Population Movement - bullet point 5. Change the words "nad oes gan" to "heb" in the Welsh version. 3) p 98 Economic Factors - bullet point 2. Change "Ydi o'n o feithrin..." to "Ydi o'n meithrin..." in the Welsh version.	1) See response to Observation 38 2) Agree to change "nad oes gan" to "heb" in the Welsh version. 3) Agree to change "Ydi o'n o feithrin..." to "Ydi o'n meithrin..." in the Welsh version. RECOMMENDATION - amend the text in accordance with the following: Is it likely that there will be a change in the balance between Welsh speakers (including learners) and individuals ~~that do not have~~ **without** any Welsh language ability. Ydi o'n ~~o~~ meithrin amrywioldeb economaidd yn yr ardal leol, h.y. creu swyddi sydd ddim ar gael yn lleol?
40	Object	Llanystumdwy Community Council	Diagram 3	1) Step 4 is missing in the English version and the Welsh version is noted as Cam 1 to 8 and the English version is noted as A to E. There is a need to reconcile this. 2) Monitoring Who will be doing this? Does the Authority have the resources/will to do this?	1) To agree to make the changes to reconcile the documents 2) Paragraphs C.33 - C.37 (page 32) provide information about the monitoring stage RECOMMENDATION - amend the text in accordance with the following: Include Stage 4 and change the numbering in the English version to refer to 1-8 instead of A-E.
41	Object	Llanystumdwy Community Council	Table 2	Reference is made in the first paragraph to the 70% figure in order for the Welsh language to be the day-to-day language of the community. No other reference is made to this in the rest of the document or the steps to reach this.	Part of the SPG's purpose is to provide more detailed advice to help interpret and implement policies and proposals in the Joint Local Development Plan. As explained in the "General Information" section, the SPG's purpose isn't to introduce new planning policy and it isn't part of the local development plan. Policy PS 5 and Policy PS 1 were included in the Plan to address one of the Plan's aims, which has been influenced by the sustainability objective. The policy target is to have new developments that contribute to maintaining or strengthening the Welsh language. The Guidance provides guidance on how to apply the Policies that can achieve that. RECOMMENDATION - no change.
42	Object	Llanystumdwy Community Council	Diagram 5	There is no reference here or in many other places about the possibility of being able to refuse a planning application.	Criterion 3 explains when planning applications can be refused on the basis of its effect on the character and Welsh language balance in a community. Part of the Guidance's purpose is to provide advice about how to undertake a language impact assessment and to describe the arrangements to deal with a planning application, not to make a decision. It is noted in paragraph C.14 that the purpose of Diagram 5 is to explain when an assessment will need to be undertaken for a Welsh Language Statement and an

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					assessment in the form of a Welsh Language Impact Assessment. It is not appropriate, therefore, to refer to the possibility of refusing a planning application after undertaking an assessment, considering the conclusions of the assessment, checking it, and balancing other material planning considerations. Many parts of Section 2 in the Plan describe the planning process to consider a planning application and the appendices focus on providing necessary information to enhance the assessments. Step 7 in the process (on pages 30-31) refers to balancing the information that could lead to a decision to refuse a planning application. <u>RECOMMENDATION</u> - no change.
43	Object	Llanystumdwy Community Council	Diagram 6	What counts as a "Local Community" and how much weight is given to this opinion?	It is agreed that 'local community' in the first box is too vague. It is recommended that the text is changed to refer to area of influence. In doing so, there will be consistency with the first box in Diagram 7. The second box refers to engaging and consulting with the local community. It is considered that this part to refer to the relevant paragraph in Appendix 7 in order to provide more advice about what is considered by 'local community'. That paragraph will define 'local stakeholders' by referring to, e.g. community council. As a result of other observations, an additional amendment will be needed to ensure that the approach is commensurate to the nature, size and location of the proposed development. <u>RECOMMENDATION</u> amend the text in Diagram 6 to refer to the area of influence and include a cross-reference to the relevant paragraph in Appendix 7. Preparing a Welsh Language Statement to accompany an application presents a number of benefits, particularly as a tool for demonstrating and communicating that sufficient consideration has been given to the language during the process of formulating the proposal. It is a process where information about likely effects of a proposed development is collected, collated and assessed by a competent person. The applicant will consider the information as part of the work to prepare the application**.** It is required to show if development is going to contribute to create social climate and conditions that facilitate the use of the Welsh language in the local **area of influence** ~~community~~. It allows the Authority to see whether the proposal meets the Plan's objectives and policies. It will assist the applicant, then the Authority, to determine what measures are required (embedded and/or managed by a planning condition or 106 Agreement) to eliminate or reduce the effects or to enhance a positive impact. It will also allow the Authority to decide whether the development would have such a negative impact on the language and the community that would justify a refusal of the application ~~It is important to engage~~ Engaging and consulting ~~consult~~ with ~~the~~ local ~~community~~ **stakeholders is important** even if there is no statutory requirement to do so **as local stakeholders can offer essential local information and help note contentious issues early on in the process. This enables the applicant and their advisor to consider the matters and address them or provide**

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					explanations. Paragraph 18 in Appendix 7 provides examples of local stakeholders.
44	Object	Llanystumdwy Community Council	Step 8	We welcome paragraphs C36 and 37. How often is the research done? The Plan has existed since 2011, has any such research been done already? If so, how many times?	Note the comment of support. The Plan has not existed since 2011. It did not become operational until it was adopted on 31 July 2017. The Joint Planning Policy Unit will discuss monitoring methods with Gwynedd Council's Research and Information Unit, the Councils' language development officers, Hunaniaith and Menter Iaith Môn. RECOMMENDATION - no change.
45	Object	Llanystumdwy Community Council	Diagram 11	If the applicant is allowed to select someone to carry out a Language Statement on his/her behalf, he/she is very likely to find someone who supports his/her plans. A person who is independent of the Council and the Applicant should assess the Language Statement.	The advice given to applicants when selecting someone to advise them on linguistic and community matters is similar to the advice given in association with other fields, i.e. the applicant chooses someone to carry out a biodiversity, transportation, archaeological assessment, etc. for his/her planning application. The Planning Officer, in consultation with a competent person within the Council, will consider the information presented by the applicant, unless there is a dispute and an independent competent person needs to be appointed. RECOMMENDATION - no change.
46	Objection	Menter Iaith Bangor	A1	In response to the question, the commentator said: We believe that Section 1, Part A.1 does not provide a robust description of a 'distinctive and sustainable community' in the local context and we offer an explanation below. Diagram 2: Essential elements for a unique and sustainable community, refers to: "**Housing** - different types to support a variety of local households (size, age and income) where the Welsh language is passed on" and, "**Work** - a thriving and varied local economy that creates situations to protect, promote and strengthen the Welsh language" We believe that the most important dimension regarding housing has been omitted above, namely the [lack of] economic power possessed by a substantial proportion of local people to be able to purchase a house in the locality as the scale and size of the holiday home sector has increased the average house price in the county far beyond the reach of the majority of local residents. In addition, no reference is made to the fact that the highest number/percentage of holiday homes in any of Britain's counties are to be found in Gwynedd. These are key factors that affect the lives of a large number of Gwynedd residents and hinder their ability to buy a property on the open market, leading to an over-dependency/higher dependency on affordable housing. Therefore, this needs to be reflected in this text.	Diagram 2 provides a snapshot of the elements that are essential in order to have distinctive and sustainable communities. Table 1 refers to a range of Policies in the Plan in order to have those elements in communities. The commentator refers to holiday homes. No planning permission is required to use houses as holiday homes. Therefore, it is not possible to include a policy to tackle this type of use. Attention was given to the existence of this use when identifying the Plan's housing requirement. In Table 1, reference is made to Policies that will promote the types of houses that are necessary to tackle the matters that the commentator refers to, namely houses that meet the needs of communities in the Plan area (be that open market housing or houses for those who are unable to purchase and rent a house on the open market. The Table also refers to Policies that promote economic development and that would offer various jobs. It is agreed that a minor amendment to the text about homes in Diagram 2 to refer to affordable housing in order to confirm the role of this type of housing in a community. RECOMMENDATION – amend Diagram 2 as set out below: Homes – different types **(including affordable housing)** to support a variety of local households (size, age, income) where the Welsh language is transferred.
47	Objection	Menter Iaith Bangor	A3	We refer to point A.3. (page 11) "With respect to the Welsh language, a sustainable development involves the promotion of situations in communities that are important cornerstones of linguistic	Agree with the observation. RECOMMENDATION - amend the paragraph in accordance with the following:

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				planning," Whilst we support the statement, we do not believe that it is comprehensive enough or goes far enough as it does not make specific reference to 'protecting and strengthening' circumstances within communities that are important to the cornerstones of linguistic planning. In itself, promotion is merely a process and does not guarantee success, be that in terms of strengthening, maintaining or reinforcing a linguistic situation. Therefore, in terms of ensuring actual linguistic planning, the statement 'promote, protect and strengthen' needs to be added to the text. In other words, a development can promote, but not necessarily lead to the adoption or strengthening of circumstances within communities. This would also be consistent with the references made to 'protect and strengthen' in diagram 2, part A of the SPG (and referred to in point C.18).	"With respect to the Welsh language, a sustainable development involves the promotion, **protection and strengthening the** situations in communities that are important to the cornerstones of linguistic planning..."
48	Objection	Menter Iaith Bangor	B1 Table 1	In response to the question, the commentator said: Overall, we agree that the context in relation to the family of policies seems complete, but we are concerned about one of the statements, as noted below. The first bullet point of Table 1 (Section 1, page 11), notes: communities need residents from different backgrounds, ages, and who live in different types of houses, if they are to be places where people desire to live in the long-term. On the contrary, not doing so could lead to a community in which the population declines in the long-term, and one that could lose its unique local nature and its connections to cultural heritage; We presume that the definition of 'different backgrounds' also encompasses residents from different linguistic backgrounds; and numbers, if incommensurable and inappropriate in terms of numbers to that community, could lead to the loss of the local distinctive nature and its connections to cultural heritage. The statistics of many Censuses for a number of wards, such as those in Bangor (Arfon), coastal wards in Meirionnydd and Abersoch and Aberdaron in Dwyfor, confirm this. In such wards, the number and percentage of Welsh speakers have seen a huge decline because of inward migration and the Anglicization of people from a different linguistic and cultural background.	Agree with the observation, within a context whereby it is not possible to control the occupancy of houses in the current stock and that the Plan's policies or guidance thereof cannot discriminate on the grounds of individuals' linguistic ability. In order to improve clarity refer to Tabl 1 in paragraph B.1 and improve the clarity of this section of the Table, reference can be added to the fact that the point should be read collectively and to add 'commensurate mix' when referring to the background and ages of resident in the first bullet point. RECOMMENDATION - amend the text in accordance with the following: Diagram 2 above (paragraph A.1) shows that a number of different developments are needed to provide different opportunities that will help maintain and create distinctive and sustainable communities. **Table 1 below** ~~This part~~ succinctly describes how different types of developments can contribute to this. In so doing, it identifies the main planning policies that are relevant to the developments. Individual policies in the Local Development Plan's Written Statement are available to read on both Authority's websites (www.gwynedd.llyw.cymru/ldp & www.anglesey.gov.uk) Table 1 The way the development helps maintain or create unique and sustainable communities **(the points have not been listed in any particular order and the table should be read as a whole:** • communities need **a commensurate mix of** residents from different backgrounds, ages, and who live in different types of houses, if they are to be places where people desire to live in the long-term. On the contrary, not doing so could lead to a community in which the population declines in the long-term, and one that could lose its unique local nature and its connections to cultural heritage;
49	Objection	Menter Iaith Bangor	Section 3	In response to question 4, the commentator said:	Note the comment. Table 3 identifies the type of evidence that could be necessary for an applicant to submit with his/her planning application, subject to the location, nature and scale of the proposed development.

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				To a large extent, we believe that it provides sufficient guidance about information that would be required to support relevant planning applications, however, we propose the following further RECOMMENDATION: In terms of Table 3, Affordable housing Statement, under the further information heading (Section 3, page 38), we believe, as a starting point, that it would be valuable to hold a county-wide survey to establish the nature of the relationship between affordable housing and the Welsh language and to what extent the policy (TAI 15), contributes to the linguistic sustainability of the county in its current form and to a greater understanding of the description of 'local need'. It would also be an advantage to enhance good practice in terms of meeting the affordable housing target determined and reflect the current and proposed needs of the area. This would increase understanding and would be valid grounds for applying an even more appropriate weighting to the affordable housing dimension within open market housing developments. It would also contribute towards giving more validity to Appendix 6 Activities to mitigate and improve the linguistic impacts of a development, point 6 'Some proposals, such as development comprising of an adequate affordable housing supply, will include embedded mitigation planted and so there would be no need for further measures.' It would also be able to contribute more scientifically to points ii and iii under Table A: A list of examples of potential activities to mitigate the linguistic impacts of a development. In a county in which over 5,000 holiday homes are located, the importance of affordable housing is acute and therefore, it is important to identify and understand the contribution made by the affordable housing stock in terms of maintaining, strengthening and reinforcing the Welsh language in Gwynedd's communities. Research has been scant to date, but along with Housing Associations, there is a need to develop research and expertise.	The Supplementary Planning Guidance – Affordable Housing gives details on the expectations of the Plan's affordable housing policies. Bearing in mind that it is not possible to discriminate on the grounds of the linguistic ability of occupants of the house (including affordable housing), it is agreed that such research as described would be useful. This will be considered when monitoring housing developments that have been built once they have received planning permission under the Plan's housing policies. This will be done in consultation with Gwynedd Council's Research and Information Unit and Housing Associations, and input will be sought from a competent person (in line with the description in Diagram 9 of the Guidance). RECOMMENDATION - no change.
50	Objection	Menter Iaith Bangor	Section 2	In response to question 5, the commentator said: Yes to a degree, but we have a number of observations and concerns as noted below. SECTION 2 (Part C) - The first Section of the SPG highlights the relevance of the Welsh language to many types of development that are essential to maintain and create distinctive and sustainable communities. The second Section of the SPG elaborates on the Local Planning Authorities detailed requirements about how Policy PS 1 of the Local Development Plan will be implemented. It shows how Welsh language considerations are expected to be incorporated into every relevant development. It includes requirements about how to record how the relevant development would benefit the Welsh language, in the form of a Welsh Language Statement or report on the Welsh Language Impact Assessment. Since the introduction of the Language Impact Statement and Assessment, their basic purpose is to assess the development's likely impact on the Welsh language, be that positive, negative or neutral. The different weightings in relation to the benefits to the Welsh language influences that objectivity and without this, how possibly can one establish whether or not the development is beneficial to the Welsh language. Even more concerning is the expectation,	Note the comment. It is agreed that the purpose of an assessment is to gather evidence about the proposed development and its impacts on the area of influence, whether they are negative impacts, positive or neutral. The aim of course is to promote development that is beneficial to the language. We agree to look through the Guidance by its final draft form to ensure that assessment of effects is referred to in each case and not refer directly to the beneficial effect. RECOMMENDATION – proof read the Guidance to ensure that assessment of effects is referred to in each case and not refer directly to the beneficial effect.

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				therefore, if the developer introduces a series of measures to support linguistic benefit, that all shall be well. The truth about it with many types of development is that it is not possible to mitigate some negative impacts on the Welsh language and therefore, the weight given to benefit does not encompass the fullest possible context.	
51	Objection	Menter Iaith Bangor	Section 2	On the grounds of previous points regarding holiday home (second home) proportionality in Gwynedd and population movement patterns from outside Gwynedd and Wales to the county, we welcome bullet points 4 and 5 (Table 1, page 11): • housing developments that add to the existing housing stock in Centres and Villages identified in Policy TAI 5 must be local market housing and affordable housing, if Policy TAI 15 is a material consideration; • having a sufficient number of local houses for a mix of households is more likely to mean a viable use of facilities and services in the settlement or in a nearby settlement, which can be important places for the Welsh language.	Note this comment of support. RECOMMENDATION - no change needed in response to this observation.
52	Objection	Menter Iaith Bangor	C.8	Point C.8 (page 15) refers to, "When the Welsh language is a material planning consideration, determining whether a development has a positive or negative impact and determining the scale of the impact on the linguistic character of an area is highly complex. Even with all the information, it would not be easy to measure it as the planning system cannot anticipate or manage personal attributes (such as the ability to speak Welsh in the future or the dynamics of its use)." We agree that it is a complex process but we disagree with the second sentence because anticipating the cumulative personal attributes of individuals/families/residents/households who are likely to purchase houses in a development is the whole aim and purpose of carrying out an impact assessment or linguistic statement. Projections can be maximised and minimised in an attempt to identify the likely scale of the impact on linguistic character and based on this, reach an objective and the most likely conclusion regarding the cumulative impact on the Welsh language. Of course, it is possible for the planning process to revisit a permitted development in order to establish, in reality, the cumulative impact on the character of the Welsh language and compare this with the scales of the projections in order to develop an understanding and record case studies to contribute towards refining and developing the process for the future. Therefore, we believe that the statement in its current form is incorrect and to an extent undermines the credibility and purpose of carrying out an impact assessment or language statements by omitting the value and importance of monitoring post-planning consent. In order to develop an understanding and expertise over time, it is essential that the overview extends beyond the process of submitting a planning application only and there is a need to revisit the development over this period of time to establish the actual linguistic impacts. We also believe that this is the only way to develop and increase	Overall, change in the housing stock or employment stock will change gradually from year to year. On average that change happens on a scale of less than 2% net per annum. So trying to predict linguistic composition of new development is highly problematic, - the households can be derived from the existing stock either within the area or from the creation of new households. In addition, the linguistic composition of household can change over time as new speakers is produced or there is loss of current speakers. The model attempts to predict based on the experience of similar developments in areas of similar linguistic minorities. We agree that research of the type described would be useful. This will be considered when monitoring housing developments that have been built after they receive planning permission under the Plan's housing policies. This will be done in consultation with Gwynedd Council's Research and Information Unit, Housing Associations and input will be sought from a competent person (according to the description in Diagram 9 of the Guidance). Paragraph C.36 refers to monitoring the effect of schemes permitted under the Plan's policies. Paragraph C.8's clarity can be improved by removing the word 'anticipate'. Its inclusion implies that it is possible to produce population projections based solely on the act of building houses. RECOMMENDATION – amend as set out below. Even with all the information, it would not be easy to measure it as the planning system cannot ~~anticipate or~~ manage personal attributes (such as the ability to speak Welsh ~~in the future~~ or the dynamics of its use).

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				linguistic understanding within a more holistic planning process. Indeed, this was the conclusion of a Welsh language affordable housing impact assessment methodology drawn up on behalf of the Welsh Language Board, Hunaniaith, Cymdeithas Tai Eryri in 2010 (Drawing up a methodology to assess the linguistic and community impact of affordable housing projects, the impact of such projects on the housing sector and rental market, methodology trialled at Congl Meinciau, Botwnnog). The methodology was subsequently piloted in similar developments at Waunfawr and Llanfrothen by the Gwynedd Rural Housing Enabler.	
53	Objection	Menter Iaith Bangor	Diagram 3	Diagram 3, Step 1 (page 17), refers to "formulating initial views", however, in reality, should it read "formulate an objective assessment of the cumulative impact on language"?	We do not agree with the notion, because the purpose of the first step is to screen developments in order to reach a conclusion as to whether an assessment in the form of a statement or impact assessment is required, and reach a conclusion about the actions required. To improve the clarity of diagram 3, the text "formulate initial views" should be removed. RECOMMENDATION - amend the text for Step 1 and amend the heading of Diagram 4 so that it does not refer to 'formulate initial views'.
54	Objection	Menter Iaith Bangor	Diagram 4	Diagram 4, third box (and green circle) (page 18), refers to the following, "to gain an understanding of how the proposed development will contribute positively to the viability of the language". We believe that this phrasing is misleading as the core function is to assess the cumulative impact on the Welsh language, be it positive, negative or neutral. As a result, one must establish WHETHER the development makes a positive contribution to the viability of the Welsh language, whilst accepting that this will not be possible in a number of cases. The phrasing also, therefore, presumes this to be the case, without grounds, and skews the fundamental duty. We also believe, although ascertaining public opinion is important, that this in itself does not equate to ascertaining the views of a body or organisation with linguistic expertise. For example, compare this to the necessity for a developer to respond to the views of bodies such as Natural Resources Wales regarding environmental or conservational matters. Also, who in all honesty will establish whether or not a statement or assessment is objective and offers the most likely conclusions as the public views are likely to deal increasingly with support or objection to the development on linguistic grounds? As this function has not been designated to any specialist organisation, we propose that the views of Mentrau Iaith Cymru, Hunaniaith (Gwynedd Language Initiative), Menter Iaith Bangor, Menter Iaith Môn and similar bodies such as Cyfeillion Llŷn and Menter Iaith Ogwen, should be sought. We believe that the instructions in terms of holding a public consultation should direct the applicant to the necessity to consult with these types of organisations.	It is agreed that the text in the third box needs to be amended so that it does not refer to " will contribute positively to the viability of the language" and include alternative text, namely a reference to using the period to familiarise themselves with information about the influential community / area in order to be best placed to carry out an assessment. RECOMMENDATION - amend the text in the third box in accordance with the following: "The pre-application period should be used to familiarise oneself with information about the influential community / area in order to gain an understanding **of the range of matters requiring attention when drawing up the development and to be in the best position to carry out an assessment.** ~~how the proposed development will contribute positively to the viability of the language.~~ See Appendix 2 - data sources and useful information about the Welsh language. **The nature and level of engagement and consultation will be commensurate to the proposed development** " The regulations regarding pre-application statutory public consultation for major developments determine who must be consulted. They include nearby property owners, community consultees (Community Councils and Local Councillors) and specialist consultees. Consulting with Community Councils and Local Councillors provide a rich source of local information and they can advise the applicant on the best way of engaging with the local community. Therefore, the applicant is expected to seek public opinion. It is believed that this is relevant for developments that are not major developments.

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					Details on the identity of the statutory specialist consultees and when they should be consulted with, are provided in Schedule 4 of the DMPWO. The developer can identify additional, valuable consultees that are not listed in Schedule 4. Developers are encouraged to consult extensively and there is no restriction on the number of people that the developer may consult. In order to improve clarity, relevant stakeholders can be described in Appendix 7 and Appendix 8 and cross-referenced to Diagram 4. RECOMMENDATION - amend the relevant boxes in Diagram 4 to include a cross-reference to paragraph 18 in Appendix 7 and paragraph 16 of Appendix 8 and amend those paragraphs to include a reference to the Mentrau Iaith and other relevant groups (listed in Appendix 4). “Statutory pre-application public consultation must take place if the development reaches the statutory threshold given in the Act. Take a look at the Government's manual to see what type of development need to be subject to this statutory consultation. When Policy PS 1 asks for a Language Statement or report for a Language Impact Assessment the applicant is expected to publish the first draft of the work during the statutory pre-application public consultation period for the relevant stakeholders’ attention **(see paragraph 18 in Appendix 7 and paragraph 16 in Appendix 8)** so that they are able to make representations to the applicant." “When there is no need to hold a statutory public consultation before submitting a planning application, the applicant is **encouraged** ~~expected~~ to engage with **local** relevant stakeholders ~~and record the~~ **and record the** information in documents accompanying the planning application. **The pre-application engagement method will need to be tailored to the nature of the proposed development and the matters that will need to be addressed. Examples of relevant local stakeholders can be seen in paragraph 18 in Appendix 7 and paragraph 16 in Appendix 8."**
55	Objection	Menter Iaith Bangor	C.25	Point C.15 (page 20) notes that when there is no need for a Welsh Language Statement or Welsh Language Impact Assessment Report, the evidence will be placed in a Planning Statement or additional part to the Design and Access Statement, following the requirements of the Policy and the requirements noted in this Guidance will avoid unnecessary delay during the decision-making process. Lack of sufficient relevant information in order to come to a conclusion about whether the impact of the development is grounds for refusing the planning application." We question how any information in a design and access statement would be able to satisfy linguistic requirements and more importantly, without a specific definition of what is meant by 'sufficient information; here, there is an actual risk of misinterpretation and inconsistent action between different planning officers, with potentially far-reaching implications to the fate of an application and thus, the Welsh language as a result.	It is agreed that the information in paragraph C.15 is not clear enough. The need to follow the policy requirements and the guidance given in the Guidance is a valid message. However, it is believed that Section 3 of this Guidance is the correct location to introduce the message, but the text needs to be amended so it does not make a specific reference to a Welsh language Statement and a Welsh Language Impact Assessment Report. RECOMMENDATION - remove paragraph C.15 and include an additional paragraph at the end of Section 3 of the Guidance to convey the message about the importance of considering relevant evidence when drawing up a development and submit the evidence with the planning application. ~~“When a Language Statement or report about a Language Impact Assessment isn’t required, and by including evidence in a Planning Statement or an additional part of a Design and Access Statement, following Policy requirements and~~

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					~~requirements set out in this Guidance will avoid unnecessary delays during the decision making process. The lack of sufficient relevant information to be able to come to a conclusion about the impact of the development will be a reason to refuse a planning application."~~ "D.5 Table 5 overleaf summarises the relevant information requirements in relation to the wider context. **Following the requirements of the Policy and the requirements noted in this Guidance will avoid unnecessary delay during the decision-making process. The lack of sufficient relevant information to be able to come to a conclusion about the impact of the development will be a reason to refuse a planning application."**
56	Objection	Menter Iaith Bangor	C.16	We believe that point C.16 (page 20) omits a dimension that is of key importance, namely placing an expectation on the developer to ensure that an impact assessment is completed by experienced linguistic assessors (approved individuals or companies). In the absence of this, nothing prevents the developer from drawing up his/her own assessment which could undermine the entire process, including the need for objectivity when considering the cumulative impact on the Welsh language. We are aware of a major housing development case where the Planning Authority itself drew up the language assessment, which concluded that it would have a positive impact on the Welsh language. In such a climate, what prevents a developer from following the same pattern? Whilst reference is made to this expectation later in the document, we believe that this expectation needs to be repeated.	It is agreed that it would be beneficial to refer to obtaining guidance from a competent person in paragraph C.16 and cross-reference to Diagram 9 when doing so. RECOMMENDATION - amend paragraph C.16 in accordance with the following: Policy PS 1 (1) a (2) refers to the circumstances where there will be a need for a "Welsh Language Statement (WLS)" and a "Welsh Language Impact Assessment Report" (WLIA). Given the above-mentioned context, the two tools or methodology follow similar processes. **Diagram 9 in this Guidance provides guidance to applicants on the matters to consider when selecting a competent person to advise him/her and applying the methodology described in Appendices 7 and 8.** The main difference is that WLIA is to be carried out "*when the proposed development is on an unexpected windfall site for large-scale housing development or the development of large scale employment which would see a significant flow of workforce*."1[1] The main characteristic of this category of developments is that they must follow the statutory pre-application consultation process. In accordance with ISO guidelines on managing risk/opportunities effectively (see C.10 – C.11 above) applicants for such developments are expected to "undertake activities to communicate and consult with stakeholders throughout the process". There will be a difference also in the level of evidence of consideration given to the likely impacts associated with a Language Statement compared a Language Assessment. Appendix 7 and 8 highlight the differences further.
57	Objection	Menter Iaith Bangor	C.17	C.17 (page 20) notes as follows: "Applicants that do not have to undertake a statutory pre-application consultation are encouraged to ask for advice before submitting a planning application to commence early discussions with the Development Management Units within the relevant planning authority to discuss what policies are relevant to their proposal and the need or not for a statement language or Language	The organisations referred to by the commentator will not be in a position to provide guidance to the applicant regarding which policies are relevant and it is not within the organisations' role to decide what type of assessment is necessary. RECOMMENDATION - no change.

1 Policy PS 1 (2)

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				Impact Assessment." In the short and medium term, in order to develop and share expertise and general understanding in the field of planning and linguistic planning, we believe that Planning officers should seek the views of organisations such as Hunaniaith, Menter Iaith Bangor and Menter Iaith Môn in this respect.	
58	Objection	Menter Iaith Bangor	C.22	In terms of C.22 (page 21) "The easiest way to avoid negative effects or promote positive effects is to prepare thorough evidence to support the planning application for a particular development. Identifying the characteristics of the community and the factors that influence the places that are important to the viability of the language early on, offer the best opportunity for ensuring that the Welsh language is a consideration when developing the proposal. It is crucial that applicants ensure they have all the necessary information about the community, and information about planning policy." Whilst we agree with the importance of preparing evidence thoroughly, the most important dimension is that the conclusions are based on this, are objective and anticipate the most likely cumulative impact as a consequence of maximising and minimising linguistic projections. Historically, this was the weakness of language assessments and statements, coupled with the fact that subjective or incomplete assessments were not challenged. Without doing so, there is a genuine risk for the entire process to be undermined and undervalued.	Agree with the addition of a reference to the need to ensure that the conclusions of the work influences the work of drawing up the proposed development. RECOMMENDATION - amend paragraph C.22 so that reference is made to the need to use the conclusions of the research to draw up the proposed development. "The easiest way to avoid negative effects or promote positive effects is to prepare thorough evidence to support the planning application for a particular development. Identifying the characteristics of the community and the factors that influence the places that are important to the viability of the language early on, offer the best opportunity for ensuring that the Welsh language is a consideration when developing the proposal. It is crucial that applicants ensure they have all the necessary information about the community, and information about planning policy **and the conclusions of the assessment of the information is used objectively to anticipate the most likely cumulative impact on the Welsh language**."
59	Objection	Menter Iaith Bangor	C.24	In terms of the credibility of the process, we believe that a duty, rather than encouragement, should be imposed on developers to follow Appendix 2 which identifies recognised sources regarding the Welsh language in the Plan area, at the time of preparing the Supplementary Planning Guidance? (Point C.24). Unless this is done, there is a risk of undermining the process, the requirements and create unnecessary delay.	It is agreed that an expectation should be imposed for an applicant to consider the information sources listed in Appendix 2, but there is also a need to say that the need to do so will depend upon the nature, scale and location of the proposed development, i.e. utilise a commensurate method. RECOMMENDATION - amend paragraph C.24 by deleting 'encouraged' and include 'expected' in its place and include a reference to the fact that the scale of the research needs to be fit for purpose. "Table 2 sets out the main factors to be considered and the additional information required to assess the sustainability credentials of a development from a Welsh language perspective. Appendix 2 identifies acknowledged sources about the Welsh language in communities in the Plan's area at the time of preparing the Supplementary Planning Guidance. ~~The applicant is encouraged~~ **Applicants are expected** to become familiar with the information about the community / area of influence, ensuring that they look for the most up-to-date acknowledged information available when they prepare their planning application. **The level of information required needs to be tailored to the nature of the proposed development and the matters requiring attention.** "
60	Objection	Menter Iaith Bangor	Table 2	Table 2 (page 22), when discussing "matters to be considered" in the second column, makes no reference at all to the numbers of Welsh speakers, and focuses completely on the percentages. In order to fully understand the	Agree with the observation. In some circumstances where the Welsh language's well- being as a social medium is likely to be under threat the number of existing speakers could also be a matter to be considered.

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				linguistic demographic, there is a need to include numbers as well, as percentages, in themselves, do not paint a complete picture.	RECOMMENDATION - amend Table 2 to include the numbers of Welsh speakers.
61	Objection	Menter Iaith Bangor	Diagram 6	Diagram 6 'Purpose' (Section 2, page 24) refers to: "It is required to show if development is going to contribute to create social climate and conditions that facilitate the use of the Welsh language in the local community." Surely it is as important for the statement to show also if the development is not going to contribute to creating a social climate and conditions that will not facilitate the use of the Welsh language in the local community? In other words, that the statement gives an assessment of the cumulative impact on the Welsh language, be that positive, negative or neutral? This is noted under 'Purpose' following point C.26. Here it is also noted, “Carrying out an Assessment will be a way of ensuring a development that will contribute towards ensuring distinctive and sustainable communities, and specifically contribute towards ensuring a prosperous Welsh language in communities.” We disagree with this statement as there is no guarantee in every case that every development and every Welsh language impact assessment will provide this dowry, even with mitigation methods. Yes, some assessments will assert this, but in reality, the linguistic impacts can only be ascertained during the subsequent monitoring period.	References to "contribute to create social climate...that facilitate the use of the Welsh language..." and so forth in the box following C.26, sets out the objective of the Policies. If this cannot be achieved with the measures incorporated in the development and / or through mitigation methods, then it is agreed that the development will not have a positive impact. In accordance with criterion 3 of Policy PS 1, the decision-maker will need to determine whether or not the negative impact is significant. Nevertheless, it is believed that there is justification to note more clearly the purpose of the assessment in Diagram 6 and Diagram 7, namely that the Statement and Impact Assessment Report record appropriate information and present an assessment of the cumulative impact on the Welsh language, be that positive, negative or neutral. RECOMMENDATION - amend the "Purpose" box in Diagram 6 and Diagram 7 in accordance with the following: “Preparing a Welsh Language Statement to accompany an application presents a number of benefits, particularly as a tool for demonstrating and communicating that sufficient consideration has been given to the language during the process of formulating the proposal. It is a process where information about likely effects of a proposed development is collected, collated and assessed by a competent **assesor** ~~person~~ who will advise the applicant. **It is required to provide an assessment of the cumulative impact on the Welsh language, be that positive, negative or neutral.** The applicant will consider the information as part of the work to prepare the development. ~~It is required to show if development is going to contribute to create social climate and conditions that facilitate the use of the Welsh language in the local community~~. It allows the Authority to see whether the proposal meets the Plan’s objectives and policies. It will assist the applicant, then the Authority, to determine what measures are required (embedded and/or managed by a planning condition or 106 Agreement) to eliminate or reduce the effects or to enhance a positive impact." "The purpose of the Assessment is to establish the likely impact of a large-scale housing or employment development on an unexpected windfall site, on the area of influence in general, and on the Welsh language more specifically. If necessary, it will identify measures that will either mitigate negative impacts or safeguard / enhance / spread positive impacts. Carrying out the Assessment will be a way of **identifying the cumulative impact on the Welsh language, be that positive, negative or neutral.** ~~ensure a development that will contribute towards ensuring distinctive and sustainable communities, and specifically contribute towards ensuring a prosperous Welsh language in communities.~~ It is a process where information about likely effects of a proposed development is collected, collated and assessed by a competent person who will advise the applicant. The applicant will consider the information as part of the work to prepare the development."

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62	Objection	Menter Iaith Bangor	Diagram 10	Based on the previous observation, we believe that the blue box following Diagram 10 (Section 2, page 28) should also refer to neutral impacts, as well as positive and negative impacts. Also, should the sentence "The Welsh Language Statement and the report about the Welsh Language Impact Assessment will record the considerations and steps taken to address them", be re-written to reflect the fact that no practical steps will have been taken at that time. We believe that "steps taken" should be amended to read "steps to be taken"? For consistency of terminology and meaning, should 'detrimental impacts' and 'substantial detrimental impacts' be amended to read 'negative impacts' unless worse impacts than the negatives where there is no way of mitigating their impacts are referred to? These are the first references made to these terms in the document. The same is true regarding the use of *'effeithiau cadarnhaol'* and *'effeithiau positif'* in the Welsh version.	Diagram 10 describes the situation when an applicant (with advice from the assessor appointed by the applicant) has made an assessment of the impact of the proposed development and has come to a conclusion about what kind of effect the development could have. This stage will mean that the applicant describes the steps that have been taken to mitigate risk or to maximise the benefit, i.e. has taken steps to change the original plans prior to the submission of the planning application. Agree that there is a need to amend the sentence to improve clarity. The Guidance uses the terminology used in the Plan's Policies. On those grounds, and to ensure consistency, the text in the first blue box in Diagram 10 needs to be amended by replacing 'negatif' with 'andwyol' and 'cadarnhaol' with 'positif' in the Welsh version. RECOMMENDATION - amend Diagram 10 in accordance with the following: "Proposals should demonstrate how early consideration has been given to potential impacts on communities and the Welsh language. Careful consideration should be given to the negative and positive impacts of the development on places that are important to be able to transfer the Language and places that are important to create opportunities to use and learn Welsh. The Welsh Language Statement and the report about the Welsh Language Impact Assessment will record the considerations and steps taken to **adapt the proposed development in order to** address them."
63	Objection	Menter Iaith Bangor	Diagram 10	The sentence, "If significant adverse effects cannot be adequately mitigated, the Language Statement and the report about the Welsh Language Impact Assessment will have to present persuasive justification to the Authority for moving forward with the planning application", is very important and we believe that there is a need to elaborate here by offering examples of the types of clear and persuasive justification that would be likely and of course, acceptable? In the absence of this, a very important dimension is ambiguous and vague. It also takes the decision in terms of individual planning applications to a new direction, and subsequent monitoring is key in order to develop a further understanding and expertise, on the grounds of specific case studies.	It is agreed that guidance is needed regarding the type of presentation expected by an applicant in the circumstances described at the end of the orange box. RECOMMENDATION - amend the text in the orange box in Diagram 10 in accordance with the following: "If significant adverse effects cannot be adequately mitigated, the Language Statement and the report about the Welsh Language Impact Assessment will have to present persuasive justification to the Authority **to explain why the applicant chooses** ~~for~~ moving forward with the planning application. **It is expected for the evidence to explain why the attributes of the development (which are material planning considerations) outweigh the requirements of Policy PS 5 and criterion 3 of Policy PS 1.**
64	Comment	Menter Iaith Bangor	C.35	Whilst welcoming the reference to the Mentrau Iaith in terms of point C.35 (Section 2, page 32), in the case of Hunaniaith, there would be a need to ensure sufficient additional resources in order to deliver the function appropriately. At present, Hunaniaith and Menter Iaith Bangor's work focuses on increasing community use and therefore, this would need to be considered in the future in light of the nature and scale of this additional function. Would it be worth considering a secondment function to take specific responsibility for the collaboration to assess the use made of Statements and/or	Note the comment. The issue of capacity within the Mentrau Iaith is not a specific matter to be included in the Guidance. RECOMMENDATION - no change needed in response to this observation.

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				Assessments when assessing the suitability of the information requested and to identify any challenges in delivering the policies.	
65	Objection	Menter Iaith Bangor	Stage 8	When discussing Step 8 Monitoring (Section 2, page 32), we refer you to specific observations submitted on this critically important dimension, particularly scrutinising developments within a year and beyond to compare the projections against the actual situations. We also believe that there is a need to scrutinise a specific development area in detail and seek the views of local residents regarding the actual linguistic impacts (including linguistic cohorts) and social/cultural impacts.	Note the observations and we agree with the ideas on how to develop the evidence base about communities in order to enrich future assessments. RECOMMENDATION - no change needed in response to this observation.
66	Support	Menter Iaith Bangor		In response to question 6, the commentator said: We believe that it is in the current circumstances.	Note the comment of support. RECOMMENDATION - no change needed in response to this observation.
67	Support	Menter Iaith Bangor	Appendix 2	In response to question 7, the commentator said: From what we gather, these references are comprehensive and appropriate.	Note the comment of support. RECOMMENDATION - no change needed in response to this observation.
68	Objection	Menter Iaith Bangor	Appendix 5	In response to question 8, the commentator said: We do not believe that there is another source, but we are of the opinion that the dimension noted below needs to be added. In relation to Appendix 5: The Screening Process (under point Ch2) Good practice, we believe that the wording of this should be strengthened to include confirmation about the number and percentage of all full-time and part-time posts earmarked as ones where bilingual skills are essential, desirable and not needed at all. We accept that it is not always possible to appoint based on the linguistic requirements of job descriptions, but adding such information would strengthen the value of a linguistic impact statement or assessment and would provide a clearer picture of the scale of the relationship of new jobs with the linguistic profile and local labour market in the area.	Note the comment. The part referred to is not relevant to a Welsh Language Statement or Welsh Language Impact Report. The text refers to evidence that an applicant can submit to the Planning Authority regarding how the Welsh language was considered when drawing up the development. On this basis, it is agreed that adding a reference to information about the linguistic skills of workers would improve the guidance provided on good practice. RECOMMENDATION - add the following text under the heading 'good practice' in Ch2: "**Information is available in a Planning Statement which notes the number of full-time and part-time jobs (number and percentage) where bilingual skills will be essential, desirable or not needed at all**."
69	Objection	Menter Iaith Bangor	Appendix 7	In response to question 9, the commentator said: To a great extent, we believe it is but we propose some further improvements below. We agree with the reporting fields in Appendix 7 Methodology for preparing a Welsh Language Statement (page 72). They are purposeful and useful and strike twelve in terms of the obvious priority fields. However, in relation to 'New Houses', we believe that a further criterion needs to be added, namely, 'Is the development likely to contribute to the average house price in the area?' as this is one of the greatest barriers for local people when it comes to purchasing property. This would also be in line with the question asked when drawing up a language impact assessment. In relation to point 18 "Engagement with the local community and others" (Appendix 7, page 76), we believe that there is a need to note the importance of consulting with the local community bilingually, but that priority is given to	It is agreed that it would be beneficial to refer to 'average house prices in the area' under the heading 'New Houses'. RECOMMENDATION - amend the text in the final bullet point under the heading 'New Houses' in accordance with the following: Expected market price for the houses and how this compares with the income of local households **and average house prices in the area'** We agree that the importance of consulting with the local community bilingually, but that priority is given to the Welsh language, should be noted, as a percentage of the population will have Welsh language skills.

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				the Welsh language, bearing in mind that this is the subject of the consultation. Whilst this is common sense to use, this is not necessarily the case for larger companies or companies from outside the area/county/Wales. Omission or maladministration of this could create an impression and reaction that is less than desirable amongst the members of the local community, particularly when considering the success of the application.	RECOMMENDATION - amend the text in paragraph 18 in Appendix 7 in accordance with the following: "Show how you have **engaged/** consulted and engaged with the **relevant local stakeholders** ~~local community~~ about your proposal. These **local stakeholders** may include ~~consulting with~~ neighbours, community and voluntary groups, specific groups **(which could include Mentrau Iaith)**, the Community Council, **the Local Member** or services within the Council with relevant information about the settlement where the development is located. **Appendix 4 of this Guidance provides useful contact details. The Welsh language is an important attribute across all communities in Anglesey and Gwynedd. The applicant is expected to provide information bilingually, and give priority to the Welsh language. The applicant should always be prepared to receive responses to engagement and consultation work in the medium of Welsh.** The **nature and** scale of the engagement **/ consultation** will depend on the type and scale of development in mind. **The legislative requirements note the minimum consultation required for a major development and how to present information about the consultation. The Welsh Government has published a good practice guide about consulting with communities before submitting a major application. Planning Aid Wales (on behalf of the Welsh Government) has published a booklet for community and town councils, community groups and individuals who want to understand and respond to pre application consultations.** If the development is not classed as being 'large' according to the Order referred to above, you should include a short statement about the steps and methods of engagement as part of the Welsh Language Statement. **Every development, regardless of size, can benefit from effective engagement and guidance issued by the Welsh Government/ Planning Aid Wales described above will be just as relevant to smaller developments.** Consulting and engaging provides you with an opportunity to share your initial proposal with the **local stakeholders** ~~local community~~ and explain it to them before submitting a formal application and obtaining ~~approval~~ **support** from the community, if possible. The success of the planning application is not solely reliant on support from the local community."
70	Objection	Menter Iaith Bangor	Appendix 8	In response to question 10, the commentator said: In general, we support the methodology but we have some concerns and further suggestions as noted below. The following sentence in point 16, Appendix 8 concerns us: "There is no obligation on the applicant to consult anyone regarding the information to be included in a Linguistic Impact Assessment report." We conclude that the reasons for that is beyond the control of the Planning Authority, but is it possible to rephrase so that this is more vague? Similarly, "The timing of such informal discussions is at the discretion of the applicant". We propose this because, otherwise, is there a risk for this to undermine the credibility of the process of considering the Welsh language within planning or at least convey the impression that it is secondary to other matters such as the environment and conservation? We believe that the pre-application advice service should	It is agreed that the first sentence could create the wrong impression and undermine the expectations of the Councils. Addressing what is noted by the commentator gives us an opportunity to amend paragraph 16 in Appendix 8, e.g. by removing the first sentence, placing more emphasis on the pre-application statutory public consultation, emphasis on the procedure for seeking views prior to submitting a planning application, and re-arranging the text to improve the flow of the paragraph. RECOMMENDATION - amend paragraph 16 in accordance with the following: "~~There is no obligation on the applicant to consult anyone regarding the information to be included in a Linguistic Impact Assessment report. However, there are good practical reasons to do so.~~ **Every development, regardless of size,**

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				ensure, to the best of their ability, that this impression is not conveyed in any way, be that verbally or in writing. On the contrary in Gwynedd and Anglesey, they would be of great importance, bearing in mind the special linguistic context of Gwynedd and Anglesey.	**can benefit from effective engagement / consultation.** Firstly, it conforms to one of the ISO 31000 principles which is "*activities to communicate and consult with stakeholders throughout the process*[2] Secondly, identifying the characteristics of the community and the factors that influence the places (domains) that are important to the viability of the language at an early stage offers the best opportunity to ensure that Welsh is a consideration in the development of the proposal. Diagram 5 in the Guidance sets out the expectations **of the Councils** in terms of engagement and consultation during the pre-application period. **Development that needs to be the subject of a Welsh Language Impact Assessment will be a 'major' development under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO). Under the Planning Act 2015, applicants for 'major developments' will need to carry out a pre-application statutory consultation. The number of consultation activities that the applicant needs to carry out before submitting the planning application will be set. They include consulting with three groups of people, namely** • **People who occupy or own property near the application site;** • **Community consultees, including Community Councils and Councillors (Local Member); and** • **Specialist consultees. Details on the identity of these and when they should be consulted with are provided in Schedule 4 of the DMPWO. The identity of the specialist consultees listed in Schedule 4 which are relevant to the proposed development, will be determined by carrying out tests on the description of the development. Appendix 2 of the handbook Pre-application Community Consultation: Best Practice Guidance for Developers (2017) published by Welsh Government, provides those tests.** **Welsh Government notes that the applicant may identify additional, valuable consultees not listed in Schedule 4 of the DMPWO. The applicant will be expected to consult with the relevant language initiative. Creating a timetable of consultation activities at the beginning of the project will assist to achieve the non-statutory, and statutory, engagement activities, at the correct time. It can also assist to ensure that the statutory requirements are met.** ~~Engagement and consultation includes neighbours, community and voluntary groups, specific groups and community councils. The Planning Authority/Councils will often have useful local and specialist information and will be able to provide preliminary advice about the area of influence and those aspects of the proposal that are likely to be of particular concern to the Planning Authority.~~ **Both Planning Authorities offer a pre-application advice service (link to the websites to be included here). Appendix 4 of the Supplementary Planning Guidance includes the addresses of key stakeholders.** The timing of such informal discussions is at the discretion of the applicant; but, in general, it will be extremely beneficial for these to happen as soon as the applicant is in a

2 See C.10, page 13

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					position to provide enough information to form the basis for discussion. It will be an opportunity for planning specific officers to draw the applicant's attention (and/or those who will advise him/her) regarding any gaps in information he/she has collected. **The Planning Officer will ask for information from relevant officers within the Council.** The applicant may request that any preliminary information currently provided be treated confidentially by the planning authority. ~~Both Planning Authorities offer a pre-application advice service (link to the websites to be included here). Appendix 4 of the Supplementary Planning Guidance includes the addresses of key stakeholders.~~ "
71	Objection	Menter Iaith Bangor	Appendix 8	Whilst welcoming the effort and intent, we have a number of concerns about the risk matrix that could undermine and de-value it. In relation to Figure 8.1 Sample Risk / Benefits Matrix and the heading 'Amledd' (Frequency) under 'Tebygolrwydd' (Probability), the key question is, is information for a 10 to 20 year period available by the planning authority or publicly? If not, the scientific grounds for using it are shaky and possibly invalid. To that end also, the definitions are debatable and open to challenge, e.g. a reduction of 2.5% and over equating to 'sylweddol negyddol' (significant negative) and the leap between 'lleiafrif' (minimum) straight to 'mwyafrif' (maximum) under 'Siawns' (Chance) has no option in between under the heading 'Effaith 20 mlynedd' (20 year impact). Once again, this underlines the importance of monitoring and reporting on developments after they have been completed and that this is recorded in a central place for the purposes of future research and cross-referencing.	It is agreed that there isn't a sound scientific basis for the definitions of "frequency" and "change in speakers of the Selected Area". Paragraph 22 makes it clear that the matrix is an option. The emphasis is on trying to get a consensual view between different stakeholders on the probability of the impact. It is a Visual method of recording how the consideration was given to the evidence gathered to respond to the issues listed in table 8.3. The matrix should follow table 8.3. It is agreed that the methodology will improve as a result of continuous monitoring and improved understanding between development and the well-being of the Welsh language. In order to improve clarity it is agreed not to refer to 'robust' in the third column in the matrix. RECOMMENDATION – amend the text in the third column (under the 'Frequency' heading) as follows: "~~robust~~ evidence that it has occurred at least ….."
72	Objection	Menter Iaith Bangor	Appendix 8	We support Appendix 8 of the framework and the series of questions therein. These derive from the methodology drawn up in 2005 and which have basically been used since then, in the main, in language impact assessments.	Note the comment of support. RECOMMENDATION - no change needed in response to this observation.
73	Objection	Menter Iaith Bangor	Appendix 8	Would it possibly be beneficial to provide an electronic on-line version of the impact assessment framework (and language statement) and the sustainable matrix in order to ensure that applicants complete them in full? It could also include specific columns under relevant questions to record the supporting evidence.	It is agreed that it would be very useful to publish an electronic (Word) version that can be downloaded and filled in. This can be done after the Guidance is adopted. RECOMMENDATION - no change to the Guidance needed in response to this observation, but agree to draw up an electronic version that can be edited.
74	Objection	Menter Iaith Bangor	29	In terms of the reference to "TOLERATE - accept the risk by choosing not to intervene;" in point 29, we accept that there will be circumstances when this will have to be done but what is key is that the risk is known and that the decision not to intervene is based on an informed viewpoint.	Note the comment. RECOMMENDATION - no change
75	Objection	Menter Iaith Bangor	31	In point 31, it is noted, "If significant negative effects are not acceptable, consideration must be given to whether it is possible to take steps to reduce the risk to an acceptable level. It should be recognised that it is not possible, in practice, to eliminate risk entirely. This will help to choose what options are	It is agreed that the wording could be clearer. RECOMMENDATION – add an additional sentence as follows:

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				available to be included in a Strategy and an Action Plan." We are uncomfortable with the current phrasing because if the outcome of a development leads to significant negative impacts then in reality, the application should be refused on those grounds. The sentence, as it stands, suggests to us that it will be possible to proceed regardless of the significant negative impacts by means of a Strategy and Action Plan. This may be a matter of scrutinising the phrasing again, but undoubtedly, there is a need to note in the body of the document that planning developments with significant negative impacts on the Welsh language are very likely to be refused.	If a positive or negative impact is identified in Stage B above, it will be necessary to consider if any positive effect can be improved upon or show how you will control negative effects. If significant negative effects are not acceptable, consideration must be given to whether it is possible to take steps to reduce the risk to an acceptable level. **It should be borne in mind that there is a strong possibility a planning application can be refused by the local planning authority in accordance with criterion 3 of Policy PS 1 if the assessment identifies a significant negative impact is likely. Therefore, consideration should be given to determine if there is an alternative option that would be likely to reduce the risk to an acceptable level.** It should be recognised that it is not possible, in practice, to eliminate risk entirely. This will help to choose what options are available to be included in a Strategy and an Action Plan.
76	Support	Menter Iaith Bangor	33	We welcome the proposal in point 33, namely, "Possible measures should be discussed with the Mentrau Iaith and the Planning Officer, who will discuss with relevant officers within the Councils, e.g. education officers, economic development officers."	Note the comment of support. RECOMMENDATION - no change to the Guidance needed in response to this observation.
77	Objection	Menter Iaith Bangor	Table 8.5	Whilst welcoming Table 8.5: Action Plan Template, to record activities to safeguard / enhance / promote / mitigate, we believe that the Action Plan needs to be completed by adding an additional two columns 'Monitoring Method' and 'Monitoring Conclusions' as this dimension is so critical to developing an understanding and expertise. After all. These are key dimensions of the Action Plan as a whole.	These activities to safeguard / enhance / promote / mitigate will be ensured by imposing a planning condition and / or planning obligation (106 Agreement). In cases where the employer must draw up a Welsh language promotion plan and that this is a requirement in a 106 Agreement, the Agreement can ensure that a report on the Welsh language promotion plan is published at specific times in order to aid monitoring. It will not be the role of the competent person carrying out the assessment to identify methods to monitor the implementation of the conditions and / or 106 Agreement. As noted in response to other observations, the implementation of Policy PS 1 (and related Policies) will be monitored annually following the adoption of the Plan. In order to improve clarity an additional column could be added to refer to 'monitoring method and frequency – where appropriate' in order to reflect monitoring will not be required for each and every activity. RECOMMENDATION – amend Table 8.5 by adding an additional column with the following heading 'monitoring method and frequency – where appropriate'.
78	Objection	Menter Iaith Bangor	A.1	"The various policies within the Local Development Plan have an important role to play in maintaining and creating distinctive and sustainable urban and rural communities. They help ensure that appropriate developments take place in the right place at the right time. They do so by making sufficient land available to provide homes and employment opportunities for local people; thus, helping to sustain urban and rural services. " Is the methodology adopted to determine the number of new housing stock to be approved / built over the period of the UDP based on the needs of local people only? If it is based on any pattern of population movement into the county, it is not in line with the above statement. For example, we know that 40% of all houses sold in Gwynedd in the last 12 months were sold as holiday homes (second homes).	The methodology used for identifying the Plan's housing requirement is based on the consideration of social and economic factors and how that could have an influence on the population of the plan area. Some of the factors include creating opportunities for working-age people to live and work in the plan area, likely change in the composition of the population if past trends continue, support the objectives of economic development and regeneration of the two Councils and providing more affordable housing. RECOMMENDATION - no change

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
79	Objection	Menter Iaith Bangor	Appendix 1	In terms of Strategic Policy PS 1 THE WELSH LANGUAGE AND CULTURE, point 2 (Appendix 1, page 48), "Requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language", we note again that the initial function is to assess the likely impacts on the Welsh language. It is on those grounds one proceeds to protect, promote or enhance the language, as a second step in the process. Then, in point 3, reference is made to 'significant harm'. We strongly suggest that there is a need to draw up and add a specific operational definition of what is meant by this. Otherwise, it is too open-ended and therefore open to different interpretations and to potential legal challenges / appeals. A clear operational definition would therefore overcome any ambiguity and would be a way of highlighting the baseline in terms of significant harm that would be deemed unacceptable by the planning authority.	The Guidance cannot change Policy PS 1. Diagram 11 describes the process of assessing the planning application and decision-making and it describes what is meant by the term 'significant harm'. RECOMMENDATION - no change.
80	Objection	Menter Iaith Bangor	Appendix 3	Page 54 (Appendix 3) refers to a list of useful documents. In addition, should Gwynedd and Anglesey Councils keep electronic copies of all language statements and language impact assessments associated with specific planning applications as a source of information and grounds for future case study and research work? This is one of the historical weaknesses where nowhere specific exists to enable the retention of, and access to, specific linguistic information. Also, in terms of monitoring actual situations against projections, establishing one specific library would be sensible and a way of contributing towards facilitating the development of understanding and expertise.	Both Councils keep an electronic copy of all documents submitted with planning applications. Unless those documents include sensitive data (e.g. financial information), they are available for the public to view. Planning application documents can be viewed on Gwynedd Council's website via the Track and Trace portal. At the moment, the public can view planning application documents via a computer in the Anglesey County Council's office. The Councils is in the process of completing arrangements to open a portal whereby the public can view the documents on line. RECOMMENDATION - no change to the Guidance needed in response to this observation.
81	Comment	Menter Iaith Bangor	-	In relation to the above, and specifically the document, *Growth distribution in the Bangor area* please be aware that Menter Iaith Bangor has already expressed its fundamental concern regarding the text and analysis in its current form. In a letter from Menna Baines addressed to Gareth Jones and Nia Haf Jones, dated 20/12/2016, it was noted "In our opinion, the picture of the linguistic demography is incomplete, overly negative and possibly includes incorrect data and presents an incorrect interpretation and conclusions about the Welsh language under *Key points* and *Conclusions*. Consequently, we believe that there is a genuine risk that the current analysis could open the floodgates so that planning permission is granted to any housing development as the material value of the language is being excessively undervalued. If there is an opportunity, we believe that the text and the analysis need to be revisited, and that you aim to amend it in order to create a more balanced document that also provides the context to protect the language. If possible, we would welcome the opportunity to discuss this further with you." At a subsequent meeting (23/1/17), a letter (13/3/17) was received from Nia Haf Davies confirming: "In the future, the Councils intend to publish Supplementary Planning Guidance to support the policies of the Joint Local Development Plan, including Policy PS 1. This will replace the current ones held by both Councils regarding development and the Welsh language. The Joint Planning Policy Unit, which is responsible for preparing these Guidances, intends to	Comment noted. RECOMMENDATION – no change

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				collaborate with Welsh Language Development Officers from both Councils, Hunaniaith and Menter Iaith Môn. A draft version of the Guidance will be published for a public consultation, when anyone will have an opportunity to present observations about the Guidance before the Councils adopt them. Currently, we are aiming to be in a position to submit the Guidance to the relevant Committees in both Councils for adoption within six months of the date of adopting the Joint Local Development Plan. In the meantime, when making observations on relevant planning applications, the Unit will suggest that applicants for planning permission for developments in the Bangor area contact Menter Iaith Bangor. In the case of a planning application for development that needs to be the subject of a linguistic impact assessment, the Unit's officers will contact Gwynedd Council's Language Services Manager to discuss the proposed development in order to ensure that the best information is presented to the Case Officer. As no developer has contacted Menter Iaith Bangor and as it is only "suggested that developers...contact Menter Iaith Bangor", our genuine concerns remain unanswered. Therefore, we are eager to hear more from Gwynedd's Planning Authority about how the document *Growth distribution in the Bangor area can be corrected / rectified* and avoid such situations as outlined above.	
82	Objection	Menter Iaith Bangor	Appendix 6	In relation to "Appendix 6 [Activities to mitigate or enhance linguistic effects of development) (page 67), lists examples of activities that can be used to avoid, reduce or mitigate adverse effects or strengthen / spread the positive effects or benefits of any eligible development." We believe that there is also a need to add examples of activities to tackle neutral effects so that they become positive effects. This in turn would shift the balance to be more in favour of the Welsh language. Otherwise, in some individual planning applications, a cluster of neutral effect conclusions in themselves would not be assets to the Welsh language and therefore an attempt must be made to overcome this as well.	Comment noted. Appendix 6 refers to activities that could mitigate and improve linguistic effects. In this respect it provides a 'menu' of activities/ actions that could inspire the applicant to make changes to the development that could lead to a positive effect as opposed to a neutral effect. RECOMMENDATION - no change
83	Objection	Menter Iaith Bangor	Appendix 6	In point 7 (page 67), we welcome the reference to "Applicants are expected to liaise with competent officers within the Authorities (e.g. planning officers, language development officers, housing officers and education officers) and/or with the Mentrau Iaith as soon as possible during the process of preparing a planning application to discuss mitigation and enhancement measures", but we are concerned that no previous (or subsequent) consultation, e.g. when holding a public consultation or if the developer does not decide to commission a competent individual to carry out the statement or impact assessment. This could mean that the Menter Iaith's involvement in the process would be (more) restricted - in the context of measures to avoid / mitigate and mitigation strategy only, rather than the full statement / assessment and possibly more general measures including some to strengthen a neutral impact, such as "If potentially positive effects are identified, when possible, steps should be taken to ensure broader benefits from the development." Surely, the Menter Iaith would have valuable experience and opinion regarding these as well?	The definition is incomplete – the sentence finishes as follows: "as soon as possible in the process of preparing a planning application to discuss mitigation an enhancement measures". RECOMMENDATION - no change

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
84	Objection	Menter Iaith Bangor	Appendix 6	We welcome the detail of Appendix 6 Activities to mitigate or enhance linguistic effects of development, albeit repetitive. With some larger developments, is there a need to set an expectation / threshold that they will commit to adopt a series of these measures, as an expected minimum, if they have negative impacts on the Welsh language? Otherwise, is there a risk that some developers would decide to attempt to pick and choose on a whim? Also, in terms of the measures that refer to supporting and funding, is there a need to explain that this could be in the medium / long term and that it would not be a one-off payment, subject to the nature, scale and size of the development?	Do not agree that it is appropriate to include a threshold in Appendix 6. As described above this is not the intention of the Appendix. RECOMMENDATION - no change.
85	Objection	Menter Iaith Bangor	Appendix 6	In terms of reflecting the current situation in line with the Welsh Language Measure 2011, should point xvii. under EMPLOYMENT (and many others under subsequent headings) where reference is made to a 'language policy/plan', be changed to 'language standards'? However, if this is bound to policy ISA 1, we understand that this will not necessarily be possible.	The reference to ' voluntary policy/ statutory language scheme ' is correct. Businesses and charities adopt voluntary language policy/plan. There are a number of organisations that will continue to implement Language Plans in accordance with the requirements of the Welsh Language Act 1993 (e.g. housing associations, town and community councils and UK Government departments). There are a few bodies (e.g. a UK Government Department) have adopted the language standards voluntarily. Otherwise, the bodies which are named by the Welsh language (Wales) Measure 2011 and receive a notice of compliance pursuant to section 44 of the Bill are the only ones who will have to implement the language standard'. Policy PS 1 – proposals from applicants that are not required to adopt 'language standards' and therefore it isn't relevant within the Policy's context. RECOMMENDATION - no change.
86	Objection	Menter Iaith Bangor	Appendix 6	Under Appendix 6, point 7, it is noted that the applicant is expected to contact competent officers (e.g. planning officers, Welsh language development officers, housing officers and education officers) within the Authorities and/or with the Mentrau Iaith **as soon as possible** in the process of preparing a planning application to discuss mitigation and improvement measures. What mechanism, if any, is in place to facilitate this? If no link is made, what are the subsequent steps? We believe that it would be more sensible for the planning authority to note that the applicant is expected to contact within x days or a specific period (and define it) in standard documentation for each prospective applicant.	The text refers to the period before the applicant submits a planning application. No timetable can be set for the applicant to engage with relevant stakeholders. Paragraph 18 in Appendix 7 and Table 8.2 in Appendix 8 refer to recording the engagement work, bearing in mind that the engagement work must be commensurate to the proposed development. Excluding 'major developments', there is no necessity for an applicant to engage or consult before he/she submits a planning application. It is a statutory requirement for applicants for 'major developments' to prepare a Pre-application Consultation Report. This report is mandatory in order to validate planning applications and it will be included in the final application submitted. RECOMMENDATION - no change.
87	Objection	Menter Iaith Bangor	Appendix 7	Under Point 7, it is noted "The results of applying the methodology will also be checked by qualified officers within the Authority prior to the decision maker makes a decision whether to give permission or not." Experience strongly suggests that an internal process or procedure will need to be adopted to carry out this check, including a procedure where one officer will	Note the comment. It is agreed that robust internal arrangements will be needed to record and make decisions on the assessments submitted. However, these arrangements are not a matter for the Guidance. Nevertheless, it is believed that it would be beneficial to provide an overview of the considerations in paragraph 24 of Appendix 7 as suggested by the commentator.

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				check the application and fill in the standard form, either approving, refusing or referring the application back to include more information or a different analysis, and then the line manager either approving or refusing the officer's RECOMMENDATION. Such a procedure could also, in some circumstances, include referring the individual application to the Council's Welsh Language Services Manager / Hunaniaith /MIB and indeed, in more extreme circumstances, the Planning Authority's planning Committee. We believe that the standard form should respond to two specific requirements also, namely: (i) were all methodology questions answered in full, and (ii) whether or not the analysis and conclusions based on the cumulative information submitted, are reasonable. We accept that this is a dimension that reflects a subjective opinion, but history process that you need a measure of sensible reasonability. Understanding of that will develop over time, but this is why we are of the view that more than one officer is needed to verify individual applications. This would reinforce points 24 and 25 and provide more valid grounds for dealing with the process. Also, by formalising this, it highlights the genuine efforts made to seek a consensus in a field which, in essence, is open to interpretation. It would also satisfy the Elected Members that a thorough and inclusive internal process is in place. Also, by achieving this, the Planning Authority increasingly defends itself from challenges and appeals on linguistic grounds lodged by developers.	<u>RECOMMENDATION</u> - amend paragraph 24 in accordance with the following: "The Planning Officer dealing with the planning application will consider the evidence presented. In doing so he/ she will consult with a competent officer (-s) within the Council, **who will look to see:** **(i) were all methodology questions answered in full, and** **(ii) whether or not the analysis and conclusions based on the cumulative information submitted are reasonable.** Before coming to a conclusion and make a RECOMMENDATION about the planning application, the **Planning Officer will** consider the evidence of the competent officer (-s) and relevant evidence obtained from external parties, e.g. community and town councils. The Planning Officer may ask the applicant for clarification or for more details to ensure that the Statement is correct and complete before making a RECOMMENDATION on the application for planning permission. The Planning Officer will discuss any additional evidence received from the applicant with competent officer (-s) within the Council."
88	Objection	Menter Iaith Bangor	General	We believe that this Supplementary Planning Guidance is comprehensive and that substantial emphasis should be placed on it as a material planning consideration. However, as past experiences have highlighted, the operational and monitoring elements are key to ensure the sustainability of the Welsh language within the planning process. This will involve airing and evaluating language statements and impact assessments thoroughly, objectively, consistently and comprehensively including (from time to time), refusing initial draft versions and asking for improvements and additions to language statements and impact assessments. Unavoidably, this will also mean that some planning applications will be refused where it is presumed that there will be substantial negative impacts to the Welsh language (that cannot be mitigated or reduced). Also, without exception, a core element to deliver will be the monitoring of linguistic impact after planning developments are approved. There will be a need to ensure sufficient resources and a purposeful internal structure to enable that. It will be mostly at that time when the interrelationship between the language and the Planning process can be understood in full, along with the value of the Welsh language mitigation / strengthening measures as a part of the fabric of communities in the counties of Gwynedd and Anglesey, the two counties in Wales where the Welsh language is most spoken. The requirements and expectations are therefore huge, and other Planning authorities will be looking to the direction of the north-west for guidance and good practice to adopt in the future.	Note the comment. <u>RECOMMENDATION</u> - no change needed in response to this observation.

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				We wish the Gwynedd and Anglesey Authorities all the best whilst delivering this critically important function.	

The number of the Comment and commentator	1	Pwyllgor Ymgyrch Tai a Chynllunio Gwynedd a Môn

Proposed change: Re- arrange paragraphs c.1 – c.7, amend the text to refer to Planning Policy Wales Edition 10 and move text that was in paragraphs C.19 – C.21 to this part of the Guidance and re-number the paragraphs accordingly.

C.1 ~~Policy PS 1: The Welsh Language and Culture, promotes and supports the use of the language. It is underpinned by Policy PS 5 Sustainable Development (criterion 4). A copy of these Policies is found in Appendix 1 of this SPG. In accordance with Policy PS 1 of the Plan, information must be gathered and received about certain types of developments in order to reach a conclusion about the impact of the proposed development, e.g. are there any benefits to the language, does the proposal need to be amended, is there a risk to the well-being of the Welsh language and can the impact be mitigated in a way that mitigates risk, and how can the situation in the community be monitored.~~ **The Welsh Government's ambition is to "see a million people being be able to enjoy talking and using Welsh by 2050. The Government acknowledges that "there is no doubt that this is a challenging ambition" "if we are to realise the situation where Welsh is an integral element of all aspects of everyday life ... the whole nation needs to be part of the journey. Everyone has a role to play, and we want everyone to contribute to achieving our ambition. " It is important for applicants to understand therefore that there is an expectation for developments over the Plan period to contribute positively towards the sustainability and viability of the Welsh language and not only avoid contributing to a reduction in the proportion of the population that can speak the Welsh language.**

C.2 The Priority of Gwynedd's Promotion Plan (2018 – 2023) for the first part of the Plan period, leading to the next Census in 2021, will be "to increase the opportunities for using the Welsh Language, to increase the confidence of those who don't consider themselves Welsh speakers, and also to look at opportunities that will help us keep young people in their communities" In doing so, one aim is to see the Welsh language given prominence in economic, housing and planning schemes locally in order to ensure that any schemes and developments contribute in a positive way towards the efforts to safeguard the Welsh language in our communities."

C.3 The Isle of Anglesey County Council Welsh Language Strategy (2016 - 2012) sets a vision to restore the percentage of Welsh speakers to the 2001 Census level. It includes three Priority Themes – Education, the Workplace, Welsh services and infrastructure and the community. In terms of communities it sets a target to "maintain the wards where 70% of the population speak Welsh and to increase the percentage in the other wards."

C.4 **From a land use planning perspective** Section 31 of the Planning (Wales) Act 2015 revises section 70 of the Town and Country Planning Act 1990 by adding the following clause: "any considerations relating to the use of the Welsh language, so far as material to the application." This means that there is a duty, when determining a planning application, to include considerations in relation to the Welsh language, <u>where relevant to that application</u>.

C.5 **Paragraphs 3.25 – 3.29 of Planning Policy Wales (Edition 10, 2018) deals with 'the Welsh language and creating Places ' from the perspective of the preparation of local development plans and making decisions on planning applications.** Paragraph ~~4.13.5~~ **3.28** ~~Planning Policy Wales (Edition 9, 2016)~~ states "**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. Policies and decisions must not introduce any element of discrimination between**

individuals on the basis of their linguistic ability, and should not seek to control housing occupancy on linguistic grounds". "~~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."~~

C.6 The Joint Local Development Plan Sustainability Assessment (influenced by information from the iterative Language Impact Assessment) has considered the impacts of the plan's strategy and policies on the viability of the Welsh language. The Joint Local Development Plan's strategy and policies are based on a rational understanding of the possible implications for the Welsh language. They contribute to the creation of a social climate and conditions that facilitate the use of the Welsh Language. **The Plan's Strategy, in paragraphs 5.12-5.15, includes a statement about how the two Planning Authorities have considered the needs and interests of the Welsh language in the preparation of the Local Development Plan and how the policies relating to the Welsh language interact with other policies.**

C.7 Different types of developments necessary to maintain and create distinctive and sustainable communities take place to varying degrees. Matters requiring attention and, as such, the information necessary to reach a logical decision, will also vary

C.8 **Policy PS 1: The Welsh Language and Culture, safeguards, promotes and supports the use of the language. It is underpinned by Policy PS 5 Sustainable Development (criterion 4). A copy of these Policies is found in Appendix 1 of this SPG. By applying these Polices the Planning Services will consider the Welsh language, when it is appropriate to do so, within the legislative and relevant national planning policy requirements referred to above in paragraphs C.4 and C.5.**

C.9 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (the DMPWO) provides a Standardised Application Form for planning applications in Wales and defines a 'valid' application. In order to register applications as 'valid', applicants must provide all information noted in the Standardised Application Form, e.g. plans, diagrams and certificates and any additional supplementary assessments. A local planning authority can refuse an application if the appropriate information is not provided.

C.10 In addition to the information required to validate applications, the Gwynedd and Anglesey County Council Planning Authority, as with every Local Planning Authority in Wales, will require additional supplementary assessments and reports in accordance with the policy requirements of the Local Development Plan. **In accordance with Policy PS 1 of the Plan, information must be gathered and received about certain types of developments in order to reach a conclusion about the impact of the proposed development,and how the proposed development safeguards, promotes and supports the Welsh Language, e.g. are there any benefits to the language, does the proposal need to be amended, is there a risk to the well-being of the Welsh language and can the impact be mitigated in a way that mitigates risk, can the benefits be maximised, and how can the situation in the community be monitored.**

C.11 **When decisons are made about on a planning application the emphasis will be on avoiding developments that would cause substantial harm to the character and balance language within a community. Planning authorities will take into account proposals which seek to maximise the benefits where those considerations are relevant to the application.**

In terms of the second criterion, there are three main travel to work areas that apply to Gwynedd and Anglesey. These are Tywyn and Dolgellau to the south, Pwllheli and Porthmadog in the central and western area and Bangor and Holyhead to the north. Both Greenacres and Garreg Wen are located near Porthmadog, meaning that they are on the periphery of two travel to work areas. It would be entirely reasonable for a person in Harlech for example to travel to work at these two parks even though they are within different travel to work areas. Such an approach could result in the requirement to undertake unnecessary assessments and the criteria should be deleted.

Paragraph C.28 (Competent Person)

The criteria used to identify a competent person to carry out a Welsh Language Statement or a Welsh Language Impact Assessment should be revised. The aspects that need revision/clarification are as follows:

Table 1

Criterion	Bourne Leisure Comments
Membership of relevant professional body	It is unclear to which professional body this would relate.
Use consultants with an accredited Language Planning qualification, or a qualification, experience or training in research in linguistic planning, and a Town and Country Planning qualification.	It is unclear what language planning qualification or training would be required.
Depending on the type, size and complexity of the proposal, you should consider using a multidisciplinary team of consultants.	It is unclear why a multidisciplinary team would be required to carry out a Welsh Language Statement or a Welsh Language Impact Assessment. This would be particularly onerous and costly to the applicant and may well be disproportionate to the development proposed.
Previous Experience. - ask for: recent examples of work, including preparing a Welsh Language Statement or a report about a Welsh Language Impact Assessment; a reference list, so that you can check the standard of work.	The consultant may have the relevant qualifications but may not have carried out these statements/assessments in the past. This should not be a reason for them not to be able to carry out this work in the future. Otherwise new consultants will never be able to carry out this work.
Information about the local area - consultants with local information will be in a better position to assess the implications of a proposed development within the local context.	Whilst local consultants may be in a good position to assess the implications of a proposed development within the local context, this is not always necessary as a good consultant would carry out the required research in order to familiarise him/herself with the local area. For example, Lichfields is based in Cardiff but has good experience of working on projects in Gwynedd and also has consultants that have lived in the area for a considerable time. The criteria as currently drafted appears to restrict a company such as Lichfields from carrying out the Statement/Assessment.

The SPG should be amended to state that the competencies are not a requirement but a potential method of identifying appropriate consultants.

SUPPLEMENTARY PLANNING GUIDANCE

POST CONSULTATION DRAFT

MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES

MARCH 2019

SUPPLEMENTARY PLANNING GUIDANCE: MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES – POST CONSULTATION DRAFT

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Table	2	Matters to be considered and additional information required to assess the sustainability characteristics of development from a Welsh language perspective
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BACKGROUND INFORMATION

Purpose

The Purpose of this Guidance is to:

- assist applicants and their agents in preparing planning applications and in guiding them in discussions with officers before submitting planning applications;
- assist members of the public and other interested stakeholders to understand the relevant policy expectations and to help them to prepare meaningful comments and input into the decision making process;
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications, and
- help Planning Inspectors make decisions on appeals.

The general aim is to improve the quality of new developments and facilitate a consistent and transparent way of making decisions.

The Policy Context

Local Development Plan

Under planning legislation, the planning policies for every area are contained within the 'development plan'. The Gwynedd and Anglesey Joint Local Development Plan was adopted on 31 July 2017. It relates to the Gwynedd and Anglesey Planning Authority area. It doesn't include the Snowdonia National Park.

The Plan provides wide-ranging policies along with allocations for the main land uses, such as housing, employment and retail. It will help shape the future of the Plan area physically and environmentally, and will also influence it economically, socially, culturally and linguistically. The Plan, therefore, attempts to:

- guide the Local Planning Authorities to make rational and consistent decisions on planning applications by providing a policy framework that is consistent with national policy; and
- guide developments to suitable areas during the period up to 2026.

The need for Supplementary Planning Guidance

Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions when it considers development applications, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of Supplementary Planning Guidance (SPGs) to support the Plan. These will provide more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.

The Status of Supplementary Planning Guidance

Supplementary Planning Guidance may be considered to be material planning considerations during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and

are consistent with, a development plan. The SPG's purpose does not include introducing any new planning policies and it does not form part of a local development plan.

In accordance with Welsh Government advice, the SPG has been the subject of a public consultation and a resolution to adopt by the Joint Planning Policy Committee on behalf of the Councils. A draft version of this SPG was approved for public consultation on 16 November 2018 by the Anglesey and Gwynedd Joint Planning Policy Committee. The supplementary planning guidance was the subject of a public consultation exercise between 13 December 2018 and 31 January 2019. The x observations presented to the Councils were considered and, where appropriate, appropriate changes have been included in the final draft approved by the *Joint Planning Policy Committee* on *date* to be used as a material consideration when assessing and determining planning applications and appeals. A summary of the observations and the Councils' response are given in *Appendix or location of a Committee report*.

(*Once it has been adopted)* This document should, therefore, be given substantial weight as a material planning consideration.

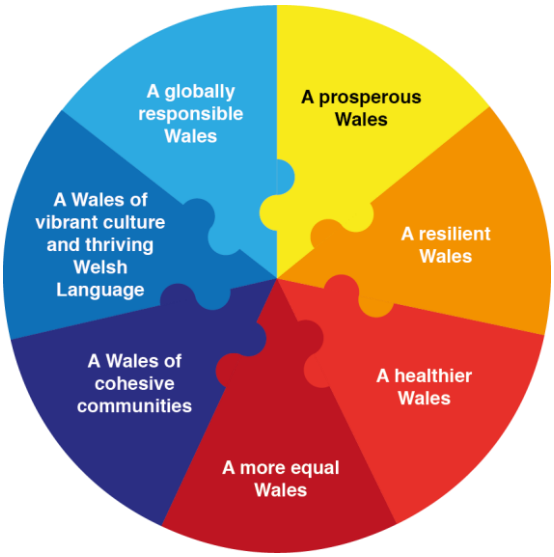
SUPPLEMENTARY PLANNING GUIDANCE: MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES

1 Introduction

Definitions

1.1 The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh Ministers) to carry out sustainable development. The Act sets seven well-being aims to help ensure that all public bodies work toward the same vision with respect to a sustainable Wales:

Diagram 1: The seven well-being goals



1.2 The Well-being of Future Generations (Wales) Act clearly defines sustainable development in Wales:

A definition of sustainable development in Wales

"Sustainable development" is the process of improving economic, social, environmental and cultural well-being in Wales by taking action, in accordance with the sustainable development principle, aimed at achieving well-being goals.

Taking action in accordance with the sustainable development principle means a body must take action in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

1.3 The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales - any statutory body that has a planning function must adhere to those functions in accordance with sustainable development principles as stated in the Well-being of Future Generations (Wales) Act 2015. In the Gwynedd and Anglesey Local Planning Authority area, this duty

is partly addressed through the inclusion of policies in the Joint Local Development Plan (Local Development Plan).

The Purpose and Structure of these Guidance

1.4 The aim of Policies PS 1, PS 5 and PS 6 is to integrate 'sustainable development' into the development process, in order to maintain and create distinctive and sustainable communities. The main purpose of this Supplementary Planning Guidance (along with other Supplementary Planning Guidance) is to help applicants for planning permission to understand relevant policies that integrate 'sustainable development' into the development process, in order to maintain and create distinctive and sustainable communities. This will ensure that legislative and policy requirements are met and that best practice standards are achieved. It provides a standardised methodology that all applicants should follow. This Guidance expand on the main principles noted in the relevant policies of the Local Development Plan. It should be used in conjunction with expert assessments of the details of each specific case (where the assessments are necessary).

1.5 This SPG consists of three main Sections and a series of Appendices:

SECTION 1 (Parts A and B) – this section gives a general description of what is meant by distinctive and sustainable communities and how specific types of development contribute to maintaining and creating distinctive and sustainable communities.

Part A - Sustainable Development - Distinctive and Sustainable Communities - a short description of what is meant by a distinctive and sustainable community;
Part B - Specific types of developments and their contribution to sustaining or creating distinctive and sustainable communities

SECTION 2 (Part C) – The first Section of the SPG highlights the relevance of the Welsh language to a number of developments that are necessary to maintain and create distinctive and sustainable communities.

The second Section of the SPG provides information on the detailed requirements of the Local Planning Authority about the way Policy PS 1 of the Local Development Plan will be implemented. It shows how Welsh language considerations are expected to be incorporated into every relevant development. It includes requirements about how to record the way the relevant development would benefit the Welsh language through a Welsh Language Statement or a Report about a Welsh Language Impact Assessment. The need for a Statement or a report about an Assessment will depend on the type and location of the proposed development. As well as drawing attention to policy and supplementary planning guidance requirements this Section draws attention to good practice, e.g. measures to enhance benefits or mitigate effects that can be embodied into the development.

SECTION 3 (Parts CH and D) – this section provides guidance to the applicant in terms of how supporting evidence should be provided having regard to the wider considerations associated with sustainable development. It is also a means to help the applicant to better understand the distinctive and sustainable qualities of different types of development.

Part Ch – matters to be considered and the additional information required to support a planning application – description of the information required to validate an application and additional information required in order to demonstrate how the proposed development aligns with relevant policies in the Local Development Plan;
Part D – What can be built in different locations – brief description of the Settlement Strategy and the Local Development Plan's Settlement Hierarchy to promote a sustainable pattern of development

1.6 Appendices 1 - 8 contain information or refers to useful information:

SECTION 1:

WHAT IS MEANT BY DISTINCTIVE AND SUSTAINABLE COMMUNITIES

SECTION 1

Part A: Sustainable Development - distinctive and sustainable communities

A.1 The various policies within the Local Development Plan have an important role to play in maintaining and creating distinctive and sustainable urban and rural communities. They help ensure that appropriate developments take place in the right place at the right time. They do this by making sufficient land available to provide homes and employment opportunities for local people; thus, helping to sustain urban and rural services. At the same time, they provide a framework to respond to the challenges that arise in the wake of climate change, for example, by including the need to produce renewable energy. They also protect and improve the natural and historic landscape and safeguard the countryside and open areas. Collectively, they support living and working communities to be economically, socially, culturally, linguistically and environmentally sustainable. The next diagram provides a simple illustration of the elements that are necessary for distinctive and sustainable communities.

Diagram 2: Essential elements for a distinctive and sustainable community

A.2 The various policies within the Local Development Plan promote development that balance and integrate social, economic, environmental and linguistic factors in order to meet the needs of residents now and in future; e.g. Strategic Policy PS 5, which provides the principles of sustainable development; Strategic Policy PS 6, which provides the framework for considering mitigating measures of climate change and adapting to them (see Appendix 1).

A3 With respect to the Welsh language, a sustainable development involves the promotion, , protection and strengthening the situations in communities that are important cornerstones of linguistic planning, such as passing on the Welsh language in the home (or the socialisation of Welsh in the family), and providing and replicating the necessary social context to use the Welsh language as part of the normal fabric of society.

Part B: Specific types of developments and their contribution to maintaining or creating distinctive and sustainable communities

B.1 Diagram 2 above (paragraph A.1) shows that a number of different developments are needed to provide different opportunities that will help maintain and create distinctive and sustainable communities. Table 1 below succinctly describes how different types of developments can contribute to this. In so doing, it identifies the main planning policies that are relevant to the developments. Individual policies in the Local Development Plan's Written Statement are available to read on both Authority's websites (www.gwynedd.llyw.cymru/ldp & www.anglesey.gov.uk)

Table 1 - planning policy considerations for specific types of development

Type of Development	**How the development helps maintain or create distinctive and sustainable communities (the points have not been listed in any particular order and the table should be read as a whole)**
Housing	• Communities need a commensurate mix of residents from different backgrounds, ages, and who live in different types of houses, if they are to be places where people desire to live in the long-term. On the contrary, not doing so could lead to a community in which the population declines in the long-term, and one that could lose its unique local nature and its connections to cultural heritage; • consideration needs to be given to the way in which the needs of different households can be met now and in future (Policy TAI 8); • developments resulting in an increase in the number of new homes are expected to contribute to 'affordable housing' when viable to do so (Policy TAI 15 and Policy TAI 16); • housing developments that add to the existing housing stock in Centres and Villages identified in Policy TAI 5 must be local market housing and affordable housing, if Policy TAI 15 is a material consideration; • affordable housing for local need in Clusters in the countryside supported (Policy TAI 6), housing for rural enterprises (Policy PCYFF 2 and Technical Advice Note 6), living and working units in buildings in the countryside (Policy TAI 7), and converting buildings in the countryside into affordable housing for local need when the economic use is not viable (Policy TAI 7)

Type of Development	**How the development helps maintain or create distinctive and sustainable communities (the points have not been listed in any particular order and the table should be read as a whole)**
	• having a sufficient number of local houses for a mix of households is more likely to mean a viable use of facilities and services in the settlement or in a nearby settlement, which can be important places for the Welsh language;
Housing	• the land use planning system cannot anticipate or manage the personal characteristics of new home owners e.g. the ability to speak Welsh, to what degree the Welsh language is passed on through the family, etc. Nevertheless, providing enough houses locally of an appropriate scale and size and for a mix of households is important. This it is an important factor in the viability of the Welsh language - it is an important place to pass on the Welsh language from one generation to another; and in the community, it is important in retaining individuals who use the language, and in generating new Welsh speakers (Policy TAI 8, Policy PS 1, Policy TAI 1 - TAI 6).
Employment developments (including tourism and retail)	• developments that support jobs in the area of the Plan are crucial in fostering the economic and social well-being of our local communities (Policy PS 13); • specific sites are protected and designated in order to support various jobs (Policy CYF 1), and a development could be supported on sites that are not protected or designated on if enablement policies based on certain criteria (Policy CYF 4 and Policy CYF 6) are complied with; • developments that require a location in the countryside are likely to be approved if they support industries that are in keeping with the site and local area (Policy PS 13, Policy CYF 6, Policy TWR1 - Policy TWR 5); • retail and commercial developments will be supported in places where they maintain and improve the vitality and viability of existing settlements, especially in the centre, and respect the amenity of their neighbours (Policies MAN 1 - MAN 6); • living-working units will be supported in principle (Policy PS 13); • places of work are one of the important linguistic places where the aim is to encourage and enable the use of the Welsh language in the workplace and when interacting with customers, the public, and other workers in the workplace (Policy PS1, Policy ISA1).
Community facilities and services	• new community facilities and services will be supported and existing ones protected unless a proposal for an alternative development complies with policy requirements based on criteria (Policy ISA 2 - Policy ISA 5); • they are important linguistic places - schools (places to use and learn the language), and shops, pubs, public transport, halls or other places - to

Type of Development	How the development helps maintain or create distinctive and sustainable communities (the points have not been listed in any particular order and the table should be read as a whole)
	hold community activities (places to promote and use the Welsh language).
Telecommunication and information infrastructure	• proposals for telecommunication and information infrastructure, designed and located to respect the landscape and any special features and to avoid substantial radio interference, are acceptable (Policy PS 3). • developments that include modern telecommunications and information infrastructure will be supported (Policy PCYFF 3).
Renewable energy	• renewable energy developments provide an alternative low carbon option to traditional carbon emitting sources of energy; they help avoid cases of climate change and possibly provides a new source of income for communities; • renewable energy developments that respect the special features of the area of the Plan will be supported (Policy ADN 1 - ADN 3 & Policy PCYFF 5).

B2 This Section has highlighted the importance of Welsh to maintain and create distinctive and sustainable communities. The Section has referred to Policy PS 5 and Policy PS 1 in the Local Development Plan. Policy PS 5 sets out the need to safeguard, support and promote the use of the Welsh language as one of the sustainable development criteria. Policy PS 1 provides specific measures to support the Welsh language. The next Section of the Supplementary Planning Guidance focuses on providing guidance and advice on how to use Policy PS 1 of the Local Development Plan.

SECTION 2:

HOW TO MEET THE REQUIREMENTS OF POLICY PS 1

Part C - Guidance about the requirements of the Act, national policy and Policy PS 1 about assessing the likely effect of a proposal on the Welsh language and Welsh culture, and principles, frameworks and risk assessment processes

C.1 The Welsh Government's ambition is to "see a million people being be able to enjoy talking and using Welsh by 2050. The Government acknowledges that "there is no doubt that this is a challenging ambition" "if we are to realise the situation where Welsh is an integral element of all aspects of everyday life ... the whole nation needs to be part of the journey. Everyone has a role to play, and we want everyone to contribute to achieving our ambition. " It is important for applicants to understand therefore that there is an expectation for developments over the Plan period to contribute positively towards the sustainability and viability of the Welsh language and not only avoid contributing to a reduction in the proportion of the population that can speak the Welsh language.

C.2 The Priority of Gwynedd's Promotion Plan (2018 – 2023) for the first part of the Plan period, leading to the next Census in 2021, will be "to increase the opportunities for using the Welsh Language, to increase the confidence of those who don't consider themselves Welsh speakers, and also to look at opportunities that will help us keep young people in their communities" In doing so, one aim is to see the Welsh language given prominence in economic, housing and planning schemes locally in order to ensure that any schemes and developments contribute in a positive way towards the efforts to safeguard the Welsh language in our communities."

C.3 The Isle of Anglesey County Council Welsh Language Strategy (2016 - 2022) sets a vision to restore the percentage of Welsh speakers to the 2001 Census level. It includes three Priority Themes – Education, the Workplace, Welsh services and infrastructure and the community. In terms of communities it sets a target to "maintain the wards where 70% of the population speak Welsh and to increase the percentage in the other wards."

C.4 From a land use planning perspective, Section 31 of the Planning (Wales) Act 2015 revises section 70 of the Town and Country Planning Act 1990 by adding the following clause: "any considerations relating to the use of the Welsh language, so far as material to the application." This means that there is a duty, when determining a planning application, to include considerations in relation to the Welsh language, where relevant to that application.

C.5 Paragraphs 3.25 – 3.29 of Planning Policy Wales (Edition 10, 2018) deals with 'the Welsh language and creating Places ' from the perspective of the preparation of local development plans and making decisions on planning applications. Paragraph 3.28 states "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. Policies and decisions must not introduce any element of discrimination between individuals on the basis of their linguistic ability, and should not seek to control housing occupancy on linguistic grounds".

C.6 The Joint Local Development Plan Sustainability Assessment (influenced by information from the iterative Language Impact Assessment) has considered the impacts of the plan's strategy and policies on the viability of the Welsh language. The Joint Local Development Plan's strategy and

policies are based on a rational understanding of the possible implications for the Welsh language. They contribute to the creation of a social climate and conditions that facilitate the use of the Welsh Language. The Plan's Strategy, in paragraphs 5.12-5.15, includes a statement about how the two Planning Authorities have considered the needs and interests of the Welsh language in the preparation of the Local Development Plan and how the policies relating to the Welsh language interact with other policies.

C.7 Different types of developments necessary to maintain and create distinctive and sustainable communities take place to varying degrees. Matters requiring attention and, as such, the information necessary to reach a logical decision, will also vary.

C.8 Policy PS 1: The Welsh Language and Culture, safeguards, promotes and supports the use of the language. It is underpinned by Policy PS 5 Sustainable Development (criterion 4). A copy of these Policies is found in Appendix 1 of this SPG. By applying these Polices the Planning Services will consider the Welsh language, when it is appropriate to do so, within the legislative and relevant national planning policy requirements referred to above in paragraphs C.4 and C.5.

C.9 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (the DMPWO) provides a Standardised Application Form for planning applications in Wales and defines a 'valid' application. In order to register applications as 'valid', applicants must provide all information noted in the Standardised Application Form, e.g. plans, diagrams and certificates and any additional supplementary assessments. A local planning authority can refuse an application if the appropriate information is not provided.

C.10 In addition to the information required to validate applications, the Gwynedd and Anglesey County Council Planning Authority, as with every Local Planning Authority in Wales, will require additional supplementary assessments and reports in accordance with the policy requirements of the Local Development Plan. In accordance with Policy PS 1 of the Plan, information must be gathered and received about certain types of developments in order to reach a conclusion about the impact of the proposed development, and how the proposed development safeguards, promotes and supports the Welsh Language, e.g. are there any benefits to the language, does the proposal need to be amended, is there a risk to the well-being of the Welsh language and can the impact be mitigated in a way that mitigates risk, can the benefits be maximised, and how can the situation in the community be monitored.

C.11 When decisons are made about on a planning application, the emphasis will be on avoiding developments that would cause substantial harm to the character and balance language within a community. Planning authorities will take into account proposals, which seek to maximise the benefits where those considerations are relevant to the application.

Principles, Frameworks and Processes to Assess Likely Effect

C.12 When the Welsh language is a material planning consideration, determining whether a development has a positive, neutral or negative impact and determining the scale of the impact on the linguistic character of an area is highly complex. The linguistic character of an area depends on a number of influences beyond the use and development of land and one specific proposed development – or a combination of development. Even with all the information it would not be easy to measure it as the planning system cannot manage personal attributes (such as the ability to speak

Welsh in the future or the dynamics of its use). The system also cannot discriminate against a planning application on the grounds of an applicant's linguistic ability and the linguistic ability of the individuals who will occupy or use a property or land.

C.13 Assessing the likely effect on the Welsh language shares similar principles, frameworks and processes to those seen in other areas where there is a need to assess and address likely effects. They attempt to identify, understand and measure the future and the uncertainty of forecasting the harm (or benefit) that would arise from a current action. For example, in planning terms environmental impact assessments and sustainability assessments are well- established

C.14 The International Organization for Standardisation – ISO has published the International Standard 31000 on Risk Management.[1] Although in terms of risk (or likely detrimental or negative impact) described in the Standard, the same framework, principles and processes are appropriate to maximise benefits as well. Therefore, they are appropriate for assessments similar to Welsh language impact assessments. ISO 31000 provides principles and guidelines for generic use across all institutions and identify the following features of risk management/maximise opportunities effectively:

- an initial element of describing and establishing the context;
- components of the identification, analysis, assessment, and risk or opportunities; and
- activities to communicate and consult with stakeholders throughout the process.

C.15 It also encourages assessors to follow the following process:

Step 1- preparing for the Likely Impact Assessment, including defining the problem or issue correctly and designing the assessment;

Step 2 – carrying out the assessment of the likely impact;

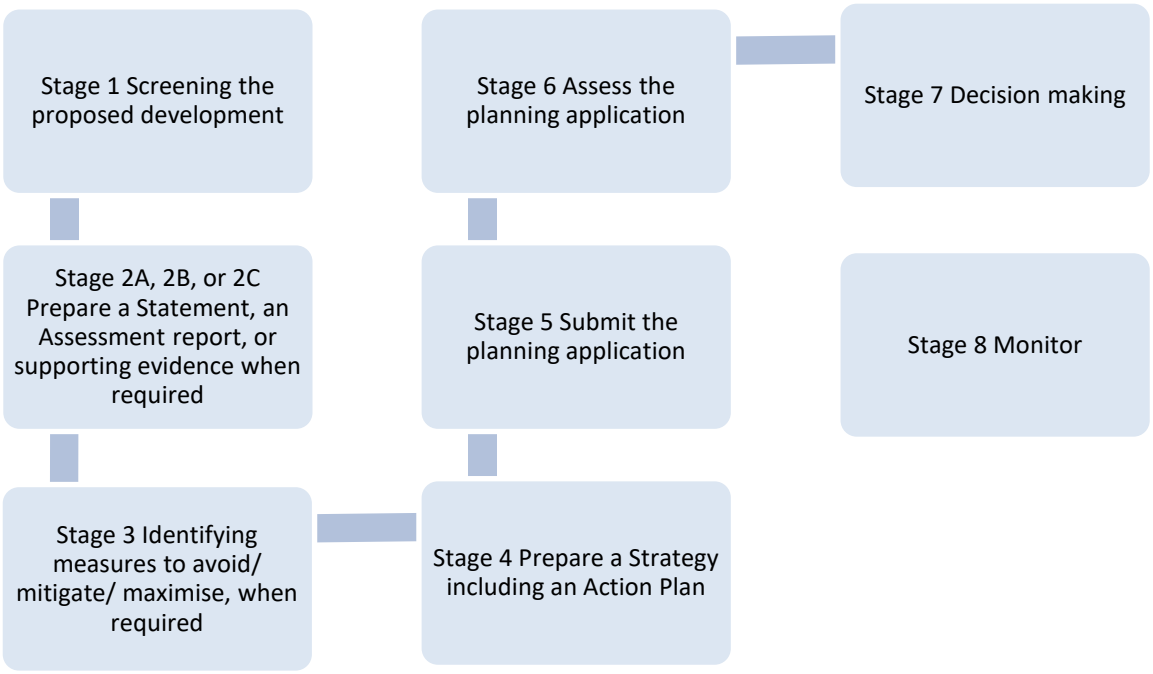
Step 3 - Identify and evaluate viable options and selecting ' Preferred ' Strategy to maximise the benefits, or face and/or address risk;

Step 4- preparing and proposing an action plan within the selected preferred strategy.

C.16 Diagram 3 gives a picture of the process of preparing a proposed development before it is submitted to the Planning Authority, their assessment by the Planning Authority and decision-making. It focuses on incorporating considerations about the vitality of the Welsh language in the relevant development. In the context of an assessment of the likely impact on the Welsh language the ISO measures described in paragraph C11 translates into steps 1 – 4 C11 in Diagram 3.

[1] International Organization for Standarization (2009) *Risk Management Principles and Guidelines*.

Diagram 3 Flow chart: formulating a development, its assessment and decision making



Stage 1: Screening the development

C.17 Diagram 4 explains the process of screening proposed development. In accordance with the principle of communication and consultation with stakeholders throughout the process, it emphasises the benefit to engage and consult with the planning service and other stakeholders during the pre-planning application stage in a manner that is proportionate to the scale and type of proposed development. If it is a 'major' development the Diagram raises awareness of the statutory requirement to undertake public consultation before submitting a planning application.

Which Method should be used and When

C.18 Policy PS 1 (1) a (2) refers to the circumstances where there will be a need for a "Welsh Language Statement (WLS)" and a "Welsh Language Impact Assessment Report" (WLIA). Given the above-mentioned context, the two tools or methodology follow similar processes. Diagram 9 in this Guidance provides guidance to applicants on the matters to consider when selecting a competent person to advise him/her and applying the methodology described in Appendices 7 and 8. The main difference is that WLIA is to be carried out "*when the proposed development is on an unexpected windfall site for large-scale housing development or the development of large scale employment which would see a significant flow of workforce*."1[2] The main characteristic of this category of developments is that they must follow the statutory pre-application consultation process. In accordance with ISO guidelines on managing risk/opportunities effectively (see C.10 – C.11 above) applicants for such

2 Policy PS 1 (2)

developments are expected to "undertake activities to communicate and consult with stakeholders throughout the process". There will be a difference also in the level of evidence of consideration given to the likely impacts associated with a Language Statement compared a Language Assessment. Appendix 7 and 8 highlight the differences further.

C.19 Diagram 5 and Appendix 5 provide a snapshot of when an impact assessment will be required to be submitted in the form of a Welsh language Statement and when it will be required in the form of a Welsh language Impact Assessment report.

DIAGRAM 4: STAGE 1 PRE-APPLICATION PERIOD: SCREEN THE DEVELOPMENT

Both Planning Authorities offer a pre-application advice service. When an applicant requires advice about the need for an assessment in the form of a Welsh Language Statement/ Impact Assessment the applicant is encouraged to use the pre-application service offered by the Planning Service - see Appendix 4 - useful contact details.

You should establish if there is a need to submit a Language Statement or report for a Language Impact Assessment— see diagram 5 and Appendix 5. If one or the other is required look at Appendix 7 and Appendix 8.

The pre-application period should be used to familiarise oneself with information about the influential community / area in order to gain an understanding of the range of matters requiring attention when drawing up the development and to be in the best position to carry out an assessment. See Appendix 2 - data sources and useful information about the Welsh language. The nature and level of engagement and consultation will be commensurate to the proposed development

Engage and consult during the pre-application period

When there is no need to submit a Welsh Language Statement or report about the Welsh Language Impact Assessment, and when the Welsh language will be relevant to the development, the applicant will be encouraged to record how consideration was given makes-to the viability of the Welsh language see Appendix 5 for good practice ideas. The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention.

See Appendix 6 for ideas on improvement or mitigation measures to address the impact of development

When there is no need to hold a statutory public consultation before submitting a planning application, the applicant is encouraged to engage with local relevant stakeholders and record the information in documents accompanying the planning application. The pre-application engagement method will need to be tailored to the nature of the proposed development and the matters that will need to be addressed. Examples of relevant local stakeholders can be seen in paragraph 18 in Appendix 7 and paragraph 16 in Appendix 8

Statutory pre-application public consultation must take place if the development reaches the statutory threshold given in the Act. Take a look at the Government's manual to see what type of development need to be subject to this statutory consultation. When Policy PS 1 asks for a Language Statement or report for a Language Impact Assessment the applicant is expected to publish the first draft of the work during the statutory pre-application public consultation period for the relevant stakeholders' attention (see paragraph 18 in Appendix 7 and paragraph 16 in Appendix 8) so that they are able to make representations to the applicant.

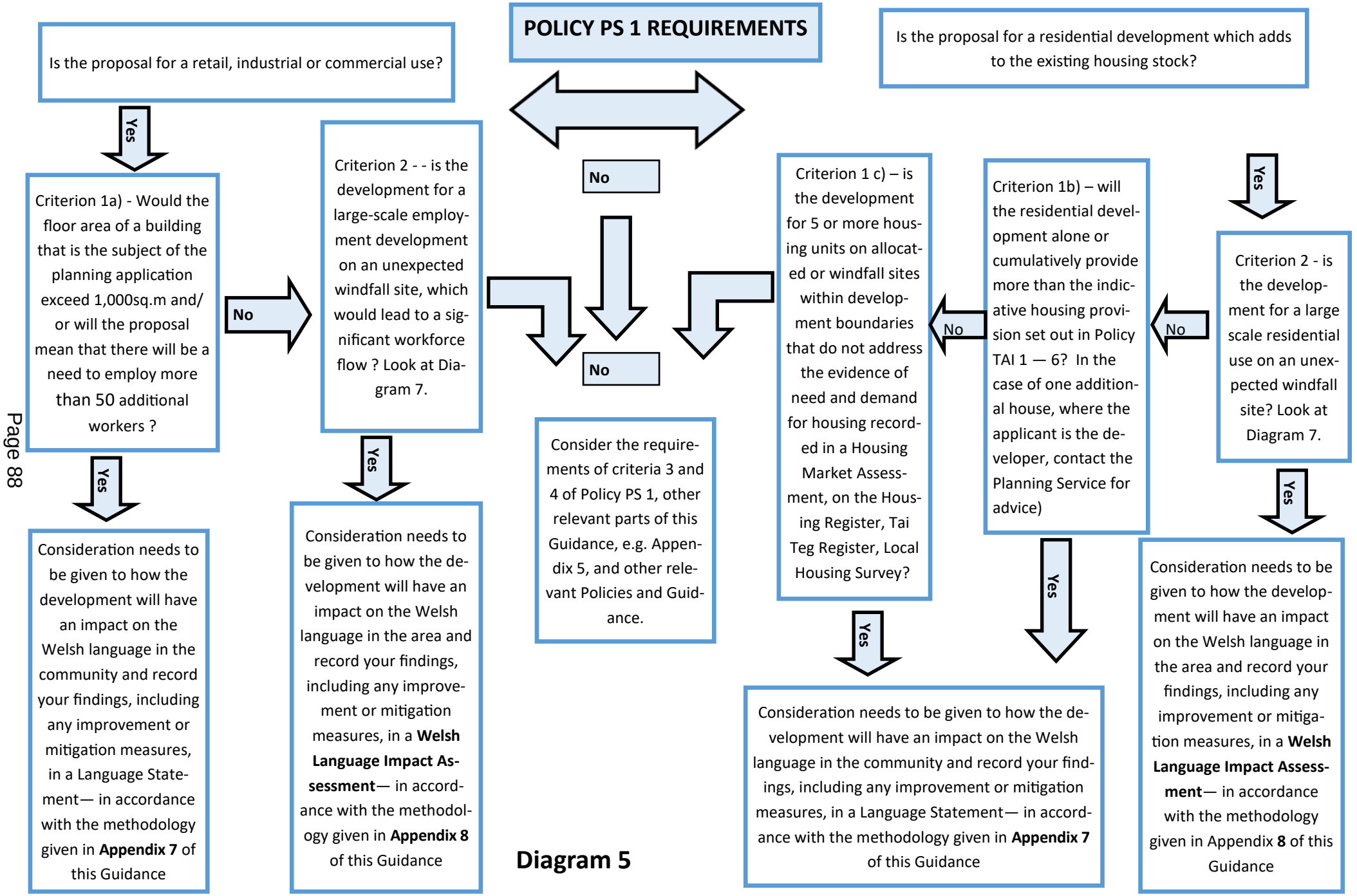

POLICY PS 1 REQUIREMENTS
Is the proposal for a retail, industrial or commercial use?
Yes
Criterion 1a) - Would the floor area of a building that is the subject of the planning application exceed 1,000sq.m and/ or will the proposal mean that there will be a need to employ more than 50 additional workers ?
Yes
Consideration needs to be given to how the development will have an impact on the Welsh language in the community and record your findings, including any improvement or mitigation measures, in a Language Statement— in accordance with the methodology given in **Appendix 7** of this Guidance
No
Criterion 2 - - is the development for a large-scale employment development on an unexpected windfall site, which would lead to a significant workforce flow ? Look at Diagram 7.
Yes
Consideration needs to be given to how the development will have an impact on the Welsh language in the area and record your findings, including any improvement or mitigation measures, in a **Welsh Language Impact Assessment**— in accordance with the methodology given in **Appendix 8** of this Guidance
No
No
Consider the requirements of criteria 3 and 4 of Policy PS 1, other relevant parts of this Guidance, e.g. Appendix 5, and other relevant Policies and Guidance.
Is the proposal for a residential development which adds to the existing housing stock?
Yes
Criterion 2 - is the development for a large scale residential use on an unexpected windfall site? Look at Diagram 7.
Yes
Consideration needs to be given to how the development will have an impact on the Welsh language in the area and record your findings, including any improvement or mitigation measures, in a **Welsh Language Impact Assessment**— in accordance with the methodology given in Appendix **8** of this Guidance
No
Criterion 1b) – will the residential development alone or cumulatively provide more than the indicative housing provision set out in Policy TAI 1 — 6? In the case of one additional house, where the applicant is the developer, contact the Planning Service for advice)
Yes
Consideration needs to be given to how the development will have an impact on the Welsh language in the community and record your findings, including any improvement or mitigation measures, in a Language Statement— in accordance with the methodology given in **Appendix 7** of this Guidance
No
Criterion 1 c) – is the development for 5 or more housing units on allocated or windfall sites within development boundaries that do not address the evidence of need and demand for housing recorded in a Housing Market Assessment, on the Housing Register, Tai Teg Register, Local Housing Survey?
Yes
Consideration needs to be given to how the development will have an impact on the Welsh language in the community and record your findings, including any improvement or mitigation measures, in a Language Statement— in accordance with the methodology given in **Appendix 7** of this Guidance

Diagram 5

Stage 2 Preparing a Statement, Assessment or Supporting Evidence

Matters to be considered

C.20 Diagram 2 in part A of this SPG illustrates how a distinctive and sustainable community will look. In the diagram and the B (and Section 3 Ch – D), it is evident that a number of different development can contribute to creating circumstances in which the viability of the Welsh language in communities is positively influenced. They contribute by creating, protecting or strengthening infrastructure to maintain or create places that generate circumstances that are favourable to maintaining Welsh medium and bilingual networks, transfer the Welsh language from one generation to another within the home and the community, and by generating new 'speakers'.

C.21 The easiest way to avoid negative effects or promote positive effects is to prepare thorough evidence to support the planning application for a particular development. Identifying the characteristics of the community and the factors that influence the places that are important to the viability of the language early on, offer the best opportunity for ensuring that the Welsh language is a consideration when developing the proposal. It is crucial that applicants ensure they have all the necessary information about the community, and information about planning policy and the conclusions of the assessment of the information is used objectively to anticipate the most likely cumulative impact on the Welsh language.

C.22 In accordance with ISO guidelines on risk management/opportunities effectively (see C.14 C.15 – above) applicants are expected undertake "activities to communicate and consult with stakeholders throughout the process". There will be a difference in the level of evidence of consideration given to the likely effects in a Language Statement compared with the Language Assessment. Appendices 7 and 8 highlight the differences further.

C.23 Anogir ymgeiswyr nad oes rhaid iddynt gynnal Ymgynghoriad Cyn Ymgeisio statudol ofyn am gyngor cyn cyflwyno cais cynllunio i gychwyn trafodaethau'n gynnar gyda'r Unedau Rheolaeth Datblygu o fewn yr Awdurdod Cynllunio berthnasol i drafod pa bolisïau sy'n berthnasol i'w cynnig a'r angen neu beidio am Ddatganiad Iaith Gymraeg neu Asesiad Effaith Iaith Gymraeg.

C.24 Applications for large unexpected development would also benefit from undertaking activities to communicate and consult with stakeholders early on in the process. Doing so from the outset will reduce the risk of delay in making decisions or in making a recommendation for refusing a planning application on the grounds of insufficient relevant information or objections by communities during the application's consultation period, on the grounds that there is insufficient information about the proposed development.

C.23 Table 2 sets out the main factors to be considered and the additional information required to assess the sustainability credentials of a development from a Welsh language perspective. Appendix 2 identifies acknowledged sources about the Welsh language in communities in the Plan's area at the time of preparing the Supplementary Planning Guidance. Applicants are expected to become familiar with the information about the community / area of influence, ensuring that they look for the most up-to-date acknowledged information available when

they prepare their planning application. The level of information required needs to be tailored to the nature of the proposed development and the matters requiring attention.

Table 2 - matters to consider and necessary additional information for assessing the characteristics of sustainable development from a Welsh language perspective

Subject	Matters to be considered	Additional information
The Welsh language	The importance of the Welsh language as part of the social and cultural character of the Plan's area is obvious. In a national context, the Plan's area contains the highest proportion of Welsh speakers in Wales (65.4% in Gwynedd and 57.2% in Anglesey, according to the 2011 Census). However, the Plan acknowledges that these figures show a fall in the number of Welsh speakers since the 2001 Census, when figures were 69% and 60% respectively. This fall is particularly notable as it brings the percentage of Welsh speakers further below the 70% mark. This is the figure that the Welsh Government Welsh Language Strategy acknowledges is required in order for the Welsh language to function as the community's everyday language. The percentage of Welsh speakers varies greatly across the Plan's area, with 87.8% recorded in one ward and 18.6% in another. The decline has impacted areas with a higher and lower proportion of Welsh speakers. In terms of current trends and the state of the Welsh language, a statistical record from different Censuses and various sources are found in Topic Paper 10A and 10B, and from other sources (see Appendix 1). Developments should not harm the social, linguistic and cultural characteristics of the communities. A combination of Policies could be relevant, for example: Policy PS 1 The Welsh Language and Culture, Policy TAI 8 An Appropriate Mix of Housing, Policy TAI 15 Threshold of Affordable Housing and their Distribution, Policy TAI 16 Exception sites, Policy CYF 3 Ancillary uses on employment sites,	Screening Process, Welsh Language Statement, or a Welsh Language Impact Assessment. The Screening Process takes place during the pre-application stage. When a Language Statement or a Welsh Language Impact Assessment report is not required, the screening process will highlight the opportunities for applicants to confirm, e.g. through a Planning Statement, that the proposed development is consistent with the aim of and Policy requirements of the Plan for the Welsh language. A Welsh Language Statement will be necessary to obtain more information about a development that meets the thresholds in criterion 1, a - c Policy PS 1. See Diagram 6 and Appendix 7 for more information. In accordance with criterion 2 of Policy PS 1, a large unexpected windfall development not identified or anticipated in the Joint

Subject	Matters to be considered	Additional information
	Policy CYF 4 New large single user industrial or business enterprise on sites which are not safeguarded or allocated for employment purposes, Policy ISA 2 Community Facilities. More information about the requirements of the Authorities can be obtained during the formal planning process or during the pre application stage in part 3 ~~D~~ of this SPG. Appendix 3 includes links to documents that give status to Welsh language considerations (e.g. Well-being Act 2015, Planning Act (Wales) 2015, Welsh language Measure (Wales) 2011) At a national level, Wales Planning Policy (2016), Technical Advice Note 20 (2017), Technical Advice Note 6 (2010) advise on giving consideration to the Welsh language when planning a development.	Local Development Plan will require a Language Impact Assessment. See Diagram 8 for a definition of 'large unexpected windfall development'. It will identify the relevant matters that need to be considered when planning relevant developments. It will show that negative impacts have been avoided from the outset or if there are any negative impacts, it will identify measures to safeguard, promote and improve the situation. See Diagram 7 of this SPG, as well as Appendix 8 for further information.

Welsh language Statement

C.25 Paragraph C.19 and Diagram 5 above explains the circumstances when a Welsh Language Statement will be required with an application. Diagram 6 overleaf explains its purpose, how to prepare it and who should be used to prepare a Statement. Appendix 7 goes on to provide more detail about how to prepare a Statement. Diagram 8 provides advice about how to select a competent individual.

C.26 Diagram 5 above explains the circumstances when it is necessary to provide a report for a Language Impact Assessment with a planning application. Diagram 7 provides more detail and provides an overview of its purpose. More details on how to undertake an impact assessment required to be presented in a report for a Welsh Language Impact Assessment can be found in Appendix 8.

Diagram 6

STAGE B1) PREPARING A WELSH LANGUAGE STATEMENT, WHEN REQUIRED

Purpose?

Preparing a Welsh Language Statement to accompany an application presents a number of benefits, particularly as a tool for demonstrating and communicating that sufficient consideration has been given to the language during the process of formulating the proposal. It is a process where information about likely effects of a proposed development is collected, collated and assessed by a competent person. The applicant will consider the the information as part of the work to prepare the application. It is required to show if development is going to contribute to create social climate and conditions that facilitate the use of the Welsh language in the local community. It allows the Authority to see whether the proposal meets the Plan's objectives and policies. It will assist the applicant, then the Authority, to determine what measures are required (embedded and/or managed by a planning condition or 106 Agreement) to eliminate or reduce the effects or to enhance a positive impact. It will also allow the Authority to decide whether the development would have such a negative impact on the language and the community that would justify a refusal of the application

How?

Appendix 7 to this Guidance sets out the Authority's requirements for the basic level of information required in a Language Statement

All proposed development are different to each other and therefore will be considered on its own merits. The scope and range of work for the Statement depends on what kind of development is, its scale, character and location of the site, % Welsh speakers, and the type of services and facilities currently provided in Welsh for the community.

Appendix 2 refers to recognised sources of information about the Welsh language at the time of preparing this Guidance in order to give the context.

It is important to engage and consult with the local community even if there is no statutory requirement to do so.

Who?

Consideration should be given to appointing an competent person to collect and analyse information to be recorded in the Language Statement. The need for the support of a competent person will depend on the size and type of the development. The applicant is responsible for paying for the work for the Welsh Language Statement. When it is decided to appoint a competent person, their role will be to ensure adherence to the Methodology set out in Appendix 7 and advise the applicant accordingly. See Diagram 9 in the Plan for a description of a competent person

PURPOSE?

The purpose of the Assessment is to establish the likely impact of a large-scale housing or employment development on an unexpected windfall site, on the area of influence in general, and on the Welsh language more specifically. If necessary, it will identify measures that will either mitigate negative impacts or safeguard / enhance / spread positive impacts. Carrying out the Assessment will be a way of identifying the cumulative impact on the Welsh language, be that positive, negative or neutral. It is a process where information about likely effects of a proposed development is collected, collated and assessed by a competent person who will advise the applicant. The applicant will consider the information as part of the work to prepare the development.

The planning application has to relate to a combination of two factors, namely that the site is an unexpected windfall one and that the development is for large scale housing development or one which creates significant job opportunities (which include retail and commercial). See examples of scenarios on the next page

WHEN?

Unexpected windfall site — this is assessed by looking at the Plan's strategy and policies and the evidence to support the strategy and policies, e.g. its location relative to the development boundary, the status of the site in Plan's policies, Urban Capacity considerations, when the site became available, whether or not it complies with relevant Plan policies.

Major housing development — for the purpose of criterion 2 Policy PS 1, it is a development that would mean having 10 or more housing units in a sub-regional Centre or Urban Service Centre, and means having 5 or more housing units in a Local Service Centre or village. The capacity of the site will be considered to determine whether the threshold has been reached, e.g. whether it would be possible to build more than the intended number of housing on site which would mean exceeding the threshold; and/or is the site only of a site, which, taken as a whole, would exceed the threshold

Large scale employment development that requires a significant flow of workforce:

i) Requires 10 or more workers; and

ii) That the jobs must be marketed beyond the following travel to work area in order to attract the workforce that have the relevant skills for the new jobs: Bangor and Holyhead; Pwllheli and Porthmadog; and Tywyn and Dolgellau. Please get in touch with the Department responsible for the development of the area's economy for information — see contact details in Appendix 4

HOW AND WHO?

Appendix 8 sets out the Authority's detailed expectations about how to go about undertaking a Language Impact Assessment and the expectations about the content of the report. In contrast to cases when it is necessary to undertake work associated with the preparation of a Language Statement, the applicant is expected to have a competent person to undertake a Language Impact Assessment — see Diagram 9 in the Guidance for a description of a competent person. The role of the competent person will be to undertake the assessment work in accordance with the Language Impact Assessment methodology and advise the applicant in accordance with the conclusions of the assessment. The applicant will be responsible for paying for the work.

Diagram 7

C27 Diagram 8 provides examples of circumstances when work to prepare a Welsh Language Impact Assessment will be required.

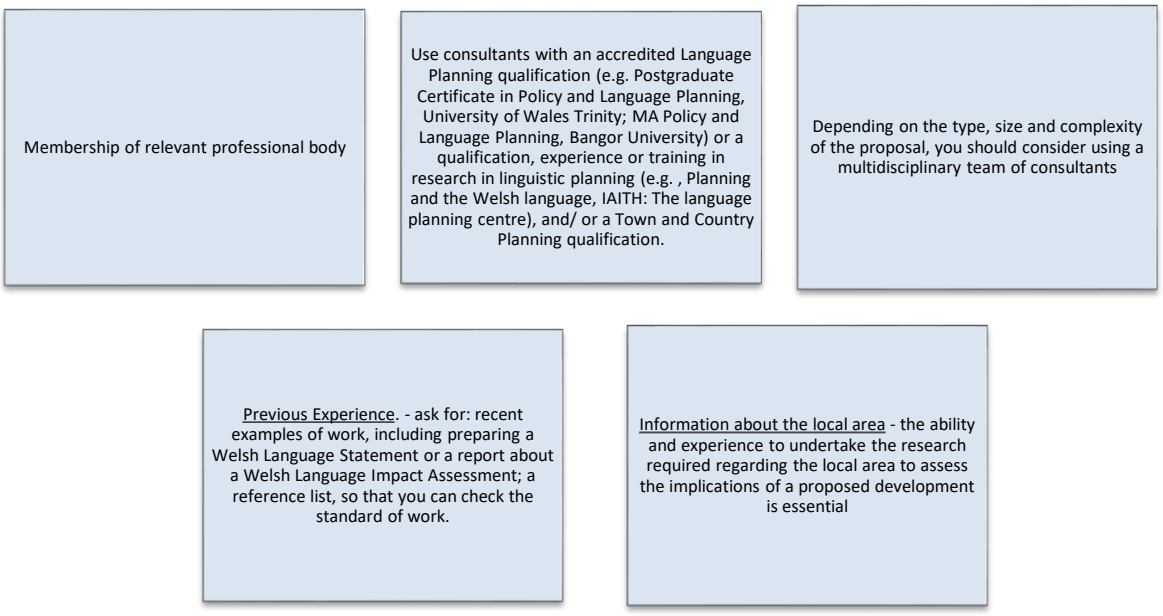
Diagram 8 examples of scenarios when a welsh language impact assessment would be required

Scenario 1 - the site is within the development boundary of an Urban Service Centre, e.g. Caernarfon, Llangefni. As it is not a housing allocation, it is a windfall site. When the Plan was prepared it was not a windfall site available for development, and developing it would result in more housing units on windfall sites than was anticipated at the time of preparing the Plan. The site is, therefore, an unexpected windfall site. The development is for 15 units. Based on this information, a combination of the circumstances referred to in criterion 2 of Policy PS 1 is seen. Consequently, a Welsh Language Impact Assessment is required.

Scenario 2 - the site is outside the development boundaries. It has not been safeguarded or allocated for employment. The development falls into Class B1 Use. It is, therefore, an unexpected windfall site. It is expected that 15 workers will be employed. Having consulted with the Economy and Community Department (Gwynedd Council) / Economic Development Service within the Regulatory and Economic Development Department (Anglesey County Council), it is anticipated that workers will move into the Plan's area or will travel from outside the Plan's area to jobs because of a shortage of skills locally or there is an insufficient supply of local workers who have the skills. Consequently, a Welsh Language Impact Assessment is required.

C.28 Before a competent individual is appointed, the applicant is expected to make enquires about their abilities and experience. Diagram 9 helps you to select a competent individual to provide advice and guidance to an applicant

Diagram 9: How to choose a competent person to advise and guide you with a Welsh Language Statement or a Welsh Language Impact Assessment



Other considerations included in Policy PS 1

C. 29 Signs and advertisements - Signs have a clear visible effect on the character of the area, including its linguistic character. They also provide an opportunity to promote the area's unique culture, which is significant in terms of the identity of different communities and the tourism industry. In the case of signs and advertisements that are subject to planning control, criterion 5 of Policy PS 1 promotes the provision of bilingual signage in public places that are part of the development. The Authorities recognise that some organisations and companies have strong brands and images already in use outside of Wales. If that brand and/or logo is one that depends on words (rather than an image) and it is not part of the identity of the organisation or company, the Authorities are keen to discuss the possibility of adjusting the brand to reflect its location in the Plan area. All organisations and companies will be able to ensure that all other signs and advertisements are bilingual. In circumstances where the signs/ advertisements (which could be, e.g. on an awning, window, door) it is an expectation within the Plan area for the wording on the signs/ advertisements to be bilingual, in Welsh and English. The Welsh language Commissioner's Office has published a "Guide to bilingual design", which contains references to the design of bilingual signs (see Appendix 3).

C.30 Place names – criterion 6 of Policy PS 1 encourages developers to use Welsh place names for developments, new house and street names in order to strengthen the linguistic character of communities. Both Councils encourage developers to retain old Welsh place names – Gwynedd Council's requirements and Anglesey Council's requirements. Using a new name that derives from historical, geographical or local links to the area would be a good idea. If the existing name is an original one or has been the name of the property for a number of years, particularly if it is a Welsh one, the Council will ask the applicant for the new name to reconsider, even if the proposed new name is a Welsh one. However, the final decision lies with the owner. The Welsh language Commissioner's Office has published "Guidance to standardise Welsh place names" (see Appendix 3).

Steps 3, 4 and 5: Identifying measures to mitigate/ avoid, preparing a strategy and presenting a planning application (see Diagram 3)

C.31 Diagram 10 describes the process of identifying measures to mitigate/ avoid, preparing a strategy and presenting a planning application

Diagram 10

STAGE 3 & 4 IDENTIFY MEASURES TO AVOID/ MITIGATE IF REQUIRED & PREPARE A STRATEGY, INCLUDING AN ACTION PLAN

Proposals should demonstrate how early consideration has been given to potential impacts on communities and the Welsh language. Careful consideration should be given to the negative and positive impacts of the development on places that are important to be able to transfer the Language and places that are important to create opportunities to use and learn Welsh. The Welsh Language Statement and the report about the Welsh Language Impact Assessment will record the considerations and steps taken to adapt the proposed development in order to address them

If potential negative impacts are identified, the following steps should be taken, in order of preference

a) Avoid negative impacts; and/ or

b) Reduce the impacts when they cannot be avoided; and/ or

c) Mitigate impacts that cannot be reduced.

If significant adverse effects cannot be adequately mitigated, the Language Statement and the report about the Welsh Language Impact Assessment will have to present persuasive justification to the Authority to explain why the applicant chooses moving forward with the planning application. It is expected for the evidence to explain why the attributes of the development (which are material planning considerations) outweigh the requirements of Policy PS 5 and criterion 3 of Policy PS 1.

If potential positive impacts are identified, when possible, the applicant is encouraged to consider if it is possible to take advantage / maximise those impacts

Appendix 6 lists examples of activities that can be used to avoid, reduce or mitigate adverse effects or strengthening/spread positive impacts or benefits of any development. The relevance of the activity will depend on the type, scale and location of the proposed development. It is expected that the competent person who advices the applicant will contact the relevant Menter Iaith and/or officicers with responsibility for promoting the Welsh language to discuss the measures, as well as discussing the matter with the planning officer.

STAGE 5 PRESENT A PLANNING APPLICATION

By the time the planning application that is ready to be submitted, it must be ensured that Stage 1 has been completed and, depending on the result of this stage, planning applications for development which is relevant to the Welsh language include the following:

i. When there is no need for a Welsh Language Statement or a Welsh Language Impact Assessment Report, a record of how consideration was given to the Welsh language when drawing up the planning application. The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement. ; or

ii. Language Statement; or iii. Report on the Language Impact Assessment.

Diagram 11

STAGE 6 ASSESS THE PLANNING APPLICATION THAT IS SUPPORTED BY A LANGUAGE STATEMENT OR REPORT ON A LANGUAGE IMPACT ASSESSMENT

WHO?

Planning Officer

HOW?

Step 1) seeks advice and guidance from a competent officer (s) within the Authority. The relevant competent officer will:

- Use the Screening process to determine whether the proposed development requires a Welsh Language Statement or a report about the Welsh Language Impact Assessment;
- Verify the Welsh Language Statement and the report about the Welsh Language Impact Assessment against the requirements of the relevant methodology set out in Appendix 7 and 8, as appropriate;
- Draw the Planning Officer's attention to any gaps in information included in the Welsh Language Statement and the report about the Welsh Language Impact Assessment ;
- Where relevant, advise the Planning Officer about any mitigation measures ore potential improvement measures;
- Advise the Planning Officer about the proposed Development's Welsh language credentials

HOW?

Stage 2) when the competent officer raises relevant issues, the Planning Officer will inform the applicant and ask for additional relevant information

Step 3) when there is a dispute between the planning officer and the applicant regarding evidence, depending on the scale of the conflict, the planning officer (in consultation with the competent officer within the Council) will employ an external competent person to check the evidence which is the subject of the dispute. The cost of the additional verification process will be paid for by the applicant, not the authority;

Step 4) The Planning Officer will seek the competent officer's guidance and advice about the external competent officer's conclusions and then discuss the matter with the applicant;

Step 5) The Planning Officer will consider the information received in steps 1—4 before completing the delegated report or Committe Report.

STAGE 7 MAKING THE DECISION—APPROVE OR REFUSE

WHO?

Planning Committee or Chief Planning Officer

WHICH CONSIDERATIONS?

Under the legislation, the Planning Committee or the Chief Planning Officer must make a decision on an application in accordance with the Local Development Plan, unless other matters note that this is inappropriate. The applicant in submitting the planning application also has a responsibility to provide sufficient information to enable the decision maker to make an informed decision about the development's sustainability (i.e. contribute to the social, economic, environmental and cultural well-being). The role of the decision maker is to note the advantages, note the harm, consider all matters, and balance them all in order to make a robust decision:

i. Conformity with policies in the Local Development Plan, unless material planning considerationsn indicate otherwise;

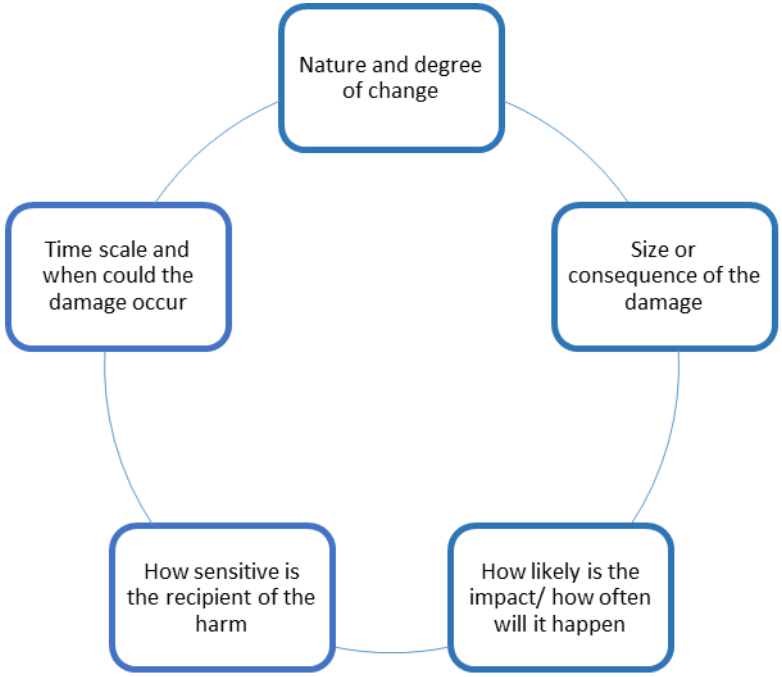
ii. Planning considerations can include the views of the public. Local opposition or support in itself is not a basis to refuse or give planning consent, unless it is based on planning reasons;

iii. Which planning conditions and/ or Section 106 Agreement obligations (i.e. suitable planning mechanisms) - see Appendix 6;

iv. Would it cause substantial harm to the character and language balance in the community, which cannot be avoided or mitigated in a satisfactory manner through the use of appropriate planning mechanisms. Bydd The determination of whether there is a risk of significant harm is a matter of fact and degree and this will be decided on the merits of individual cases based on the analysis of compelling evidence

What is ‘significant impact’?

Risk assessment principles are used to consider robust evidence to make the decision:



Step 8 Monitoring (see Diagram 3)

C.33 The implementation of the policies of the Local Development Plan and submission of a Welsh Language Statement or a report about a Welsh Language Impact Assessment will be monitored and reported on in the Local Development Plan's Annual Monitoring Report.

C.34 Here are the relevant indicators:

- Indicator D1: % Welsh speakers in 2021 in Anglesey and Gwynedd;
- Indicator D2: Approve planning applications where Welsh language mitigating measures are required; Indicator
- D3: The number of planning applications with a Welsh Language Statement or a Welsh Language Impact Assessment

C.35 Further information about the indicators can be found in Chapter 7 of the Joint Local Development Plan). As noted in the Monitoring Framework, the Planning Service, along with other relevant Services within the Councils and partner organisations (i.e. Hunaniaith and Menter Iaith Môn) will collaborate to monitor the Local Development Plan.

C.36 Where relevant, and in order to gather more information to analyse trends among Welsh speakers in the Plan's area, the Councils will undertake Research work at appropriate times during the Plan period. The statistical/ qualitative work, for example, will include:

- gathering data from the buyers of new houses in order to, for example, discover, where they lived before buying the new house, type of employment, opportunities to speak Welsh at work;
- contact local businesses or organisations to collect information that isn’t confidential about the number of people employed on a full/ part time basis; number of people that are able to speak Welsh; where new jobs are advertised.

C.37 This should help in discovering whether there is a correlation between new developments and the change (positive/negative) in the proportion of Welsh speakers in the community in order to provide evidence to review the policy in due course.

SECTION 3:

HOW TO SATISFY THE REQUIREMENTS OF STRATEGIC POLICY PS 5 AND PS 6

SECTION 3

Guidance about information requirements about the wider context

Part Ch Matters to consider and necessary additional information to support a planning application

Ch.1 Different types of developments necessary to maintain and create distinctive and sustainable communities take place to varying degrees. Matters requiring attention and, as such, the information necessary to reach a logical decision, will also vary.

Ch.2 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (the DMPWO) provides a Standardised Application Form for planning applications in Wales and defines a 'valid' application. In order to register applications as 'valid', applicants must provide all information noted in the Standardised Application Form, e.g. plans, diagrams and certificates and any additional supplementary assessments. A local planning authority can refuse an application if the appropriate information is not provided.

Ch.3 In addition to the information required to validate applications, the Gwynedd and Anglesey County Council Planning Authority, as with every Local Planning Authority in Wales, will require additional supplementary inspections and reports in accordance with the policy requirements of the Local Development Plan.

Ch.4 The next table gives guidance on matters that require consideration when aiming to improve the sustainable characteristics of the development. The table also highlights the different possible types of necessary additional supplementary inspections and reports (depending on the type of development and/or its location) to show how the proposed development can reach the best practice category. Some have been identified as part of the validation requirements referred to above and others are requirements associated with individual policies within the Local Development Plan.

Table 3 – Matters to be considered and additional information required to assess the sustainability credentials of development

Subject	Matters to be considered	Additional information
Landscape	Landscapes and seascapes are intrinsic parts of the special features of the Plan's area, contributing to their character and general sense of place. Sustainable developments are ones that protect and improve the character of the landscape and seascape of the Plan's area, along with the quality of the views of Snowdonia National Park, and which have been designed, located, scaled and landscaped to support and improve the key characteristics of the landscape, public views and open spaces. The Landscape Strategy provides information about the characteristics of the landscape according to the Landscape Character Area, whilst the Landscape Sensitivity and Capacity Assessment deals with the possible impact different types of developments would have on the landscape. Seascape Assessments (local and regional) identify the characteristics of seascapes around the Plan's area. Attention must also be paid to the Area of Outstanding Natural Beauty Management Plan and the relevant Statement of Value and Significance. Information about sourcing these documents can be found in Appendix 3.	Landscape and Visual Assessment The results of an assessment with a specific aim of ensuring that all possible impacts of change and development on the landscape and on views and visual amenities are considered when making decisions on planning applications. Landscaping Scheme A plan that contains details of new hard and soft landscaping in order to show how a development can be satisfactorily integrated into the nearby area.
Wildlife and geology	'Wildlife' or 'biodiversity', geology and geomorphology of an area is responsible for many of the unique views, aromas and sounds of the countryside. Protecting and improving them is therefore crucial to protect the special features that define the area. Sustainable developments are those that protect and improve wildlife, geology and geomorphology. Attention will have to be	Biodiversity Survey and Report The results of any necessary ecological inspections and recommendations for avoiding, reducing and rectifying any harmful impacts of a development. See Technical Advice Note 5 and Supplementary Planning Guidance Good practice in

Subject	Matters to be considered	Additional information
	paid, for example, to the Local Biodiversity Implementation Plan, and statements of value of relevant Wildlife Sites. Information about sourcing these documents can be found in Appendix 3.	protecting biodiversity when planning and developing (to be published). Trees survey A survey of the trees that are endangered as a result of the development and a report outlining the recommendations for avoiding and reducing detrimental impacts and improving the tree provision.
Heritage	Cultural Heritage is an important element of the features and character of the Plan's area. Conserving it maintains these characteristics, and the advantages that these characteristics bring residents and visitors to the area. Sustainable developments protect and improve archaeological, architectural, historical, and/or cultural assets, and promotes the area's folklore, art, literature and music. The setting and significant scenery of designated cultural heritage assets, including scheduled ancient monuments, listed buildings and conservation areas, are as important as the asset itself. Attention will have to be paid, for example, to Conservation Area Character Evaluations, World Heritage Sites Management Plans. Information on sourcing these documents can be found in Appendix 3.	Heritage Impact Assessment 'Heritage Impact Assessments in Wales' (CADW) highlights what should be included in a 'Heritage Impact Statement' - see Appendix 3. See also Technical Advice Note 24 The Historic Landscape, Heritage Impact Assessments in Wales (CADW), and Supplementary Planning Guidance Heritage Assets (to be published).
Pollution and waste control	Managing waste and pollution produced as a result of a development helps safeguard the area from the negative effects of pollution, it improves environmental and public health which, in	Noise Assessment

Subject	Matters to be considered	Additional information
	turn, benefit the area's economy. Pollution comes in many forms, and it follows a number of pathways. Sustainable developments consider all relevant sources, pathways and consignees of pollution and waste. Sustainable developments also respect quality of life, the protection and improvement of health, and the amenities of residents and wildlife. Where possible, construction work and carrying out developments should be designed to reduce the amount of waste generated and should help reuse and recycle waste materials. Good practice guidances on managing building waste are available from Construction Excellence Wales, see Appendix 3.	A report on the effects of noise generated by construction work and in carrying out the proposed development. See Technical Advice Note 11 Noise (1997). Air quality assessment The assessment should compare the current situation with the likely situation following the development's completion (including other proposed development), and determine the changes in air quality anticipated.
Transport	Transport links in the area and for the area provide access to essential facilities and services and work, and also facilitates opportunities for people to enjoy the special characteristics of the area. There is a good network of footpaths and cycle paths in the area for residents and visitors, which encourage people to be active; public buses and trains reduce the number of private vehicles on the roads and reduce congestion, noise pollution and carbon emissions. Sustainable developments reduce the need for travel by locating them close to essential facilities and services. Locating developments in places that are close to footpaths, cycle paths and public transport reduces the need for travelling in a private vehicle. In some rural, more secluded communities, people have little choice but to travel in a private car.	Transport assessment Characteristics of the existing transport network to and from the site, possible impacts from the development during the construction and implementation phase, and methods of mitigating any detrimental impacts / promoting positive impacts, such as sustainable transport methods. See Technical Advice Note 18 Transport.

Subject	Matters to be considered	Additional information
Sustainable design and construction and climate change	An important element of planning for sustainable development is to reduce the contribution the area makes to cases of climate change by reducing carbon emissions. In order for a development to be genuinely sustainable, it must be designed and built with the aim of tackling the threat deriving from climate change. Development proposals in the area can help achieve this aim by avoiding areas at risk of flooding now, or that are anticipated to be at risk in future, and by building sustainable drainage systems (SUDS), and by connecting and improving the green infrastructure network in the area to help wildlife and help it adapt to a changing climate. Information about sourcing these documents can be found in Appendix 3.	<u>Design and Access Statement</u> An explanation of the principles and design concepts applied to specific aspects of the proposal, including sum, setting, scale, landscaping, and appearance of the development. See Technical Advice Note 12 Design (2016). <u>Flood Consequence Assessment</u> The details of the size and likelihood of flooding on the site, along with any direct and indirect impacts farther downstream. See Technical Advice Note 15 Development and Flood Risk (2004). <u>Environmental Statement</u> The results of the Environmental Impact Assessment (EIA) required for proposals that are likely to have a substantial environmental impact. <u>Water Conserving Statement</u> A statement that refers to the preventive measures and water conserving measures that could be taken and which were considered at the beginning of the process of developing proposals, which ones were selected and the way they would be included in the proposed development.

Subject	Matters to be considered	Additional information
		Energy Statement A statement that refers to the energy efficiency measures considered as part of the proposal and how they will be implemented. The Statement should be submitted on its own or as part of a Design and Access Statement.
Housing mix and viability	An important element of maintaining and creating distinctive and sustainable communities is to meet the needs of different households in the area's communities, now and in future.	An Affordable Housing Statement Supporting information about matters involving affordable housing provision on the site and away from the site, including: • number of units (market and affordable); • number of bedrooms; • location of the different market and affordable units; • affordable homes tenure (for rent, part ownership, intermediate affordable homes); • pro forma viability information; • the details of any Housing Association or other registered provider who is a partner in the development; • 106 Section draft agreement templates. See SPG Affordable Housing (to be published). Housing Statement

Subject	Matters to be considered	Additional information
		Supporting evidence to confirm how the development addresses the local demand and need for market housing and affordable housing; commitment in terms of the provision of affordable housing (percentage, size, type and tenure mix); and any other supporting information to justify departure from Policy requirements. In accordance with sustainable development principles the Housing Statement should also confirm the final mix of market housing and the arrangements to integrate market and affordable housing, subject to agreement about reserved matters. See the SPG Housing Mix (adopted November 2018)
Local services and local facilities	Technical Advice Note 4, Retail and commercial development (2016) states that every application for a retail development with a gross floor surface area of over 2,500 square metres, should be supported by an impact assessment that provides evidence about the choice of site, economic impacts and other impacts, access and environmental impacts. Policy MAN 3 notes the possibility that assessments will also be required for some smaller developments, since a development that is smaller than the national threshold could have a substantially detrimental impact on the area's town centres. As well as maintaining town centres, retaining a local service or a community facility is important in maintaining and creating distinctive and sustainable communities. Policy MAN 4 and Policy	<u>Retail Impact Assessment</u> Report on the impact of the development on retail services in the local area. <u>Marketing Statement</u> The required evidence could include details of use and previous accounts, and details of campaigns, with the aim of finding a new owner to take on the existing use. Evidence of marketing will also have to be submitted in order to show that every effort has been made to ensure suitable

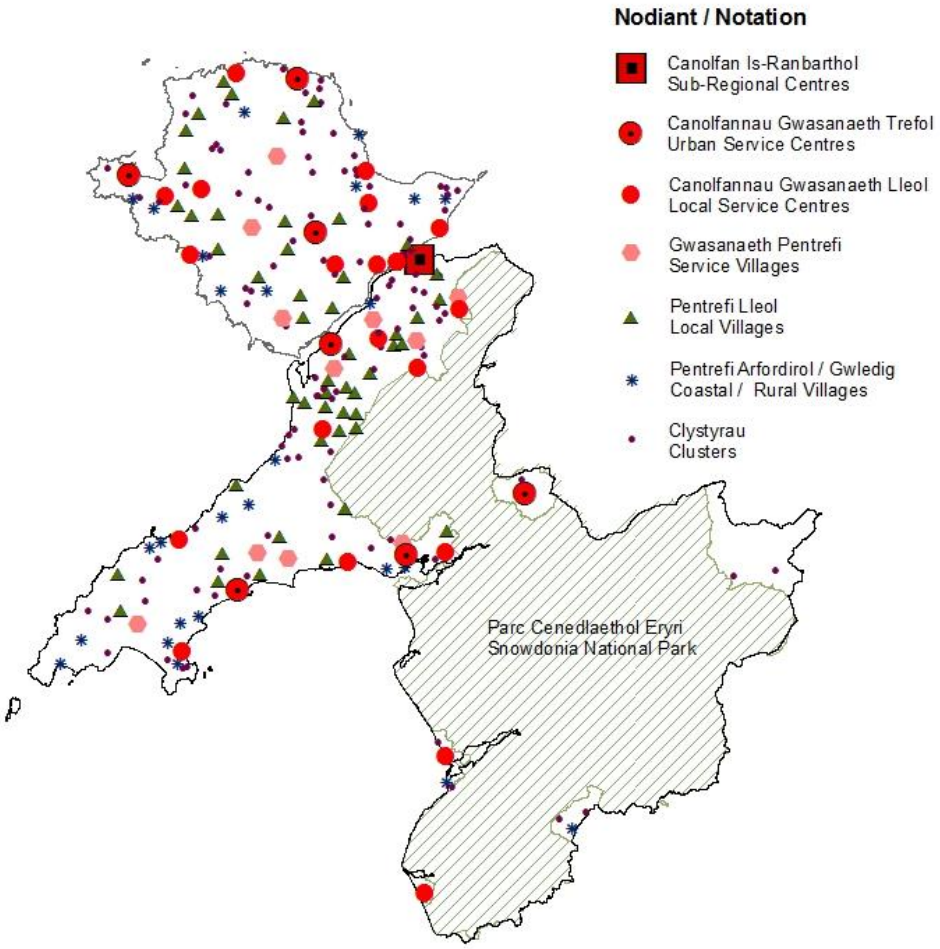
Subject	Matters to be considered	Additional information
	ISA 2 provide the exceptional circumstances in which losing these services and facilities could be considered.	commercial building in the case of a proposal for re-use, to convert rural buildings for residential use. See SPG change of use of community facilities and services, employment sites and retail units (to be published)

Part D: Where can development take place?

Settlement Strategy

D.1 The location of the development is also important to ensure a sustainable development. The Local Development Plan contains a Settlement Strategy (towns / centres and villages), which includes a spatial pattern that attempts to balance social, cultural, economic and environmental needs (Chapter 5, paragraph 5.7 of the Plan). The spatial distribution of housing growth is closely associated with employment areas in the Plan, which has strategic significance.

D.2 Map 1 shows the location of settlements within the Local Development Plan area and identifies their role within the Settlements Hierarchy.



D.3 See Appendix 4 of the Local Development Plan to see to which category individual settlements belong. The table below also refers to the housing tenure that will be promoted under the relevant policies. Unless specific restrictions have been identified in individual settlements, the bigger or more significant a settlement is in terms of its jobs and services, the greater the range and scale of developments supported within.

D.4 The table below briefly describes the housing growth level expected in the three main layers of the Settlements Tree, namely:

- Sub-regional Centre and Urban Service Centres;
- Local Service Centres;
- Service, Local, Coastal and Rural Villages and Clusters

Table 4 - Level of growth per settlement category in the Settlement Hierarchy

Settlement category	**% housing growth (Policy PS 17)**	**Type of Development**
Sub-regional Centre Urban Service Centre	53%	• Policy TAI 1, Policy TAI 8 and Policy TAI 15 - Mix of new homes, in terms of type and tenure (open market housing and affordable houses), on designated or windfall sites (which includes converting suitable buildings and rural exception sites). • Policy PS 15, Policy MAN 1 and Policy MAN 3 - Retail and commercial developments (including shops, eateries, banks), with the emphasis on protecting and strengthening designated town centres in the first place. • Policy TWR 1 and Policy TWR 2 - Ancillary tourism developments, including serviced accommodation and self-catering, and visitor attractions / facilities. • Policies ISA 1 - 2 and Policies ISA 4 - 5 - Community services and facilities, including public transport hubs, libraries. • Policy CYF 1 - Other developments that provide employment to support the economy, focusing initially on protected or designated business and industrial sites.
Local Service Centre	22%	• Policy TAI 2, Policy TAI 5 and Policy TAI 8 and Policy TAI 15 - Mix of new homes - in terms of type and tenure (open market housing and affordable housing in every Local Centre, except for those named in Policy TAI 5 that require local market housing and affordable houses) on allocated or windfall sites (which includes converting suitable buildings and rural exception sites). • Policy PS 15, Policy MAN 1 and Policy MAN 3 - Retail and commercial developments (including shops, eateries, banks), with the emphasis on protecting and strengthening designated town centres in the first place. • Policy TWR 1 and Policy TWR 2 - Ancillary tourism developments, including serviced accommodation and self-catering, and visitor attractions / facilities. • Policies ISA 1 - 2 and Policies ISA 4 - 5 - Community services and facilities, including public transport hubs, libraries.

Settlement category	**% housing growth (Policy PS 17)**	**Type of Development**
		• Policy CYF 1 - Other developments that provide employment to support the economy, focusing initially on protected or designated business and industrial sites.
Local / Coastal / Rural Villages	25%	• Policy TAI 3, Policy TAI 5 and Policy TAI 8 and Policy TAI 15 - Mixture of new homes, - in terms of type and tenure (open market housing and affordable housing in every Service Village, except for those named in Policy TAI 5 that require local market housing and affordable housing) on designated or windfall sites (which includes converting suitable buildings and rural exception sites). • Policy MAN 4 and Policy MAN 5 - Safeguarding shops and pubs in villages and facilitate greater provision. • Policy TWR 1 and Policy TWR 2 - Ancillary tourism developments, including serviced accommodation and self-catering, and visitor attractions / facilities. • Policies ISA 1 - 2 and Policies ISA 4 - 5 - Community services and facilities. • Policy CYF 6 - New business or industrial enterprises on an appropriate scale and in an appropriate location or in a suitable building.
		• Policy TAI 4, Policy TAI 5 and Policy TAI 8 and Policy TAI 15 - Mix of new homes, in terms of type and tenure (open market housing and affordable housing in every Village, except for those named in Policy TAI 5 that require local market housing and affordable housing) on small windfall sites (which includes converting suitable buildings and rural exception sites). There are no housing designations in the Villages. • Policy MAN 4 and Policy MAN 5 - Protecting shops and pubs in villages and facilitate greater provision. • Policy TWR 1 and Policy TWR 2 - Ancillary tourism developments, including serviced accommodation and self-catering, and visitor attractions / facilities. • Policies ISA 1 - 2 and Policies ISA 4 - 5 - Community services and facilities. • Policy CYF 6 - New business or industrial enterprises on an appropriate scale and in an appropriate location or in a suitable building.

Settlement category	**% housing growth (Policy PS 17)**	**Type of Development**
Clusters		• Policy TAI 6 - a mixture of different types of affordable housing only, on small windfall sites (including converting suitable buildings). There are no housing designations in the Clusters. • Policies ISA 1 - 2 and Policies ISA 4 - 5 - Community services and facilities. • Policy CYF 6 - New business or industrial enterprises on an appropriate scale and in an appropriate location or in a suitable building.
The Countryside		• Policies PCYFF 1 - PCYFF 2 and Policies TAI 7 - new houses that enable rural enterprise workers (e.g. farms) to live close to their workplace, and affordable housing through converting suitable buildings if the building's use is not economically viable. • Policy TWR 1 and Policy TWR 2 - Ancillary tourism developments, including serviced accommodation and self-catering, and visitor attractions / facilities. • Policy TWR 3 and Policy TWR 5 - Caravan, chalet and alternative camping accommodation sites for visitors • Policy CYF 6 - New business or industrial enterprises on an appropriate scale and in an appropriate location or in a suitable building.

D.5 Table 5 overleaf summarises the relevant information requirements in relation to the wider context. Following the requirements of the Policy and the requirements noted in this Guidance will avoid unnecessary delay during the decision-making process. The lack of sufficient relevant information to be able to come to a conclusion about the impact of the development will be a reason to refuse a planning application**.**

Table 5: summary of the relevant information requirements in relation to the wider context.

MATH O DDATBLYGIAD /TYPE OF DEVELOPMENT		PWNC: Yr iaith a diwylliant Cymraeg/The Welsh Language and Culture	Tirwedd/ Landscape	Bywyd Gwyllt a Daeareg/ Wildlife and Geology	Treftadaeth/ Heritage	Rheoli Llygredd a Gwastraff/ Waste and Contamination Management	Cludiant/ Transport	Dyluniad/ Design	Cymysgedd a Hyfywdra Tai/ Housing Mix and Viability	Gwasanaethau a Chyfleusterau Lleol/ Local Services and Facilities	MATH O ANHEDDLE: Canolfan Is-ranbarthol/ Sub-Regional Centre	Canolfannau Gwasanaeth Trefol/ Urban Service Centres	Canolfannau Gwasanaeth Lleol/Local Service Centres	Pentrefi Gwasanaeth/ Service Villages	Pentrefi Lleol/Arfordirol/ Local Coastal Villages	Clystyrau /Clusters	Cefngwlad/ Countryside
TAI	10+	★	★	★	☆	★	★	★	★	★	★	★	★	★	★	★	★
	5 I 9	★	★	★	☆	★	★	★	★	★	☆	☆	★	★	★	★	★
	2 I 4															★	★
	1															★	★
	Deilydd Tŷ																
CYFLOGAETH	Mawr	★	★	★	☆	★	★	★		★	★	★	★	★	★	★	★
	Bach													★	★	★	★
	Newid Defnydd																
CYFLEUSTERAU A GWASANAETHU CYMUNED		★	★	★	☆	★	★	★		★				★	★	★	★
IS ADEILEDD TELATHREBU			★	★	☆			★								★	★
YNNI ADNEWYDDADWY			★	★	☆	★		★								★	★

Allwedd/Key

★ Yn bendant/definitely

☆ O bosibl/possible

APPENDICES

APPENDIX	NAME
1	Policy PS 1, Policy PS 5 and Policy PS 6
2	Useful sources of data and information about the Welsh language
3	List of useful documents
4	List of useful contacts
5	Screening process
6	Possible mitigation and improvement measures - Welsh language
7	Methodology for preparing a Welsh Language Statement
8	Methodology for preparing a Welsh Language Impact Assessment

Here is a copy of Policy PS 1, Policy PS 5 and Policy PS 6 of the Local Development Plan adopted on 31st July 2017

STRATEGIC POLICY PS 1: WELSH LANGUAGE AND CULTURE

The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:

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:**
   a. **Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or**
   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**
   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.**
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;**
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;**
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;**
5. **Expect that Welsh names are used for new developments, house and street names**.

Explanation:

6.1.6 It is intended that all of the measures outlined in the paragraphs that precede this Policy will support communities and the Welsh language. The Plan's key objectives demonstrate a commitment to the promotion of balanced, sustainable and distinctive communities. This means that the Plan includes policy tools to allow local communities to change and grow sustainably and to address the needs of all members of society. There are a number of strategic and detailed policies that will provide an explanation about how development proposals will be managed. On the whole, the Sustainability Assessment (that was informed by the Language Impact Assessment) takes a positive view of the Plan's policies and proposals on the basis that the development takes place on an appropriate scale and in appropriate places, and includes measures to promote the positive impacts and measures to mitigate negative impacts.

6.1.7 As can be seen in criteria 1 and 2 in Policy PS 1, in order to make an informed judgment at a planning application stage, information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged at the Plan preparation stage. Policy PS 1 reinforces other relevant policies in the Plan, which provide details on the assumptions made, e.g. the level of housing growth per settlement (Policies TAI 1 – TAI 6); that housing development will provide an appropriate choice of market housing and affordable housing (Policy TAI 8). If there is uncertainty, pre-application planning advice should be sought from the Local Planning Authority as to whether a Statement or an Assessment should be provided. Having signs in Welsh and English, and Welsh place and property names are a clear indication of the character of the area, including its linguistic character. A 'Maintaining and creating distinctive and sustainable communities' Supplementary Planning Guidance and a 'Type And Mix Of Housing' Supplementary Planning Guidance will be published to provide further guidance on the matter. They will explain the type and location of developments that are likely to be acceptable in the Plan area, and will explain the relevant planning considerations. The 'Creating and Maintaining Distinctive and Sustainable Communities' SPG will describe what is expected to be included in a Signage Plan to promote bilingual signs, e.g. public information signs, advertisements, display advertisements. The statement or report on the Assessment will allow the developer to explain the application in more detail and to consider the possible positive and negative effects on the community and its linguistic balance. The SPGs, for example, will look for evidence that the proposal has been discussed with Community, City and Town Councils and local community groups to obtain information and ask for their opinion, and that consideration has been given to surveys about the local housing market, and/ or the labour market. In addition, they will refer the applicant to such assistance as is available from the Office of Language Commissioner about designing bilingual signage and marketing material and the advice that is available to the private sector by the Welsh Government/Business Wales regarding bilingualism.

STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT

Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. All proposals should:

1. **Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6;**
2. **Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 17, PS 13 and PS 14;**
3. **Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;**
4. **Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1;**
5. **Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social**

and economic contribution and sustainable use of them in accordance with Strategic Policy PS 20;

6. **Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 19;**

7. **Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;**

8. **Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.**

Proposals should also where appropriate:

9. **Meet the needs of the local population throughout their lifetime in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS 16;**

10. **Promote a varied and responsive local economy that encourages investment and that will support Centres, Villages and rural areas in accordance with Strategic Policy PS 13;**

11. **Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS 13;**

12. **Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4;**

13. **Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF 3.**

STRATEGIC POLICY PS 6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

In order to alleviate the effects of climate change, proposals will only be permitted where it is demonstrated that they have fully taken account of and responded to the following:

1. **The energy hierarchy:**
    i. **Reducing energy demand;**

ii. **Energy efficiency;**
iii. **Using low or zero carbon energy technologies wherever practical, viable and consistent with the need to engage and involve communities; protect visual amenities, the natural, built and historic environment and the landscape.**

2. **Reducing greenhouse gas emissions, help to reduce waste and encourage travel other than by car.**

In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of and responded to the following:

3. **Implementing sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;**
4. **Locating away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, taking account of a 100 years and 75 years of flood risk in terms of the lifetime of residential and non-residential development, respectively, unless it can be clearly demonstrated that there is no risk or that the risk can be managed;**
5. **Be able to withstand the effects of climate change as much as possible because of its high standards of sustainable design, location, layout and sustainable building methods (in line with Policy PCYFF 3);**
6. **Safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;**
7. **Ensuring that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;**
8. **Aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems (in line with Policy PCYFF 6).**

Here is a list of recognised sources of data and information that will give a picture of communities, and in particular the Welsh language. These are the recognised sources at the time of preparing the Guidance. Applicants will be expected to use the information in the latest editions of the sources as well as any other relevant recognised sources available at the time of preparing the planning application.

1) The **Census of the Population** is the key source of information about the number of people who can speak Welsh. The Census includes everyone in Wales. Census estimates describe the features of areas down to very small geographical units, and they are used to understand similar characteristics and the differences in the population locally, regionally and nationally.
    - http://llyw.cymru/statistics-and-research/census-population-welsh-language/?skip=1&lang=en

   The Census also provides information about Welsh language ability among three- and four-year old children. This measure has been used, together with data on Welsh speaking adults in the households where those children reside, to infer rates of intergenerational transmission of Welsh (where one or more of the adults responsible for rearing the child/ children are able to speak Welsh). The Census data shows that there is a strong relationship between children's ability to speak Welsh in early years (i.e. three to four years of age) and their parents'/ carers' ability to speak Welsh. Transmission data is available at a level below local authority level (the level of combined wards and wider middle layer output areas). Although it is not possible to identify individuals from the data, the numbers in some areas are very small so care should be taken when analysing any differences between areas based on those small numbers.

Data analysis of the 2011 Census is avilable on the Welsh language Commissioner's website http://www.comisiynyddygymraeg.cymru/Cymraeg/Polisi,%20ymchwil%20a%20data/Pages/Dadansoddiad-Cyfrifiad%202011.aspx. Research sources and research reports are available in the official statistics section of the Welsh language Commissioner on the Commissioner's website that may be of use in gathering evidence for the use of Welsh in communities: http://www.comisiynyddygymraeg.cymru/Cymraeg/Polisi,%20ymchwil%20a%20data/Ystadegau%20Swyddogol%20Comisiynydd%20y%20Gymraeg/Pages/Ystadegau-Swyddogol-Comisiynydd-y-Gymraeg-.aspx
Applicants should also check the Statiaith.com website, which is a comprehensive source of data on the language. It provides census data along with data from other sources. The website includes a number of interactive maps that will enable you to look at data for different geographic levels. There are additional data on patterns of language transfer in different parts of Wales: https://statiaith.com/blog/cyfrifiad-2011/trosglwyddor-gymraeg/dadansoddi-trosglwyddo-2011/.
There is also alternative analysis of the census data such as maps of the distribution of speakers of the Welsh language during work hours: https://statiaith.com/blog/cyfrifiad-2011/mapiau-am-y-gymraeg-o-gyfrifiad-2011/cyfrifiad-2011-poblogaeth-diwrnod-gwaith/

   The next Census will be held in 2021. The Office for National Statistics is currently investigating the possibility of moving to a census based on administrative data after 2021.
    - https://www.ons.gov.uk/census/censustransformationprogramme/administrativedatacensusproject

2) Information about the number of Welsh speakers can also be found from the **National Survey for Wales**. The National Survey for Wales is a survey of households, of about 12,000 people per year across the whole of Wales. The results are used by the Welsh Government to help make Wales a better place to live. Information is gathered about the

population's Welsh language abilities, as well as their fluency and frequency of use of Welsh. Data from the National Survey for Wales is used for national indicators for the Well-being of Future Generations Act.

- http://gov.wales/statistics-and-research/national-survey/?skip=1&lang=en

The Welsh Government's strategy 2050: million Welsh speakers includes useful data and information at national level.

See in particular: technical report: Projection and trajectory in the number of Welsh speakers aged three and over, 2011-2050

https://gov.wales/docs/dcells/publications/170725-technical-report-projection-and-trajectory-for-the-number-of-welsh-speakers-cy.pdf

3) The **Annual Population Survey** also gathers information about respondents' ability to speak Welsh and how often they speak it.
   - https://statswales.gov.wales/Catalogue/Welsh-Language

   Historically, estimates of household surveys about Welsh language ability were considered to be higher than those produced by the Census. The differences in the ways that these surveys and the Census have been conducted are likely to have affected the results. The Census gave everyone a questionnaire to complete themselves, and the National Survey for Wales used face-to-face interviews with one individual aged 16 years or over. The Annual Population Survey uses some face-to-face interviews and some telephone interviews with adults aged 16 years and over. It may be that people are more willing to say that they speak Welsh in surveys led by an interviewer.

4) More detailed information about fluency among Welsh speakers, and their use of the Welsh language in a variety of settings, is available in **the Language Use Surveys** of 2004–06 and 2013–15. This survey is not intended to provide new estimates of the number of people who speak Welsh in Wales. Rather, it provides information about adults and young people who speak Welsh, how well they can speak it, how often, where, when, and with whom they use it.
   - http://llyw.cymru/statistics-and-research/Welsh-language-use-survey/?skip=1&lang=en

5) There is not much administrative data available about the Welsh language, apart from education data. Data is available for children within the statutory education system via the **Pupil Level Annual School Census** (PLASC). The PLASC gathers information about fluency in the Welsh language, speaking Welsh at home, studying Welsh and Welsh-medium education.
   - http://gov.wales/topics/educationandskills/schoolshome/schooldata/ims/datacollections/pupillevelannualschoolcensus/?skip=1&lang=en

6) Data is also available about further education learners from **Lifelong Learning Wales Record** (LLWR). The LLWR gathers information about fluency in the Welsh language, the highest qualification level in Welsh at the start of the learning programme, and learning activities in the medium of Welsh.
   - http://gov.wales/topics/educationandskills/learningproviders/datacollection/?skip=1&lang=en

7) Some Welsh for Adults data has also been published on the StatsCymru website. The data shows numbers and registrations of Welsh for Adults learners by provider and academic year.
https://statswales.gov.wales/Catalogue/Education-and-Skills/Post-16-Education-and-Training/Further-Education-and-Work-Based-Learning/Learners/Further-Education/welshforadults-learners-enrolments

8) **Anglesey Welsh Language Strategy** – It was prepared under the name of the Anglesey Language Forum. For this first strategy, the forum agreed to focus on three themes, namely: children, young people and the family; the workforce, Welsh language services and infrastructure; and the community. It provides a picture of the situation in Anglesey and identifies a series of priority areas to work on during the strategy period (2016 – 2021)

http://www.anglesey.gov.uk/Journals/b/t/r/Welsh-Language-Strategy-2016-2021.pdf

9) Gwynedd Welsh Language Strategy – provides a clear picture of the linguistic position in Gwynedd based on a detailed analysis of the results of the 2011 Census. Thorough research was also carried out into the good work that has been happening in the county's communities, schools and workplaces, along with the work undertaken with partners and various sectors since the publication of the 2010-2013 Gwynedd Language Strategy. It identifies a number of strategic priorities to work on during the strategy period (2014 – 2018).
https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Gwynedd-language-strategy.pdf

10) The Welsh Language Commissioner's Office – **support and advice to organisations** wishing to make use of the Welsh language on a voluntary basis, using Cynllun Hybu'r Gymraeg - the Welsh Language Promotion Plan - for the benefit of businesses and organisations, and their customers and clients. The website is full of information about the advantages, examples of good practice, and the experiences of businesses and charities of using the Welsh language. There is practical advice in our various guidelines, and evidence and research showing the value of the Welsh language, as well as a calendar of events and sessions where you can learn more.
http://www.comisiynyddygymraeg.cymru/hybu/en/home/Pages/home.aspx

11) The Welsh Language Commissioner's Office – **Bilingual Design Guide** http://www.comisiynyddygymraeg.cymru/English/Publications%20List/CYG1754%20Canllaw%20Dylunio%20ENGLISH.pdf
12) **Language profile – areas and population – Gwynedd** – statistical information from the 2011 Census https://www.gwynedd.llyw.cymru/en/Council/Key-statistics-and-data/Language-area-profiles.aspx
13) **Anglesey Language Profile -** statistical information from the 2011 Census and other sources https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Supporting-documents/PT.021-Topic-Paper-10B-Anglesey-Language-Profile.pdf

SUPPLEMENTARY PLANNING GUDIANCE: MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES - Appendix 3: Schedule of useful documents – consultation draft

Here is a list of useful documents. The list is not comprehensive. Applicants will be expected to refer to the most recent editions of the documents as well as any other relevant recognised sources available at the time of preparing the planning application.

Gwynedd Welsh Language Strategy: https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Gwynedd-language-strategy.pdf	**Anglesey Welsh Language Strategy:** http://www.anglesey.gov.uk/Journals/b/t/r/Welsh-Language-Strategy-2016-2021.pdf
Well-being of Future Generations (Wales) Act 2015 http://gov.wales/topics/people-and-communities/people/future-generations-act/?lang=en	
Planning Act (Wales) 2015 http://www.legislation.gov.uk/anaw/2015/4/contents/enacted	
Welsh Language (Wales) Measure 2011 http://www.legislation.gov.uk/mwa/2011/1/contents/enacted	
Welsh 2050: a million speakers https://gov.wales/docs/dcells/publications/170711-welsh-language-strategy-cy.pdf **Cymraeg 2050: miliwn o siaradwyr Rhaglen Waith 2017 - 21** https://gov.wales/docs/dcells/publications/170711-cymraeg-2050-work-programme-cym-v2.pdf **Adroddiad technegol: Amcanestyniad a thaflwybr nifer y siaradwyr Cymraeg tair oed a throsodd, 2011-2050**	

https://gov.wales/docs/dcells/publications/170725-technical-report-projection-and-trajectory-for-the-number-of-welsh-speakers-cy.pdf	
Planning Policy Wales (2016) – Chapter 4 http://gov.wales/docs/desh/publications/161117ppw-chapter-4-en.pdf	
Technical Advice Note 20 Planning and the Welsh language http://gov.wales/docs/desh/publications/171012-technical-advice-note-20-planning-and-the-welsh-language-en.pdf	
Technical Advice Note 6 http://gov.wales/topics/planning/policy/tans/tan6/?lang=en	
Llyn AONB Management Plan http://www.ahne-llyn-aonb.org/1/en-GB/Home	**Anglesey AONB Management Plan** http://www.anglesey.gov.uk/planning-and-waste/countryside/areas-of-outstanding-natural-beauty-aonbs/
Statement of Value – Landscape Conservation Areas – Anglesey and Gwynedd Local Planning Authority area https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Supporting-documents/Review-of-SLAs-in-Gwynedd-and-Anglesey-(DC.008).pdf	
Landscape Sensitivity and Capacity Study – Anglesey and Gwynedd Local Planning Authority area & Snowdonia National Park https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Supporting-documents/Landscape-Sensitivity-and-Capacity-Assessment-(DC.020).pdf	
Gwynedd Landscape Strategy https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-	**Anglesey Landscape Strategy**

planning/Planning-policy/Supporting-documents/Gwynedd-Landscape-Strategy-Update-2012-(DC.010).pdf	https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Supporting-documents/Angesey-Landscape-Strategy---Update-2011-(DC.011).pdf
Gwynedd Biodiversity Action Plan https://www.gwynedd.llyw.cymru/cy/Cyngor/Strategaethau-a-pholis%C3%AFau/Cynllunio-ac-amgylchedd/Natur-Gwynedd---Cynllun-Gweithredu-Bioamrywiaeth.aspx	**Anglesey Biodiversity Action Plan** http://www.ynysmon.gov.uk/cynllunio-a-gwastraff/cefn-gwlad/bioamrywiaeth-a-chadwraeth/bywyd-gwyllt-ynys-mn?redirect=false
King Edward 1 Castle and Town Walls World Heritage Management Plan **http://cadw.gov.wales/historicenvironment/protection/worldheritage/cstlsedward1/?lang=en**	
Construction Excellence Wales http://www.cewales.org.uk/	
Historic Heritage Gwynedd https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Conservation-Areas.aspx	**Anglesey Historic Heritage** http://www.anglesey.gov.uk/planning-and-waste/built-environment-coastal-and-landscape/

Contact details:

Development Management
[*First point of contact for all planning applications and for advice before submitting a planning application*]

Anglesey:

Planning Service

Anglesey County Council
Council Offices
Llangefni
Ynys Môn
LL77 7TW

planning@anglesey.gov.uk

Gwynedd:

Planning Service,
Council Offices,
Embankment Road,
Pwllheli,
Gwynedd,
LL53 5AA

planning@gwynedd.llyw.cymru

Planning policy
[for inquiries about the local development plan, supplementary planning guidance and other matters associated with planning policy]

Anglesey and Gwynedd Joint Planning Policy Unit,
Council Offices
Ffordd Castell
Caernarfon
LL55 2LX
planningpolicy@gwynedd.llyw.cymru

Welsh Language

Welsh language services
Corporate Support Department
Gwynedd Council
Swyddfa'r Cyngor
Stryd y Jêl
Caernarfon
Gwynedd
LL55 1SH

Policy and Strategy Unit
Cyngor Sir Ynys Môn
Swyddfeydd y Cyngor
Llangefni
Ynys Môn
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Welsh Language Commissioner
Siambrau'r Farchnad
5–7 Heol Eglwys Fair
Caerdydd
CF10 1AT

post@comisiynyddygymraeg.cymru

Community Councils (Gwynedd Council area)

https://www.gwynedd.llyw.cymru/cy/Cyngor/Cynghorwyr-a-phwyllgorau/Cynghorau-Cymuned/Etholiadau-Cynghorau-Tref-Cymuned-Gwynedd-2017.aspx

Community Councils (Anglesey area)

http://www.ynysmon.gov.uk/cyngor-a-democratiaeth/cynghorautref-a-chymuned/

Yr Urdd

eryl@urdd.cymru

Mudiad Meithrin
Movement of national Welsh-medium childcare with nurseries across Wales.

post@meithrin.co.uk

Merched y Wawr
Society for women to socialise in Welsh in the local community

To view information about contact details of branches in Anglesey and Gwynedd you look at:

http://merchedywawr.cymru/

Main office: **swyddfa@merchedywawr.cymru**

Young Farmers' Club

An opportunity for young people in rural communities to socialise with each other and with others throughout Wales and beyond.

Anglesey Branch
ynys.mon@yfc-wales.org.uk

Eryri Branch

eryri@yfc-wales.org.uk

Meirionnydd Branch

meirionnydd@yfc-wales.org.uk

A) What type of development?		
A1) Is the development for retail, Commercial or industrial use (e.g. Use Class A1, A2, A3, B1, B2, B8, C1, C2, D1, D2, sui generis)	**Yes** (go to B below)	**No** (go to A2 below)
A2) Does the development add to the existing housing stock (Use Class C3, C4)	**Yes** (go to C below)	**No** (go to A3 below)
A3) Does the development involve the loss of a community facility, e.g. village hall, school, place of worship, pub	**Yes** (go to Dd below)	**No** (no further assessment of the Welsh language required)
B) Retail, Commercial or Industrial Use		
B1) Would the floor area of a building that is the subject of the planning application exceed 1,000sq.m and/or will the proposal mean that there will be a need to employ more than 50 additional workers ?	**Yes** (go to diagram 6 in part C and Appendix 7 of the SPG to see how to prepare a Welsh Language Statement and Appendix 6 for a schedule of potential mitigation/ improvement measures).	**No** (go to Ch below)
C) Housing development		
C1) Criterion 1b Policy PS 1 – will the development solely or in combination mean that the total number of housing units exceeds the indicative figure provided in Appendix 5 of the Plan[1]?	**Yes** (go to diagram 6 in part C and Appendix 7 of the SPG to see how to prepare a Welsh Language Statement and Appendix 6 for a schedule of potential mitigation/ improvement measures).	**No** (go to C 2 below)
C2) Criterion 1c Policy PS 1 – if the development is for 5 or more housing units, does the development address the need for specific types of dwellings (e.g. in terms of number of bedrooms) set out in a Housing Local Needs Assessment (County), in a local housing needs study (community/ town council or other relevant area) Housing Register, Tai Teg Register (look at Appendix 3 of the SPG for information about these sources)	**Yes** (go to D below)	**No** (go to diagram 6 in part C and Appendix 7 of the SPG to see how to prepare a Welsh Language Statement and Appendix 6 for a schedule of potential mitigation/ improvement measures).

[1] Contact the Joint Planning Policy Unit to obtain information about the current situation

Ch) Retail, Commercial or industrial development that <u>does not</u> require a Welsh Language Statement (see B1 above) or a Welsh Language Impact Assessment (see criterion 2 Policy PS 1 and Diagrams 5 & 7 of this SPG). See also the advisory note at the end of this Appendix.		
Ch1) Will the Welsh language be visible on the development site? <u>Poor practice</u> Signs and advertisements in public places within the development subject of planning rules are not bilingual. <u>Good practice</u> The proposal includes signage scheme for signs and advertisements (subject to planning rules) in public places, which will mean they are bilingual - see Appendix 3 for a link to part of the Welsh language Commissioner Office website which provides guidance for bilingual design.	**Yes** – present a Signage Plan in accordance with Policy PS 1 and therefore no further assessment is required in terms of this element of Policy PS 1	**No** – state in an appropriate part of the Planning Statement or an additional part of the Design and Access Statement why the proposal departs from Policy PS 1.
Ch2) Is there sufficient information with the planning application about the jobs available in the business or organisation to be able to consider its impact on the local area? <u>Poor practice</u> The application is speculative without any evidence to show how the business or organisation will have a positive effect on the local area. <u>Good practice</u> There is information in the planning statement which sets out the number of full-time and/or part time workers and what sort of skills needed, which compares well with information about the local labour market, or measures are proposed to maximise the positive impact to foster economic variability in the local area, e.g. supporting local skills training initiatives in order to ensure that relevant skills available locally in the future. Information is available in a Planning Statement which notes the number of full-time and part-time jobs (number and percentage) where bilingual skills will be essential, desirable or not needed at all	**Yes –** present sufficient information in a Planning Statement (e.g. number and type of jobs, skills, comparison with the local market)	**No** – state in an appropriate part of the Planning Statement why it isn't possible to provide information about the number and types of jobs.

Ch3) If the proposed development involves an alternative use of a site/ plot safeguarded in Policy CYF 1, is the proposal consistent with Policy CYF 5?	**Yes** – please provide relevant information with the planning application, e.g. as part of the planning statement (see the explanation to Policy CYF 5)	**No** - state in relevant part of the planning statement why the proposal diverges from the Policy CYF 5.
D) A housing development that does not require Language Statement (see B1 and B2 above) nor a Language Impact Assessment (see criterion 2 Policy PS 1 and Diagrams 5 & 7 of this SPG)		
D1) If the size of the development meets with the affordable housing thresholds set out in Policy TAI 15, does it provide the required number of on site affordable housing site or make a financial contribution to the delivery of affordable housing on another site? <u>Poor practice</u> Development does not meet the affordable housing target and no viability evidence was provided to justify this shortfall. <u>Good practice</u> The development has reached the affordable housing target laid down, or, where they cannot reach the target, it has been supported by evidence detailed viability, either detailing how the proposal provides a maximum contribution of affordable housing, or detailing why it cannot provide any affordable housing.	**Yes** – the development policy is consistent with Policy TAI 15 and does not therefore need further assessment in relation to the Welsh language	**No** – the information in the affordable housing viability study justifies the alternative approach, including how the proposed development will maintain or create a distinctive and sustainable community.
D2) If the development is for between 2 – 4 of housing units (which is less than the threshold in criterion 1 c of Policy PS 1) on a site within the development boundary of a Centre or Village, will the development provide homes for first time buyers (houses or flats), family homes, homes for older persons. <u>Poor practice</u> The housing (type, size and tenure) does not reflect the existing and proposed requirements in the area. <u>Good practice</u>	**Yes** – the development is consistent with the Policy TAI 8 and does not therefore need further assessment in relation to the Welsh language.	**Yes** – please provide information to demonstrate how the development is consistent with Policy TAI 8 in the plan

The housing (type, size and tenure) is appropriate for identified needs within the community that already exists in the area, but also addresses the anticipated demographic trends in the area.		
D3) If applicable, does the development provide support to provide additional school places and/or additional resources in language immersion unit? <u>Poor practice</u> No evidence to show how he would expected increase in the number of children is addressed. <u>Good practice</u> Evidence was presented to show agreement with the education authority that there is sufficient capacity in the relevant school (s) and/or the relevant language immersion unit to cope with the expected increase in the number of children in the light of the development or impact can be suitably mitigated by on site provision and/or contributions.	**Yes** - please provide relevant information with the planning application (look at Planning Obligations SPG and the Educational Contributions SPG to see the relevant formula).	**No –** please provide information to demonstrate how the development is consistent with Policy ISA 1
D4) Does the rate of development consider and respond well to the availability of social and physical infrastructure in order to ensure the capacity of the local community to cope with the change (Policy ISA 1). <u>Poor practice</u> No evidence to show what consideration has been given to the impact of the proposed building rate on the social fabric. <u>Good practice</u> Evidence is presented to show a commitment, where applicable, to develop gradually to ensure that not all development occurs at the same time to assist in the assimilation of new residents in the existing community and facilitate the coherence of the community.	**Yes** – please provide relevant information with the planning application, e.g. a phased development programme (if applicable).	**No –** please provide information to support your method of achieving the proposed development.
D5) If applicable, does the design of the proposal take account of the views of each relevant part of the local community, and this can be adequately demonstrated through the development of the design?	**Yes** – please provide relevant information with the planning application, e.g. as part of the planning	**No –** please provide information to support your method of achieving

Poor practice The design does not consider the views of the local community and has not met with any of the expectations of the local authority in terms of engagement. Good practice The development's design has taken into account the views of the local community. The engagement undertaken is in compliance with the expectations of the local authority.	statement, part of a design and access statement, part of the statement about engagement.	the proposed development.
Dd Development that involves the loss of a community facility, e.g. village hall, school, place of worship, pub		
Dd1) Does the community facility play a role to maintain identity and sustainability of the community? Poor practice There is no other similar community facility in the settlement or in another reasonably accessible settlement. Good practice There is a similar community facility in the settlement or in another reasonably accessible settlement or the proposed development includes appropriate mitigation measures.	**Yes** – please provide relevant information with the planning application, e.g. as part of the planning statement, part of a design and access statement, part of the statement about engagement.	**No** – no further assessment required in terms of the Welsh language.

Advisory note to businesses:

The Welsh language Commissioner's Office has information on its website about the benefits of the Welsh language, examples of good practice and experiences of businesses and charities to use the Welsh language. Reference is also made to the practical assistance that is available in the form of various guidelines on how to use evidence and research about the Welsh language to demonstrate the value of the language. Through the Commissioner's Office on line calendar, you can also find out about useful events and training sessions. There is a questionnaire as part of the package information to do a self- assessment of the business from the perspective of the Welsh in the business.

http://www.comisiynyddygymraeg.cymru/hybu/en/home/Pages/home.aspx

1) The purpose of the screening process during the pre-application stage is to see if the proposed development reaches the thresholds in the criteria 1 and 2 in Policy PS 1 Policy, and to motivate an applicant with a development that doesn't reach those thresholds to consider measures which could be embedded in the development.

2) The role of the Welsh language statement (see diagram 6 and Appendix 7) is to provide information about a proposed development that meets criterion 1 a-c in Policy PS 1. Depending on the conclusions of the Statement it may be necessary to identify measures to be put in place to ensure that the development meets the requirements of relevant policies in the Plan, including Policy PS 1.

3) If a proposed development reaches criterion 2 of Policy PS 1, a report about the Welsh Language Impact Assessment will be required to present the context and clarify what safeguards will be put in place to help protect, promote and improve the situation of the language, giving consideration to the proposed development and the local community (see diagram 7 and Appendix 8).

4) When a Statement or an Assessment is required, undertaking the assessment as soon as possible whilst preparing the planning application, engaging with stakeholders whilst doing so, will help to identify the opportunities to reduce risk or maximise benefits via possible mitigation actions.

Schedule of possible activities

5) The next schedule contains examples of possible activities to mitigate the effects of linguistic development as well as enhancement measures to ensure wider benefits of development that could be included in planning applications. This list is not exhaustive, and should therefore be used as a guide rather than a complete, comprehensive list of requirements. It should be noted that mitigation or enhancement measures can be applied to proposed developments on sites which have been allocated in the Plan as well as those that have not been allocated (namely, (i) some windfall sites where consideration was given to their contribution at the time of preparing the Plan, and (ii) those windfall sites described as unexpected – see diagram 7 and Appendix 8 in part D of the SPG).

6) **It will be essential that there is a direct link between what is being sought in the measure and the planning permission. It will be important to ensure that what is being requested is reasonable in relation to the size and nature of the proposal, it does not make the development unviable, and does not relate to the identity or personal characteristics of the land user.** Some proposals, such as development comprising of an adequate affordable housing supply, will include embedded mitigation planted and so there would be no need for further measures.

7) Applicants are expected to liaise with competent officers within the Authorities (e.g. planning officers, language development officers, housing officers and education officers) and/or with the Mentrau Iaith as soon as possible during the process of preparing a planning application to discuss mitigation and enhancement measures.

Table A: Schedule of examples of possible activities

HOUSING	
i.	That the number of houses to be provided are built a little at a time, by considering the Plan's housing trajectory in Appendix 10 of the Plan;
ii.	Provides the type of housing (including affordable housing) which accords with the conclusions of local housing needs studies, housing register, Tai Teg register, the Welsh Government's latest household projections, or other appropriate source of information about local housing market needs (see Policy TAI 8 and supplementary planning guidance: a mix of housing and Policy Tai 15 and supplementary planning guidance: affordable housing);
iii.	Provide affordable housing for local needs which are compatible with the Plan's requirements (see Policy TAI 15 and policy TAI 16 and supplementary planning guidance: affordable housing);
iv.	Provide local market housing which are compatible with the Plan's requirements (Polisi TAI 5) and Supplementary Planning Guidance Local Market Housing;
v.	Agreements with registered local landlords to provide for those on the local housing register (see supplementary planning guidance: affordable housing);
vi.	Name street /developments by taking into account local linguistic heritage (see Policy PS1 and part D.?? of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
vii.	Support and fund activities where parents can have the opportunity to hear the language with their children, e.g. Cylch Ti a Fi and Welsh for Children provision (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
viii.	Support and fund school places or immersion centre (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
ix.	Support and fund informal activities where small children (pre- school) and school children have the opportunity to use the Welsh language (including as learners), e.g. football training, youth clubs, school holiday clubs (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
EMPLOYMENT	
x.	Name developments by taking into account local linguistic heritage (see Policy PS1 and part D.16 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
xi.	Provide bilingual signage in public places (see Policy PS1 and part D.15 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);

xii.	Supporting and funding employment initiatives and local skills training (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
xiii.	Supporting and funding community facilities/ groups and cultural and language initiatives/projects in the local area to encourage employees to use the language (including as learners) within their communities (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
xiv.	Support and fund courses that introduce the language and language lessons to members of staff, e.g. short courses targeted to the needs of the employer and the workers (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations).
xv.	Support and fund language awareness training courses for staff in order to raise awareness of the context of the language and nature of a bilingual society in Gwynedd and Anglesey (see ISA Policy 1 and supplementary planning guidance: planning obligations);
xvi.	Provision of information to raise a prospective employee's awareness of the Welsh, the bilingual nature of communities in Gwynedd and Anglesey Council and education policy in the recruitment and induction of new staff (see ISA Policy 1 and supplementary planning guidance: planning obligations);
xvii.	Adopting a voluntary or statutory language policy/plan that explains how the employer will ensure that the Welsh language is treated less favourably than the English (see ISA Policy 1 and supplementary planning guidance: planning obligations)

COMMUNITY FACILITIES AND SERVICES	
i.	Name developments by taking into account local linguistic heritage (see Policy PS1 and part D.16 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
ii.	Provide bilingual signage in public places (see Policy PS1 and part D.15 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
iii.	Supporting and funding employment initiatives and local skills training (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
iv.	Supporting and funding community facilities/ groups and cultural and language initiatives/projects in the local area to encourage employees to use the language (including as learners) within their communities (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
v.	Support and fund courses that introduce the language and language lessons to members of staff, e.g. short courses targeted to the needs of the employer and the workers (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations).
vi.	Support and fund language awareness training courses for staff in order to raise awareness of the context of the language and nature of a bilingual society in

	Gwynedd and Anglesey (see ISA Policy 1 and supplementary planning guidance: planning obligations);
vii.	Provision of information to raise a prospective employee's awareness of the Welsh, the bilingual nature of communities in Gwynedd and Anglesey Council and education policy in the recruitment and induction of new staff (see ISA Policy 1 and supplementary planning guidance: planning obligations);
viii.	Adopting a voluntary or statutory language policy/plan that explains how the employer will ensure that the Welsh language is treated less favourably than the English (see ISA Policy 1 and supplementary planning guidance: planning obligations);

COMMUNICATIONS AND INFORMATION INFRASTRUCTURE	
i.	Name developments by taking into account local linguistic heritage (see Policy PS1 and part D.16 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
ii.	Provide bilingual signage in public places (see Policy PS1 and part D.15 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
iii.	Supporting and funding community facilities/ groups and cultural and language initiatives/projects in the local area to encourage employees to use the language (including as learners) within their communities (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);
iv.	Adopting a voluntary or statutory language policy/plan that explains how the employer will ensure that the Welsh language is treated less favourably than the English (see ISA Policy 1 and supplementary planning guidance: planning obligations);

RENEWABLE ENERGY	
i.	Name developments by taking into account local linguistic heritage (see Policy PS1 and part D.16 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
ii.	Provide bilingual signage in public places (see Policy PS1 and part D.15 of the supplementary planning guidance: maintaining and creating a distinctive and sustainable communities);
iii.	Supporting and funding employment initiatives and local skills training (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations
iv.	Supporting and funding community facilities/ groups and cultural and language initiatives/projects in the local area to encourage employees to use the language (including as learners) within their communities (see Policy ISA 1 and Supplementary Planning Guidance: Planning Obligations);

v.	Adopting a voluntary or statutory language policy/plan that explains how the employer will ensure that the Welsh language is treated less favourably than the English (see ISA Policy 1 and supplementary planning guidance: planning obligations);

8) The consent must include the measures either through planning conditions or by Section 106 obligations. **Like all other conditions or commitment they will have to be necessary to make the development acceptable from the perspective of planning and be directly related to the development in order to comply with the regulations/law relating to the subject (see Appendix 3 which provides references to relevant documents).** It is important to note that commuted sums cannot be ensured through a planning condition and would need to be ensured through a Section 106 agreement.

9) Based on the conclusions of the Language Statement and the report on the Welsh language Impact Assessment and the type of development, and bearing in mind the planning requirements described in paragraph 7 above, the following example of a planning condition could be used:
   - Any development should not start until a scheme to mitigate the effects of the development on the Welsh language has been submitted and approved in writing by the local planning authority. The mitigation scheme includes a, b, c, etc., and includes a timetable for the implementation of the mitigation measures. Mitigation measures should be implemented as approved within the timeframe (-s) set out in the mitigation scheme.

10) Please also note the Authorities may raise a Community Infrastructure Levy on new developments in order to pay for the infrastructure that is necessary for growth, such as improving roads and parks/open space or provide new health services. The rates would be charged on new developments and it depends on the size and nature of the new development. The Authorities will prepare research regarding the matter and explore links between community infrastructure and the Welsh language and how new developments could contribute to this. Gwynedd and Anglesey's Language Strategies along with the Local Well-being Plans will be relevant in order to take account of any relevant projects that can be funded.

SUPPLEMENTARY PLANNING GUIDANCE: MAINTIANING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES POST CONSULTATION DRAFT - Appendix 7: Methodology to prepare a Welsh Language Statement

When will a Language Statement be required?

1 Diagrams 5 and 6 have concisely described when a Welsh Language Statement will be required.

2. As a reminder, applicants will be required to complete a Welsh Language Statement to cover certain types of development in line with Policy PS 1 – the Welsh language and culture. A copy of the complete Policy is included in Appendix 1 to this Supplementary Planning Guidance. For ease of reference, here are the criteria that provide the threshold to prepare a Welsh Language Statement:

> **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:**
>
> **a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or**
>
> **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**
>
> **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.**

3. Preparing a Welsh Language Statement to accompany an application presents a number of benefits, particularly as a tool for demonstrating and communicating that sufficient consideration has been given to the language during the process of formulating the proposal. It is required to show if development is going to contribute to create social climate and conditions that facilitate the use of the Welsh language in the local community. It allows the Authority to see whether the proposal meets the Plan's objectives and policies. It will assist the applicant, then the Authority, to determine what measures are required (embedded and/or managed by a planning condition or 106 Agreement) to eliminate or reduce the negative effects or to enhance a positive impact. It will also allow the Authority to decide whether the development would have such a negative impact on the language and the community that would justify a refusal of the application.

4. If the development is 'large' under category a. above (i.e. a business development with a floorspsace of 1,000 sq m or more) or under category b or c above (i.e. providing 10 or more houses), in terms of the Town and Country Planning Regulations (Development Management Order) (Wales) (Amended) 2016 (see diagram 4 in the Supplementary Planning Guidance), you will be required to undertake a statutory Pre- Application Consultation. You will be required to submit a Statement of Public Consultation with the planning application, which will include information about the engagement, the views of those who did respond and changes you have made to the development, if it is relevant to do so, following consideration of the views received. When a Pre- Application Consultation, the applicant will be expected to prepare the

Welsh Language Statement as part of the draft proposal for pre- application consultation and the Welsh Language Statement should be referred as part of the Statement of Public Consultation.

5. If the development is a residential development where category b applies, the applicant is asked to contact the Planning Authority for further guidance regarding what type of Welsh Language Statement is required.

The purpose of the Welsh Language Statement

6. The purpose of the Statement is to establish the likely impact of the proposed development on communities in general, and on the language more specifically and, if appropriate, to identify measures that will either mitigate negative impacts or protect/improve/disseminate positive effects. It will help to ensure that the linguistic implications of relevant proposed development are fully understood before making a decision on the planning application. The scale and duration of the effects (positive and negative) depends on the nature and type of development and the relationship between it and the community. The Statement is a structured process that allows the language to be taken into account in the consideration of proposals for change. They should include the information, the analysis and the results of the Language Statement in structured report

7. The methodology described in this Appendix follows three steps. This is the methodology that will have be followed for undertaking the Statement. It is a process where information about the likely effects of proposed development are collected, collated, assessed and taken into account by the applicant, as part of the work to draw up the proposal. The results of applying the methodology will also be checked by qualified officers within the Authority prior to the decision maker makes a decision whether to give permission or not.

8. The level of detail required should be commensurate with the scale of development. The applicant should consider employing a competent person to assist him to carry out the work. See Diagram 8 in the Supplementary Planning Guidance for help regarding what is considered to be a competent person. The need for assistance from a competent person will depend on the size and type of development.

Who should prepare the assessment for the Welsh Language Statement?

9. Applicants will be expected to employ a competent person or a group of consultants, which will include an eligible individual to undertake the work. Doing so will ensure completeness and quality of the Statement and the report about it. The Statement is expected to outline the relevant expertise of the competent person, his or her experience and qualifications, of sufficient detail to show that this is true. Diagram 9 in section 2 of the Supplementary Planning Guidance describes a ' competent person ' from the perspective of the language, which includes individuals with accredited language planning qualification, or a qualification, experience or

training in research related to linguistic planning matters, and town and country planning qualification. The applicant is responsible for paying for the work associated with the preparation of the Statement.

The methodology – process and assessment

10. The following flowchart summarises the methodology to be used to undertake work associated with preparing a Language Statement. A detailed description of the methodology is provided in the paragraphs and tables that follow the flowchart.

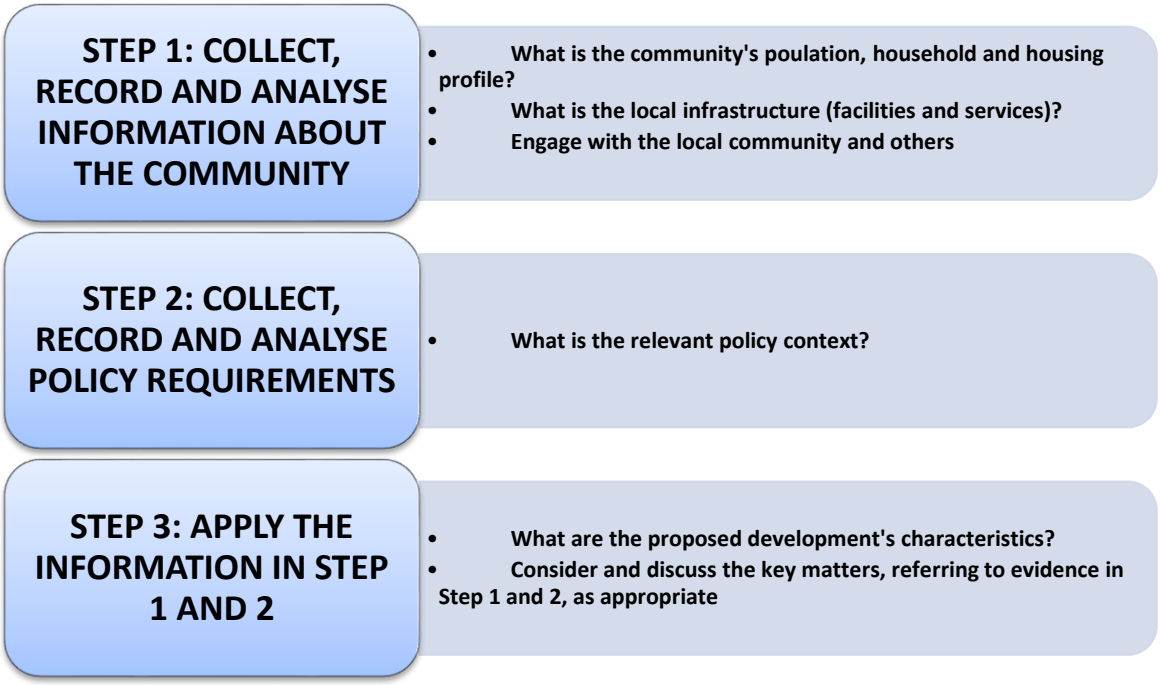


Figure 7.1: the methodology to be used to prepare a Welsh Language Statement

11. The Language Statement must be completed by including the information for steps 1 – 2 below and then discuss the key issues listed in step 3 onwards (as appropriate), giving as much written evidence as possible.

12. The issues that are relevant to land-use planning considerations relating to zones that are important to be able to transfer the Language at home and zones that are important to create and maintain social opportunities to use and learn Welsh. It can also contain information about any other matter you believe is necessary.

SUPPLEMENTARY PLANNING GUIDANCE: MAINTIANING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES POST CONSULTATION DRAFT - Appendix 7: Methodology to prepare a Welsh Language Statement

The Methodology to prepare a Welsh Language Statement

13. It will be necessary to follow this Methodology in order to consider and demonstrate how the proposed development can have a positive or positive impact on the local community and the local area.

STEP 1: COLLECT, RECORD AND ANALYSE INFORMATION ABOUT THE COMMUNITY

Population, household and housing profile

14. Local demographic nature (e.g. birth, death, migration patterns and percentages, age, income, deprivation) of the settlement and Community Council/city/town area where the application site is located must be considered in order to understand how the proposed development could affect the community, including changes over time and cumulative effects. The number and ages of Welsh speakers at the planning application stage and in the past are critical factors. We must not only look at the number and percentage of speakers in the area generally, but also, for example, the age profile of speakers, in order to understand what type of impact the development might have on the linguistic composition of the area. You should also analyse data about language transfer patterns in the home within the local community. Depending on the type of development being considered, an understanding of the nature of the labour market and the nature of the local housing market may be required. How will your development affect these markets? Will it, for example, offer employment opportunities that have not been available in the area before? The population, household and housing profile will help to show why the development is required and who is likely to be negatively affected by/ benefit from the development. Appendix 2 & 3 of the Supplementary Planning Guidance provide links to various sources of data/ information. The data and information is available for different spatial areas, e.g. ward, Community Council, Local Authority and the whole of Wales

15. <u>You must provide a brief statement about your understanding of these issues in the Welsh Language Statement</u>.

Local infrastructure profile (facilities and services)

16. The availability of facilities available locally to the public, - shops, surgeries and other public services, community centres, halls, schools, etc. must be considered. Which of these facilities offer services or activities in Welsh and how will your development enhance the provision in these facilities? Please give a brief summary of the situation in your Language Statement. Topic Paper 5, which was prepared to support the preparation of the Local Development Plan is one source of information about the availability of facilities and services per settlement. This can be viewed online in the Local Development Plan Examination library. Your local information about the settlement will provide the most current information about the settlement or you should get in touch with the Community or Town Council, who will have information that is only available locally.

17. <u>You must provide a brief statement about your understanding of these issues in the Welsh Language Statement.</u>

Engagement with the local community and others

18. Show how you have consulted and engaged with the relevant local stakeholders about your proposal. These local stakeholders may include neighbours, community and voluntary groups, specific groups (which could include Mentrau Iaith), the Community Council, the Local Member or services within the Council with relevant information about the settlement where the development is located. Appendix 4 of this Guidance provides useful contact details. The Welsh language is an important attribute across all communities in Anglesey and Gwynedd. The applicant is expected to provide information bilingually, and give priority to the Welsh language. The applicant should always be prepared to receive responses to engagement and consultation work in the medium of Welsh. The nature and scale of the engagement / consultation will depend on the type and scale of development in mind. The legislative requirements note the minimum consultation required for a major development and how to present information about the consultation. The Welsh Government has published a good practice guide about consulting with communities before submitting a major application. Planning Aid Wales (on behalf of the Welsh Government) has published a booklet for community and town councils, community groups and individuals who want to understand and respond to pre application consultations.

19. If the development is not classed as being 'large' according to the Order referred to above, you should include a short statement about the steps and methods of engagement as part of the Welsh Language Statement. Every development, regardless of size, can benefit from effective engagement and guidance issued by the Welsh Government/ Planning Aid Wales described above will be just as relevant to smaller developments. Consulting and engaging provides you with an opportunity to share your initial proposal with the local stakeholders and explain it to them before submitting a formal application and obtaining support from the community, if possible. The success of the planning application is not solely reliant on support from the local community

STEP 2: COLLECT, RECORD AND ANALYSE POLICY REQUIREMENTS

The policy background

20. The day -to -day context of daily lives in communities is influenced by public policies, whether at a county, regional, national or International level. When drawing up proposed development it is essential to be aware of which land use planning policies in the local development plan and which supplementary planning guidance are relevant to the development. In addition, it would be useful to be aware of what other public policies promote positive intentions in favour of the Welsh language. Appendix 3 contains examples of useful policy documents available when the guidance was prepared. You will need to verify if there are more recent policy developments when the statement is prepared.

21. <u>You must provide a brief statement about your understanding of these issues in the Welsh Language Statement</u>.

STEP 3: APPLYING THE INFORMATION COLLECTED IN STEP 1 & 2

Characteristics of the proposed development

22. Please describe the application and why you think it is consistent with national and local policies and impacts positively on the Welsh language in the community/local area. If there are any negative impacts likely, these should be stated. The starting point will be to clearly demonstrate that the application is consistent with the local development plan. You should do this not only by listing relevant objectives and policies in the Plan but also by including full justification for the proposal and how it will contribute positively to the implementation of the Plan, by reference to the key issues below. If any likely negative effects are identified, these should be set out and mitigation or compensatory measures should be suggested.

Key issues to be considered

23. The rest of the Language Statement should tackle the key issues shown in the table below, whilst referring to your interpretation of the information gathered about the community and local area (referred to above) and your information about the planning application. The key issues are linked to the places that are important to be able to transfer the Language at home and places that are important to maintain and create social opportunities to use and learn Welsh.

LANGUAGE AND POPULATION MOVEMENT (this matter is relevant to Housing developments and Employment developments)
Explain, with full evidence, how the development is likely to affect the population in contributing or affecting the linguistic composition. You should cover the following:
• How will the development ensure opportunities for local people to stay in their communities?
• Is it likely that the development will attract people to the community? If there is, how many are expected? How many and what percentage are likely to be Welsh speakers?
• Is there a likelihood that local people will migrate from the community as a result of the development?
• Balance between Welsh speakers (including learners) and individuals that do not have any Welsh language skills
• Is the development likely to lead to a change in the age structure within the population: more or less children, young people, middle- age people, elderly?
• Is the change likely to be a permanent one or a temporary one?
VISUAL ELEMENTS (this matter is relevant to Housing developments and Employment developments)
Explain, with full evidence, how the development is likely to affect the Language visibility in the area, in terms of promoting the area's distinctive culture. You should cover the following:
• Whether the development will increase the visibility of the language?

• 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
• The name of the site or development –will it retain an old Welsh name or will any new name be derived from historic, geographical or local ties to the area, if practical
QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE (you should tackle the following where applicable according to size and type of development)
Explain, with full evidence, how the development affects Infrastructure in the community (facilities and services). You should cover the following:
• Is there a sufficient supply of child care and pre- school places in the locality?
• Is there sufficient capacity in schools in the locality? Is the development likely to require more school places or is the provision already sufficient? Is there sufficient resources to ensure that the schools are able to carry on to accomplish their role of producing fluent Welsh speakers?
• The balance between non-Welsh speakers and Welsh speaking pupils in the school
• Will the development increase the demand for Welsh immersion support for newcomers?
• Will the development increase the demand on local facilities and services?
• The extent to which the development will have a positive or negative impact on existing facilities or services?
• To what degree will the development create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on?
NEW HOUSING
Explain, with full evidence, how the development is likely to affect the Housing market. You should tackle the following:
• Expected market price for the houses and how this compares with the income of local households and average house prices in the area
• Affordable housing provision and how that compares with policy requirements
• Expected or proposed development rate of development
• Housing mix and how that compares with policy requirements, county or local surveys, or other sources of information
• Number of houses and how that compares with the demand for housing and the supply of housing set out in the Plan and granted consent since the Plan's adoption
• The possible cumulative impact that the development could have, taking account of any other relevant recent development in the local area
EMPLOYMENT
Explain, with full evidence, how the development is likely to affect the Economy in the local area. You should tackle the following:
• How will the development contribute to current employment opportunities in the area, e.g. will it foster economic variability in the local area or not?

• Number of full and/ or part time jobs
• 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)
• Salaries that will be offered and how that compares with average wages in the area
• The labour skills of local people (within the travel to work area) and how likely it is according to the above assessment the posts will be filled from among the local population
• Is it likely that you will need to search outside the local area for employees, e.g. to obtain specialist skills
• What type of Welsh language skills are essential and desirable for the jobs that will be created by the development? These will need to be defined as part of the development's Welsh language Plan (voluntary or statutory).
• Welsh Language skills that will be necessary for the workers and their dependants to integrate into the local community
• The possible cumulative impact that the development could have, taking account of any other relevant recent development in the local area
SUMMARISE YOUR FINDINGS AND CONCLUSIONS
Summarise your findings including the likely significant effects (positive and/ or negative)
Record your conclusions, including discussions with the Mentrau Iaith or others regarding possible mitigation or enhancement measures
MITIGATION AND ENHANCEMENT MEASURES
What activities are necessary to eliminate or reduce any adverse effects caused by the development or facilitate dissemination of any benefits. Take a look at Appendix 6 in the Supplementary Planning Guidance for potential activities. You will need to prepare a Welsh language Mitigation and a Benefits Enhancement Strategy, including an action plan that notes how and when the activities be delivered, i.e. that the measures can be realised. A plan to monitor the various actions set out in the Strategy will also be required. Record your conclusions, including discussion with the Mentrau Iaith or others about the possible activities.

24. In accordance with good practice relating to balancing the effects of development, use a Risk Matrix – see example on Figure 7.2 – to identify possible effects and the probability of those effects on the vitality of the Welsh language in the community and locality.

Figure 7.2: example Risk Matrix

				EFFAITH 20 MLYNEDD			
				Ardal	Sylweddol bositif	Ansylweddol bositif	Ansylweddol negyddol	Sylweddol negyddol
				Holl siaradwyr yn yr Ardal Ddethol	Cynnydd 2.5 pwynt canran a throsodd mewn siaradwyr na'r rhagamcan(busnes fel arfer)	Cynnydd llai na 2.5 pwynt canran mewn siaradwyr na'r rhagamcan(busnes fel arfer)	Lleihâd llai na 2.5 pwynt canran mewn siaradwyr na'r rhagamcan(busnes fel arfer)	Lleihâd 2.5 pwynt canran a thosodd mewn siaradwyr na'r rhagamcan(busnes fel arfer)
					2	1	-1	-2
	Siawns	Amledd	Tebygolrwydd		Sylweddol	Bychan	Bychan	Sylweddol
TEBYGOLRWYDD	Gellir disgwyl iddo ddigwydd mewn bron y cyfan o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd mewn o leiaf 8 gwaith allan o 10 yn yr 20 mlynedd diwethaf	4	Bron yn sicr	**8**	**4**	**-4**	**-8**
	Gellir disgwyl iddo ddigwydd mewn y mwyafrif o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd mewn o 5 - 7 gwaith allan o 10 yn yr 20 mlynedd diwethaf	3	Tebyg	**6**	**3**	**-3**	**-6**
	Gellir disgwyl iddo ddigwydd mewn lleiafrif o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd mewn o leiaf 2- 4 gwaith allan o 10 yn yr 20 mlynedd diwethaf	2	Posibl	**4**	**2**	**-2**	**-4**
	Gellir disgwyl iddo ddigwydd mewn nifer fechan iawn o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd llai na 2 waith allan o 10 yn yr 20 mlynedd diwethaf	1	Annhebyg	**2**	**1**	**-1**	**-2**

What happens after the Statement is submitted?

25. See Diagram 9 in this Supplementary Planning Guidance. The Planning Officer dealing with the planning application will consider the evidence presented. In doing so he/ she will consult with a competent officer (-s) within the Council who will look to see:

(i) were all methodology questions answered in full, and
(ii) whether or not the analysis and conclusions based on the cumulative information submitted are reasonable

26. Before coming to a conclusion and make a recommendation about the planning application the Planning Officer will consider the evidence of the competent officer (-s) and relevant evidence obtained from external parties, e.g. community and town councils. The Planning Officer may ask the applicant for clarification or for more details to ensure that the Statement is correct and complete before making a recommendation on the application for planning permission. The Planning Officer will discuss any additional evidence received from the applicant with competent officer (-s) within the Council.

27. Where there is dispute between the Planning Officer and the applicant about the evidence in the Language Statement, the Officer will appoint a qualified external consultant to consider the evidence that is the subject of the dispute. The applicant will be notified of the intention to employ an external consultant before appointing one. The applicant will be responsible for costs associated with employing a consultant.

SUPPLEMENTARY PLANNING GUIDANCE: MAINTAINING AND CREATING DISTINCTIVE AND SUSTAINABLE COMMUNITIES POST CONSULTATION DRAFT - Appendix 8: Methodology for the preparation of a Welsh Language Impact Assessment – post consultation draft

When will a Welsh Language Impact Assessment be required?

1. An applicant will be required to assess the likely impact of a proposed development and produce a Welsh Language Impact Assessment report if the development meets criterion 2 in Policy PS 1 - Welsh Language and Culture. For convenience, this is the criterion that gives the threshold for the need to prepare a report on the Welsh Language Impact Assessment:

   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

2. Diagram 8 in Section 2 of the Supplementary Planning Guidance describes what is meant by the terms 'unexpected windfall site', 'large-scale housing development' and 'large-scale employment development which would mean a significant flow of workforce'. For convenience, table 8.1 re-iterates these descriptions:

   Table 8.1: Definition of key terms

unexpected windfall site – this is assessed by looking at the Plan's strategy and policies and the evidence to support the strategy and policies, e.g. its location compared to the development boundary, the status of the site in the Plan's policies, Urban Capacity Assessment considerations, when the site became available, compliance or not with relevant policies.
large scale housing development - a development that would involve having 10 or more housing units at the Sub-Regional Centre and the Urban Service Centres, and having 5 or more housing units in Local Service Centres, Service Villages, Local/ Rural / Coastal Villages. The site's capacity will be considered to determine if the threshold has been exceeded, e.g. would it be possible to build more than the intended number of houses that would then exceed the threshold; and/ or does the site form part of a site, which when taken in its entirety, would exceed the threshold.
Large scale employment development which would mean a significant flow of workforce (i) needs more than 10 or more employees[1], and (ii) That the jobs must be marketed beyond the following travel to work area in order to attract the workforce that have the relevant skills for the new jobs: Bangor and Holyhead; Pwllheli and Porthmadog; and Tywyn and Dolgellau. Please get in touch with the Department responsible for the development of the area's economy for information — see contact details in Appendix 4

[1] Only about 11% of businesses in the Plan area employ more than 10 employees

3. So, put simply, the site's development was not foreseen at the Local Development Plan formulation stage, and that the development is large-scale. As a result, the proposal was not subject to a Sustainability Assessment (which includes a Strategic Environmental Assessment), that was influenced by a Welsh Language Impact Assessment. On this premise, Policy PS 1 of the Plan requires a Welsh Language Impact Assessment of the proposed development. This approach is consistent with national planning policy and guidance (see paragraph 3.2.2). Applicants should liaise with the Development Management Unit in the pre-application period stage if there is uncertainty about the need for a Welsh Language Impact Assessment.

Purpose of the Assessment

4. The purpose of the Assessment is to establish the likely impact of the proposed development on communities in general, and on the Welsh language more specifically and, if appropriate, identify measures that will either mitigate negative effects, or protect/enhance/spread positive effects. It will help ensure the linguistic implications of a relevant proposed development are fully explored before planning decisions are made. The scale and period of effects (positive and negative) will depend on the nature and type of the development, and its relationship with the community. The Assessment is a structured process that enables the Welsh language to be taken into account when considering proposals for change. The results of the Welsh language Impact Assessment should be set out in a structured report.

5. The Methodology given in this Appendix is in three parts. This is the methodology that must be followed for undertaking the Assessment. It is a process where information about the likely effects of a proposed development is collected, collated, assessed and taken into account by the applicant, as part of the work of formulating the proposal. The methodology will also be checked by competent officers within the Authority before the decision maker decides whether or not to grant consent.

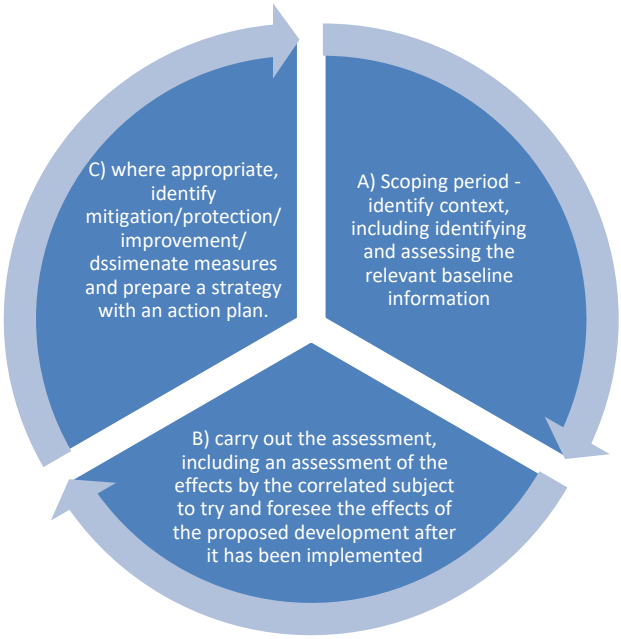
Who should prepare the Assessment?

6. Due to the location and scale of the proposed development, an applicant is expected to employ a qualified person or group of consultants who will include a qualified person to carry out the work. Doing so will ensure the completeness and quality of the Assessment and its report. The report on the Assessment is expected to include a statement outlining their relevant expertise, qualifications or experience, sufficiently to show that this is true. Diagram 9 in Section 2 of the Supplementary Planning Guidance describes a 'competent person' from the Welsh language perspective.

7. As referred to in Section 2 of the SPG engagement and undertaking a series of activities before submitting a planning application is a key part of preparing applications that require a Language Impact Assessment Report. It is expected that key stakeholders will play a full part in steps A – C described below.

The methodology – process and assessment

8. As noted in paragraph 4 above, the preparation of the Local Development Plan was subject to Sustainability Assessment processes, which included a Strategic Environmental Assessment. 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 (diagram 8.1):



9. Engagement and consultation is a key part of the process described above.

STAGE A1) SCOPING PERIOD (IDENTIFYING THE CONTEXT) - IDENTIFYING RELEVANT BASELINE INFORMATION

10. It is important that the Welsh Language Impact Assessment process, like any other assessment, starts early to enable the applicant and his/her advisers to identify the appropriate issues and analyse them as they prepare the details of the proposed development. Broadly speaking, the scoping work will include the following, and these should be recorded:

- Description of the proposed development;
- Definition of the area that the large development on an unexpected windfall site could influence directly or indirectly. The extent of the area will depend on its type of development, its scale and location;
- Document the current 'state' of the specified communities/area, and in particular the Welsh language, which forms part of the baseline to base an assessment upon it;
- Document assumptions/projections for the specified communities/area, in order to seek a picture of the direction of change (rather than definite figures) predicted in this identified area based on trends, without the intervention of the development;
- Document the objectives of the Local Development Plan and the relevant policies, and document the objectives of the Language Strategy, Local Wellbeing Plan, and the Council's Plan.

Data sources for the scoping work

11. Appendix 2 of this Supplementary Planning Guidance contains information on a number of current recognised relevant data sources for the Welsh language. Data/information will be updated fairly regularly and there is a possibility that additional sources will emerge. Therefore, when gathering information about the area of influence at the time of preparation for the development, there should be a thorough inquiry into the existence of latest data as well as additional data that may only be available at a local level about the Welsh language and the wider communities. Local stakeholders, such as Community and Town Councils, have data and information that will only be available locally, especially information on infrastructure (facilities and services) within settlements and their role in promoting the Welsh language.

Identifying the area of influence

12. Identifying the area that the unforeseen proposed development might influence is important. The area of influence is unlikely to respect the development boundaries of settlements, or perhaps individual wards. Depending on the scale and type of development, the area of influence can include the Travel to Work Area and/or the Housing Market Area. Early discussions with the Planning Authority and other stakeholders, such as other services within the Councils and Mentrau Iaith, will be beneficial to the task of establishing and analysing the evidence and conducting the assessment. As, for example, in the case of retail impact studies or employment studies, a map will be required in the report together with a record of the reasons for choosing the area of influence. A record of discussion with appropriate stakeholders should be included. The map should record the number and percentage of all Welsh language speakers at a community and ward level.

Profile of the population now and in the future

13. When considering the information that should be collected in the context of the Welsh language, it is recommended that the numbers and percentage of the Welsh speaking

population (including learners) are used, dividing those speakers by age group, in order to understand what the impact of development might be on the linguistic composition of the area over a period of time. The language of children younger than three years old is not recorded in the Census. Other sources can provide the information to establish a baseline and complete assumptions, namely Mudiad Meithrin data and Flying Start data. Data about language transmission in the home within the locality should also be analysed. Understanding the situation of the language in the different age groups gives a picture of the viability of the language now, and also offers a picture of the language in the area over the next decades if current trends continue and if the development did not happen. How does the proposed development contribute to or impacts on projections of change necessary to maintain or increase the number and percentages of Welsh speakers in the area affected. This stage offers an opportunity to identify future issues in the area, and by carrying out the assessment, how the proposed development can affect them (positive or negative).

14. The impact of a proposed development in area of influence where the use of Welsh is not such a prominent feature in the community can be different from the effect in an area where there is a higher percentage of Welsh speakers, and where the daily use of Welsh is more prominent. This analysis must be recorded.

Profile of the infrastructure in the influence area (facilities and services for public use)

15. When considering the information that should be gathered in the context of the wider communities, the availability of local facilities for public use must be understood - shops, surgeries and other public services, and community centres, halls, schools, etc. When engaging with relevant stakeholders, a picture can be obtained of which of these facilities offer services or activities in Welsh. If the information is not available, an applicant is expected to take steps to fill the gap. Appendix 3 includes a reference to the 'Local Action' tool that can help identify relevant facilities and services and a method of collecting the information.

Engagement at the scoping stage

16. Every development, regardless of size, can benefit from effective engagement / consultation. Firstly, it conforms to one of the ISO 31000 principles which is "*activities to communicate and consult with stakeholders throughout the process*[2] Secondly, identifying the characteristics of the community and the factors that influence the places (domains) that are important to the viability of the language at an early stage offers the best opportunity to ensure that Welsh is a consideration in the development of the proposal. Diagram 5 in the Guidance sets out the expectations of the Councils in terms of engagement and consultation during the pre-application period. Development that needs to be the subject of a Welsh Language Impact Assessment will be a 'major' development under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO). Under the Planning Act 2015, applicants for 'major developments' will need to carry out a pre-application statutory consultation. The number of consultation activities that the applicant needs to carry out before

2 See C.10, page 13

submitting the planning application will be set. They include consulting with three groups of people, namely:

- People who occupy or own property near the application site;
- Community consultees, including Community Councils and Councillors (Local Member); and
- Specialist consultees. Details on the identity of these and when they should be consulted with are provided in Schedule 4 of the DMPWO. The identity of the specialist consultees listed in Schedule 4 which are relevant to the proposed development, will be determined by carrying out tests on the description of the development. Appendix 2 of the handbook Pre-application Community Consultation: Best Practice Guidance for Developers (2017) published by Welsh Government, provides those tests.

17. Welsh Government notes that the applicant may identify additional, valuable consultees not listed in Schedule 4 of the DMPWO. The applicant will be expected to consult with the relevant language initiative. Creating a timetable of consultation activities at the beginning of the project will assist to achieve the non-statutory, and statutory, engagement activities, at the correct time. It can also assist to ensure that the statutory requirements are met**.**

18. Both Planning Authorities offer a pre-application advice service (link to the websites to be included here). Appendix 4 of the Supplementary Planning Guidance includes the addresses of key stakeholders. The timing of such informal discussions is at the discretion of the applicant; but, in general, it will be extremely beneficial for these to happen as soon as the applicant is in a position to provide enough information to form the basis for discussion. It will be an opportunity for planning specific officers to draw the applicant's attention (and/or those who will advise him/her) regarding any gaps in information he/she has collected. The Planning Officer will ask for information from relevant officers within the Council. The applicant may request that any preliminary information currently provided be treated confidentially by the Planning authority.

19. Table 8.2 below provides a template to record the required information

Table 8.2: Template to record discussion with stakeholders

Consult and engage in the activities required to address the identified benefits and risks	
Which local groups/ organisations/ officers were consulted	**Details of feedback received**

STAGE A2) SCOPING PERIOD (IDENTIFYING THE CONTEXT) – ANALYSING THE INFORMATION

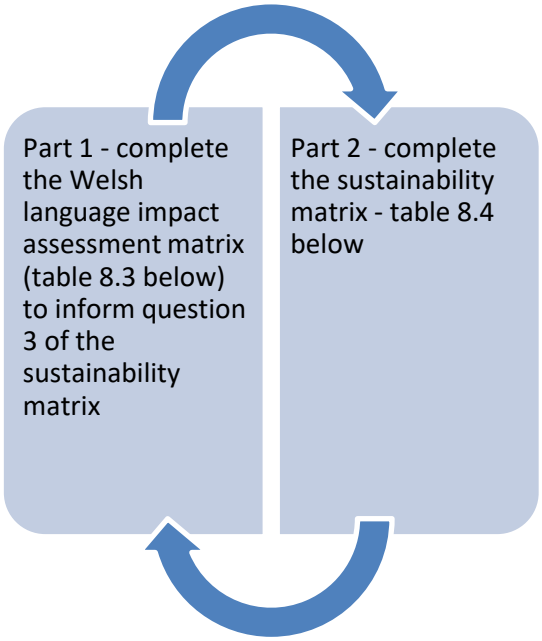
20. The purpose of this part of the scoping period is to analyse the information gathered during Stage A1 in order to identify key issues about the community and the Welsh language. This will help to obtain an initial picture of the potential impacts associated with the development. The conclusions must be recorded in the Report on the Welsh Language Impact Assessment.

STAGE B) CARRY OUT OR MAKE THE ASSESSMENT

21. As with the Environmental Impact Assessment process, the process of carrying out the Welsh Language Impact Assessment needs to consider and record the following, referring to the background information and analysis above (i.e. Stage A1 & Stage A2):

i. who (e.g. a particular age group)/ what (e.g. local school) is likely to be affected;
ii. type of effect (i.e. positive, negative, neutral, direct, indirect);
iii. likelihood of the effect occurring (i.e. firm, uncertain, can be reversed, cannot be reversed);
iv. potential cumulative effects.

22. This part of the methodology is in two parts:



Part 1: complete the Welsh Language Impact Assessment

23. In order to assess the proposed development against the Sustainability Assessment Objective relevant to the Welsh language, the relevant parts of the Welsh Language Impact Assessment matrix shown in table 8.3 below should be completed. You will need to consider the inter-relationship between the factors, e.g. the Welsh language population and the housing market and the area's economy. The template must be used in your report on the Assessment. If a positive or negative impact is identified, it will be necessary to consider if any positive effect can be improved, or how you will control negative effects. Those activities must be recorded in Stage C below.

24. The sample risk/ benefits matrix in Figure 8.1 can be used to identify the risk and the likelihood of the effects.

Figure 8.1: Sample Risk/ Benefits Matrix

				EFFAITH 20 MLYNEDD →			
				Ardal	Sylweddol bositif	Ansylweddol bositif	Ansylweddol negyddol	Sylweddol negyddol
				Holl siaradwyr yn yr Ardal Ddethol	Cynnydd 2.5 pwynt canran a throsodd mewn siaradwyr na'r rhagamcan(busnes fel arfer)	Cynnydd llai na 2.5 pwynt canran mewn siaradwyr na'r rhagamcan(busnes fel arfer)	Lleihâd llai na 2.5 pwynt canran mewn siaradwyr na'r rhagamcan(busnes fel arfer)	Lleihâd 2.5 pwynt canran a thosodd mewn siaradwyr na'r rhagamcan(busnes fel arfer)
					2	1	-1	-2
	Siawns	Amledd	Tebygolrwydd		Sylweddol	Bychan	Bychan	Sylweddol
TEBYGOLRWYDD ↑	Gellir disgwyl iddo ddigwydd mewn bron y cyfan o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd mewn o leiaf 8 gwaith allan o 10 yn yr 20 mlynedd diwethaf	4	Bron yn sicr	**8**	**4**	**-4**	**-8**
	Gellir disgwyl iddo ddigwydd mewn y mwyafrif o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd mewn o 5 - 7 gwaith allan o 10 yn yr 20 mlynedd diwethaf	3	Tebyg	**6**	**3**	**-3**	**-6**
	Gellir disgwyl iddo ddigwydd mewn lleiafrif o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd mewn o leiaf 2- 4 gwaith allan o 10 yn yr 20 mlynedd diwethaf	2	Posibl	**4**	**2**	**-2**	**-4**
	Gellir disgwyl iddo ddigwydd mewn nifer fechan iawn o ddatblygiadau cyffelyb	Tystiolaeth gadarn iddo ddigwydd llai na 2 waith allan o 10 yn yr 20 mlynedd diwethaf	1	Annhebyg	**2**	**1**	**-1**	**-2**

Table 8.3: Welsh language impact assessment Matrix

LANGUAGE AND MOBILITY OF POPULATION (this issue is common to Housing development and Employment development)	**Score**			**Comments**
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 constitution.	**Effect (E)** **1, 2, 3 or 4**	**Likelihood (T)** **1, 2, 3 or 4**	**Composite score** **0 - -8 to +8**	
• How is the development going to ensure opportunities for people to stay in their community?				
• 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?				
• Is there a likelihood that local people will migrate from the community as a result of the development?				
• 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?				
• 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?				

• Is the change likely to be permanent or temporary?					
Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. You can use the sample risk matrix in Figure 8.1 to record the effect and the likelihood of the effect. Use a separate page if more space is needed.....					
	Composite score				
What is the benefit?	**What is the risk?**				

Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit	Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				
VISUAL ELEMENTS (this issue is common to Housing development and Employment development)		**Score**			**Comments**
Explain, with evidence, how the development will affect the Language Visibility in the area, in terms of promoting the unique culture of the area.		**Effect (E)** **1, 2, 3 or 4**	**Likelihood (T)** **1, 2, 3 or 4**	**Composite score** **0 - -8 to +8**	
• Will the development increase visibility of the language?					
• 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					
• 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					
Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.					

Use a separate page if more space is needed.....					
Composite score					
What is the benefit?	**What is the risk?**				
Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit	Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE (discuss the following by type of development)	**Score**			**Comments**
Explain, with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).	**Effect (E)** **1, 2, 3 or 4**	**Likelihood (T)** **1, 2, 3 or 4**	**Composite score** **0 - -8 to +8**	
• To what extent does the development affect public amenity/ the environment in the area? Will the area be more/ less desirable to live in?				
• How adequate is the availability of childcare and pre-school places in the locality				
• 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?				
• 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?				
• Would the development increase demand for local facilities and services?				

• To what extent does the development have a positive or negative impact on existing facilities or 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?				
• 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?				
• How could the Welsh community and its institutions integrate the development?				
Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.				

Use a separate page if more space is needed.....					
	Composite score				
What is the benefit? Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit	**What is the risk?** Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				
THE HOUSING MARKET		**Score**			**Comments**
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 (E)** **1, 2, 3 or 4**	**Likelihood (T)** **1, 2, 3 or 4**	**Composite score** **0 - -8 to +8**	
• Expected market price for the houses, and how this compares with household income locally.					
• Would the development be likely to have a positive or negative impact on the average house price in the area affected?					

• Affordable housing contribution and how this compares with policy requirements				
• Expected or proposed rate of development. Would it happen slowly?				
• Housing mix and how it compares with policy requirements, County or local surveys, or other sources of information				
• Housing numbers and how this compares with the demand for housing and the supply of housing given in the Plan, and those granted since the adoption of the Plan				
• Increased potential impact the development could have, taking into account any other relevant recent developments in the local area				
• Would the development increase the demand for private rented housing, which would mean less stock available to local households?				
Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.				

Use a separate page if more space is needed.....					
	Composite score				
What is the benefit? Go to Stage C to show how you will ensure the benefit, and if possible, spread the benefit	**What is the risk?** Go to Stage C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				
ECONOMIC FACTORS		**Score**			**Comments**
Explain, with evidence, how the development affects the economics of the local area.		**Effect (E)** **1, 2, 3 or 4**	**Likelihood (T)** **1, 2, 3 or 4**	**Composite score** **0 - -8 to +8**	
• How does the development contribute to existing employment opportunities in the area?					

• Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?				
• Number of full and/or part-time jobs				
• 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)				
• Salaries that will be offered and how these compare with average salaries in the area				
• 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				
• Is it likely to have to search outside the local area for employees, e.g. for specialist skills				
• Will a front-line service be provided to the 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)				
• Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs				
• Increased potential impact the development could have, taking into account any other relevant recent developments in the local area				
• 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?					
Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect. Use a separate page if more space is needed.....					
Composite score					
What is the benefit? Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit	**What is the risk?** Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				

25. The next list provides a matrix of questions to assess the likely impact of the proposed development in terms of the site. You may have answered some of the questions already as part of an Environmental Assessment when one is required to support your application. If you haven't undertaken an environmental assessment, use the matrix in table 8.4 below to record the general assessment of the proposed development on the area of influence. Use the symbols in the key (see below) in the 'Assessment' column. The symbols in this column indicate whether the proposed development contributes positively towards meeting the Sustainability Assessment Objective:
    - whether it fits with the Sustainability Assessment Objective;
    - whether the proposed development has a neutral effect on the Sustainability Assessment Objective:
    - whether the proposed development is a barrier to achieving the Sustainability Assessment Objective.

26. In the 'Summary' column explain, with evidence, how you reach your conclusion.

27. The response to relevant parts of the Welsh Language Impact Assessment matrix in table 8.2 will have assessed the proposed development against the section of the Sustainability Appraisal relevant to the Welsh language.

28. If a positive or negative effect is identified after undertaking a Sustainability Assessment of the site you will need to consider whether any positive effect can be enhanced or how you can manage negative effects. The actions should be recorded in Step C below.

Site name:

Area of Influence (map)

Type of development:

Sustainability Assessment Objective	**Assessment**	**Summary**
1. Maintain and enhance biodiversity benefits and connectivity *(SEA topics: biodiversity, fauna, flora, soil)* Will the proposed development... • Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species • Protect and enhance wildlife habitats on land and at sea (including the significant woodland asset found in the plan area), and wider biodiversity in rural and urban areas • Maintain and improve the provision of green infrastructure • Protect and enhance the designated geological sites and the wider diversity ground • Maintain and enhance the role of ecological connectivity	e.g. ++	The proposed development will contribute to this Sustainability Assessment Objective because .....
2. Promoting viability, cohesion, and community health and well-being *(SEA topics: human health, population)* Will the proposed development... • Meet the needs of an ageing population • Reduce the number of work-age people who are out-migrating, in order to support communities that are balanced in terms of age of the population • Improve the provision and access to facilities and services to disadvantaged communities and rural areas.		

Sustainability Assessment Objective	**Assessment**	**Summary**
• Promote community interaction and social inclusion • Get rid of barriers and create opportunities for people to lead healthier lives, e.g. promoting exercise (walking, cycling) • Reduce health inequalities between areas and social groups		
3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage) Will the proposed development... • Protect and enhance the opportunities to promote and develop the Welsh language - in order to respond to this question, the Welsh language Impact Assessment matrix in table 8.3 above should be completed		
4. Preserve, promote and enhance cultural resources and historic heritage assets *(SEA topic: cultural heritage)* Will the proposed development… • Ensure that local, historic and archaeological and cultural assets (including protection from new developments) are protected, and are maximized for the benefit of residents and visitors • Promote access to the historic environment for education and tourism purposes/ economic development		
5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities *(SEA topic: Population)*		

Sustainability Assessment Objective	**Assessment**	**Summary**
Will the proposed development... • Promote and facilitate investment to local businesses across a variety of economic sectors • Improve and maximise employment opportunities, including in rural areas • Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure • Provide access to opportunities for training, education and skills development for all sectors in the community • Treat the Welsh language less favourably than the English language in providing services to the public • Create opportunities for workers to use the Welsh language in the workplace		
6. Provide good quality housing, including affordable housing that meets local need *(SEA topic: population, human health)* Will the proposed development... • Improve the quality and availability of existing housing stock for deprived communities • Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas • Introduce adapted housing that addresses the individual needs of the communities		
7. Appreciate, conserve and enhance the rural landscapes and townscapes of the plan area *(SEA topic:* landscape) Will the proposed development...		

Sustainability Assessment Objective	Assessment	Summary
• Protect and enhance the special features of the landscape in the plan area, including Areas of Outstanding Natural Beauty, the coastal/ marine landscape and townscape • Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment • Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area		
8. Support and enhance good transport links to support the community and the economy *(SEA topic: population, human health)* Will the proposed development... • Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres • Reduce the need for private car travel, by improving the public transport infrastructure • Prioritise accessibility by having sustainable transport options for new developments		

Key

++	Strong encouragement for the development, as it would solve current sustainability problem	+/-	Potential sustainability issues; mitigation and/or negotiation may be possible
+	No sustainability barriers and the development is acceptable	-	Problematic and unlikely due to known sustainability issues; mitigating or negotiating difficult and/or expensive
0		--	Absolute restrictions in terms of sustainability
?	Neutral		

STAGE C) – IDENTIFYING MITIGATION/ PROTECTION/ IMPROVEMENT/ SPREAD MEASURES

29. Every good decision will depend on an effective analysis of options. Option appraisal is the process of identification and selection of the most appropriate risk management strategy within the limitations of the situation. Normally, this requires following a process of scoring or weighting options on how to reduce the risk to an acceptable level. As a result, of evaluating the options and drawing conclusions you can then proceed to select the 'preferred strategy', which is the ' best ' strategy for the situation and the one who receives the approval of the developer, the stakeholders and partners.

30. Evaluation requires you to follow some, if not all, of the follow-up action:
    - establish clearly what is the outcome you are trying to achieve;
    - Identify the possible options to achieve that outcome;
    - Clearly established what are the criteria used to evaluate;
    - Select the most appropriate tool to implement each option;
    - Identify the impact of each option;
    - Compare the advantages and disadvantages of each option and reach a conclusion.

31. Usually, the risk management options are one of the following:

    - TERMINATE – get rid of a proportion of the risk where possible;
    - TOLORATE – accept the risk by choosing not to intervene;
    - TRANSFER – sharing or moving elements of the risk by sharing with stakeholders or other partners or use technology, new processes or new investment;
    - MITIGATE - modification of the effects of the development by putting developing plans in place

32. You will also need to consider how to TAKE ADVANTAGE of OPPORTUNITIES arising from the risk to initiate new opportunities.

33. If a positive or negative impact is identified in Stage B above, it will be necessary to consider if any positive effect can be improved upon or show how you will control negative effects. If significant negative effects are not acceptable, consideration must be given to whether it is possible to take steps to reduce the risk to an acceptable level. It should be borne in mind that there is a strong possibility a planning application can be refused by the local planning authority in accordance with criterion 3 of Policy PS 1 if the assessment identifies a significant negative impact is likely. Therefore, consideration should be given to determine if there is an alternative option that would be likely to reduce the risk to an acceptable level**.** It should be recognised that it is not possible, in practice, to eliminate risk entirely. This will help to choose what options are available to be included in a Strategy and an Action Plan.

34. Figure 8.2 generally sets out what kind of response to consider depending on the composite score.

Figure 8.2 Response options

	Positif	Opsiynau Ymateb	Negyddol	Opsiynau Ymateb
Sylweddol Tebygol		UCHAFU		TERFYNU
Sylweddol Annhebygol		UCHAFU		LLINIARU
Bychan Tebygol		UCHAFU		LLINIARU
Bychan Annhebygol		UCHAFU		GODDEF

35. Appendix 6 includes a list of possible activities that can be used to ensure positive effects and to manage risks of negative effects. Those activities should be recorded in the Assessment Report, indicating how and when the activities will be carried out. This is essential to show that the measures can be realised. Possible measures should be discussed with the Mentrau Iaith and the Planning Officer, who will discuss with relevant officers within the Councils, e.g. education officers, economic development officers.

36. Table 8.5 below provides a template to record the necessary information.

What is the Benefit or Risk identified in Stage B above?	Possible activity to control the benefit or risk	What does the activity achieve?	How will the benefit/ mitigation be achieved?	What is the timetable for delivery?	Monitoring method and frequency – where appropriate

Table 8.5: recording protection/ improvement/ promotion/ mitigation activities

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ISLE OF ANGLESEY COUNTY COUNCIL **Scrutiny Report Template**	
Committee:	Partnership and Regeneration Scrutiny Committee
Date:	9 April, 2019
Subject:	Progress Report by the School Progress Review Scrutiny Panel
Purpose of Report:	To report on the Panel's work from 7/11/18 to 2/4/19
Scrutiny Chair:	Councillor Gwilym Jones
Portfolio Holder(s):	Councillor R Meirion Jones
Head of Service:	Arwyn Williams
Report Author: **Tel:** **Email:**	Gwyneth Mon Hughes 01248 752908 GwynethHughes@ynysmon.gov.uk
Local Members:	Not Ward Specific

1 - Recommendation/s

The Partnership and Regeneration Scrutiny Committee is requested to recommend that:

1. It agrees that the Panel is providing robust challenge on individual school's performance.
2. It notes that Panel is focusing on developing shadowing arrangements with GwE to enable Members to attend various schools monitoring, support and training events.
3. It notes that the Panel will continue to monitor the implementation of the Learning Services Monitoring Plan.
4. The Panel is not aware of any key message that is currently in need of escalation to the Executive.

2 – Link to Council Plan / Other Corporate Priorities

The County Council Plan 2017-2022 has the ambition to work with the people of Anglesey, their communities and partnerships to ensure the delivery of the best available services that will improve quality of life for everyone across the Island. One of three aims is the plan to 'Create conditions that will enable everyone to reach their potential''. The work of the Scrutiny Panel - School Progress Review (the Panel) is key to supporting the Council and schools to realise that aim and objective.

3 – Guiding Principles for Scrutiny Members

To assist Members when scrutinising the topic:-

3.1 Impact the matter has on individuals and communities **[focus on customer/citizen]**

3.2 A look at the efficiency & effectiveness of any proposed change – both financially and in terms of quality **[focus on value]**

3.3 A look at any risks **[focus on risk]**

3.4 Scrutiny taking a performance monitoring or quality assurance role **[focus on performance & quality]**

3.5 Looking at plans and proposals from a perspective of:

- Long term
- Prevention
- Integration
- Collaboration
- Involvement

[focus on wellbeing]

4 - Key Scrutiny Questions

- Is the Committee satisfied with the work undertaken by the Panel?
- Are there any suggestions to strengthen the work of the Panel?
- Are there areas that need to be scrutinised by the Panel?

5 – Background / Context

5.1 Members will be aware that 3 Scrutiny Panels have been established, namely:

- **Scrutiny Panel: Finance** -reports to the Corporate Scrutiny Committee.
- **Scrutiny Panel: Children's Services-** reports to the Corporate Scrutiny Committee.
- **Scrutiny Panel: Schools Progress Review-** reports to the Partnership and Regeneration Scrutiny Committee. Membership of the panel includes :
  1. Councillor Gwilym O Jones (Chair)
  2. Councillor Alun Roberts (Vice-Chair)
  3. Councillor Margaret M Roberts
  4. Councillor Vaughan Hughes
  5. Councillor Kenneth P Hughes
  6. Councillor Richard Griffiths
  7. Councillor John Arwel Roberts
  8. Keith Roberts

5.2 This report summaries the work of the School Progress Review Scrutiny Panel (the Panel), from 7th November 2018 to 2nd April 2019.

5.3 The Education and Leisure Scrutiny Committee established the Panel on the 21st November 2012. It arose from recommendations made by Estyn on the quality of education services for children and young people on Anglesey. The Senior School Standards and Inclusion Manager provides guidance to the Panel about schools that are appropriate to invite to appear before it. The criterion used to select schools are based on the National School Categorisation System, school performance and Estyn reports and the aim is to have a good mix of small, medium, large and primary/secondary schools who fall into the various coding colour categories.

5.4 The Panel also received support from GwE school advisors during this period (GwE is the Regional School Effectiveness and Improvement Service for North Wales). It works alongside and on behalf of the Local Authorities of Gwynedd, Conwy, Denbighshire, Flintshire, Gwynedd, Wrexham and Anglesey to develop excellent schools across the North Wales and to improve outcomes for pupils by ensuring effective leadership at all levels and quality teaching and learning in all classrooms.

5.5 During January 2019, the Welsh Government published colour support categories for all schools in Wales. The Welsh Government and regional education improvement consortia developed the National School Categorisation System together in order to identify schools in Wales that need most help, support and guidance to improve. It also identifies those that are doing well but could be doing better and those that are highly effective and could help and support others to do better.

5.6 The Panel is very pleased to note that no schools on Anglesey were included in the red support category and is assured that five schools falling into the amber support category are in receipt of the appropriate level of support from GwE and the Learning Service. The remaining schools on Anglesey fall into either the Yellow or the Green category, which means that they are effective or highly effective requiring minimal support by GwE of between 4 to 10 days per year.

5.7 Since the progress report submitted to the Committee on 13th November 2018 the committee has met with Schools Head teachers and Chair of Governors as well as consideration of arrangements to shadow GwE at various activities:

- 22 November 2018 -Ysgol Gynradd Corn Hir (Green)[1] and Ysgol Gynradd Henblas (Yellow)[1].
- 13 December 2018 –Ysgol Uwchradd David Hughes (Yellow)[1] and monitoring Learning Service Action Plan.
- 24 January 2019 – Ysgol Gynradd Bodedern (Amber)[1].
- 15 February 2019- Ysgol Gynradd Llanfairpwll (Green)[1] and Ysgol Gynradd Santes Fair (Amber)[1].
- 22 March 2019- Consideration of shadowing GwE arrangements and self-evaluation.

5.8 The Panel has focused on the following matters:

- The Panel met with representatives of five primary schools and one secondary schools during this period. The Senior Standards and Inclusion Officer provided the Panel with a school performance summary before every meeting. The Panel also receives information from GwE officers so that it is aware of support arrangements in place for specific schools. The Panel is pleased to note that no schools on Anglesey are identified to be in the red support category and is assured that five schools falling into the amber support category are receiving the appropriate support from GwE and the Learning Service.

- The Panel concerned to note that there had what appeared to be an anomaly with regard to grade threshold marking of pupils siting the English GCSE examination during summer 2018. Secondary Schools, GwE and Local Government Education Services in Wales had

[1] National School Categorisation System Colour Coding (as at January 2019)

raised concerns that there had been a change in grade boundary threshold, which meant that pupils who sat the examination early were treated differently to pupils who sat a different paper earlier in the academic year. Because of the alleged anomaly, fewer pupils than envisaged got a grade C in the summer 2018, which had a negative effect on secondary school performance indicators in Key Stage 4. The Panel assured that there was ongoing dialogue with the Welsh Joint Education Committee (WJEC) to investigate the matter and if necessary to prevent/minimise reoccurrence.

5.9 On the 13th December 2018, the Head of Learning provided the Panel with a Progress report on implementation of the Learning Action Plan. The Plan sets out action that is needed in order to:

- Continue with the current work programmes that are already implemented within the Service;
- Sustain the activities in hand in attempt to influence stage outcomes;
- Set a foundation for improving children and young adults' educational results;
- Ensure that the partnership between the Learning Service and schools is professional, is based on respect and honesty, support one another, and form a co-ownership of the education system in Anglesey; and
- Ensure effective collaboration with strategic partners.

The Panel assured that the Learning Service is taking appropriate steps to implement matters that require attention and will continue to monitor implementation by the service.

6.0 During meeting with representatives of Anglesey schools, the Panel noted the important work undertaken by GwE on Anglesey in training, supporting and monitoring schools to be as effective as possible. On 15th December 2018, the Partnership and Regeneration Scrutiny Committee agreed that arrangements be put in place for Members of the Panel to shadow the work of GwE. On the 22nd March 2019, the Panel considered options for Members to attend various activities arranged by GwE during the school spring term, The Panel will develop this practice during the summer term.

6.1 The Panel concluded that there are no key messages that currently need to be escalated to the attention of the Executive.

6 – Equality Impact Assessment [including impacts on the Welsh Language]
Not applicable

7 – Financial Implications
Not applicable

8 – Appendices:
None

9 - Background papers (please contact the author of the Report for any further information):
-

CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

SCRUTINY

PARTNERSHIP AND REGENERATION SCRUTINY COMMITTEE WORK PROGRAMME: 2017/2018→**2019/2020**

Chair: Councillor Gwilym O Jones
Vice- Chair: Councillor Robert Llewelyn Jones

This document summarises the forward work programme of the Partnership and Regeneration Scrutiny Committee Work Programme for the period May 2017 onwards, as a rolling programme and purposeful Scrutiny planning tool. The forward work programme will be submitted to each ordinary meeting of the Scrutiny Committee for reviewing its content, consideration of new items or adjournment / withdrawal of items. Its purpose is also to ensure alignment with the forward work programmes of the Executive and Senior Leadership Team.

Contact: Geraint Wyn Roberts (Scrutiny Officer)

Tel: 01248 752039 E-mail: gwrce@anglesey.gov.uk

Mae'r ddogfen yma hefyd ar gael yn Gymraeg / This document is also available in Welsh

Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
2017						
May, 2017						
31 May 2017 Committee Room 1 / 3.30pm	Election of Chair of the Committee	To appoint Chairperson				
	Election of Vice-Chair for the Committee	To appoint Vice-Chairperson				
June, 2017						
7 June 2017 Committee Room 1 / 2pm	Annual Report of Communities First	Monitoring Performance				
	Vibrant and Viable Places Programme	Information / monitoring performance				
	Membership of Panels and Boards	Nominate Members		√ (Members)		
	Forward Work Programme	Review		√ (Members)		
October, 2017						
9 October 2017 Committee	Annual Report of the Community Safety Partnership	Monitoring Performance				
	Public Services Board (developing Anglesey and Gwynedd Well -Being Plan)	Monitoring performance /policy development				
	Annual Report –Achievements	Monitoring performance				

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
Room 1 / 2pm	against the Tenants Participation Strategy					
	Forward Work Programme	Review		√ (Members)		
November, 2017						
14 November 2017 Committee Room 1 / 2pm	Draft Well-being Plan: Anglesey and Gwynedd Public Services Board (Update)	Policy Development				
	Transformation of Culture Services	Pre-decision				√
	Report on Welsh in Internal Administration	Performance Monitoring				
	Scrutiny Panel: Schools Progress Review (Progress Report)	Monitoring performance	√			
	Forward Work Programme	Review		√ (Members)		
2018						
February, 2018						
6 February 2018 Committee Room 1/ 2pm	Report – Anglesey Schools Performance 2016-2017	Monitoring performance				
	GwE - Annual Report 2016 / 2017	Monitoring performance				
	Scrutiny Panel: Schools Progress Review (Progress Report)	Monitoring Performance	√			
	Membership of the Scrutiny Panel:	-		√		

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
	Schools Progress Review			(Members)		
	Forward Work Programme	Review		√ (Members)		
March, 2018						
8 March 2018 Council Chamber /2pm	Draft Well-being Plan: Anglesey and Gwynedd Public Services Board	Policy Development				√
	Tenants Participation Strategy	Policy Development				√
	Forward Work Programme	Review		√ (Members)		
April, 2018						
10 April 2018 Committee Room 1/ 2pm	Additional Learning Needs Partnership – Gwynedd and Môn	Monitoring Performance				
	Forward Work Programme	Review		√ (Members)		
June, 2018						
19 June 2018 Committee	Membership of Finance Scrutiny Panel and Education Transformation Board	-		√ (Members)		

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
Room 1/ 2pm	Annual Report of Communities First	Monitoring Performance				
	Community Regeneration Plans – Amlwch and Beaumaris	Performance monitoring [Corporate Scrutiny Committee resolution, 02/10/17]				
	Scrutiny of Partnerships	Monitoring Performance		√ (Members)		
	Scrutiny Panel: Schools Progress Review (Progress Report)	Monitoring Performance	√			
	Forward Work Programme	Review		√ (Members)		
July, 2018						
9 July 2018 Committee Room 1/ 2pm	Medrwn Môn	Monitoring Performance				
	Anti-Poverty Strategy	Policy development				√
September, 2018						
24 September 2018 Committee Room 1/ 2pm	Annual Report -Regional Partnership Board (Health and Social Services)	Monitoring Performance				
	Annual Report of the Community Safety Partnership	Monitoring Performance				
	Forward Work Programme	Review		√ (Members)		
October,2018						

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
15 October 2018 Committee Room 1/2pm	North Wales Fire and Rescue Service	Consultation				
	North Wales Regional Emergency Planning Service	Monitoring Performance				
	Forward Work Programme			√ (Members)		
November, 2018						
13 November 2018 Committee Room 1/ 2pm	Nominate Member to Finance Scrutiny Panel	-		√ (Members)		
	Regional Homelessness Strategy	Pre decision scrutiny				√
	Additional Learning Needs Partnership – Gwynedd and Môn	Monitoring performance				
	Public Services Board- initial scrutiny of PSB governance and delivery structure	Monitoring performance				
	Forward Work Programme	Review		√ (Members)		
December, 2018						
12 December 2018 Committee	Anglesey Schools Standards 2017-2018	Monitoring performance				
	GwE - Annual Report 2017 / 2018	Monitoring performance				
	Scrutiny Panel: Schools Progress	Monitoring performance	√			

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
Room 1/ 2pm	Review					
	Forward Work Programme	Review		√ (Members)		
2019						
February, 2019						
5 February 2019 Committee Room 1/ 2pm	North Wales Partnership Board (Part 9)- Role and background of the board and its influence on specific areas on Anglesey	Committee request(24/9/18)				
	Forward Work Programme	Review		√ (Members)		
March, 2019						
12 March 2019 Committee Room 1 / 2pm	Joint Working between the Health Board and the Council –Focus on areas of joint working in the community	Monitoring performance				
	Public Services Board - scrutiny of progress on delivery of the Well-being Plan	Monitoring performance				
	Forward Work Programme	Review		√ (Members)		

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
NEXT MEETING : April, 2019						
9 April 2019 Committee Room 1/ 2pm	Supplementary Planning Guidance- Maintaining and creating distinctive and sustainable communities	Pre-decision scrutiny				
	Scrutiny Panel: Schools Progress Review (Progress Report)	Monitoring Performance	√			
	Forward Work Programme	Review		√ (Members)		
June, 2019						
18 June 2019 Committee Room 1 / 2pm	Additional Learning Needs Partnership – Gwynedd and Môn	Monitoring Performance				
	Annual Report -Regional Partnership Board (Part 9 -Health and Social Services) or 23 /09/19 (to be confirmed)	Monitoring Performance				
	Public Services Board Annual Report	Monitoring Performance				
	Report on Use of Welsh Language in Internal Administration	Monitoring Performance				
	Scrutiny of Partnerships – Measuring Impact (Scrutiny Unit report)	Self Evaluation				
	Forward Work Programme	Review		√ (Members)		

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
September, 2019						
23 September 2019 Committee Room 1 / 2pm	Annual Report -Regional Partnership Board (Part 9 -Health and Social Services) (to be confirmed)	Monitoring Performance				
	Annual Report of the Community Safety Partnership	Monitoring Performance				
	Scrutiny Panel: Schools Progress Review (Progress Report)	Monitoring Performance	√			
	Forward Work Programme	Review		√ (Members)		
November, 2019						
12 November 2019 Committee Room 1 / 2pm	Additional Learning Needs Partnership – Gwynedd and Môn	Monitoring Performance				
	Medrwn Môn	Monitoring Performance				
	Forward Work Programme	Review		√ (Members)		
2020						
February, 2020						
4 February 2020 Committee Room 1 / 2pm						
	Forward Work Programme	Review		√ (Members)		

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Date of Meeting	Item	Purpose	Scrutiny Panel Input	Engagement	Wellbeing of Future Generations	Executive / Full Council
March, 2020						
10 March 2020 Committee Room 1 / 2pm	Joint Working between the Health Board and the Council (to be confirmed)					
	Forward Work Programme	Review		√ (Members)		
April, 2020						
7 April Committee Room 1 / 2pm	Additional Learning Needs Partnership – Gwynedd and Môn					
	Scrutiny Panel: Schools Progress Review (Progress Report)		√			
	Forward Work Programme	Review		√ (Members)		

TOPICES TO BE SCHEDULED	
To be confirmed	Modernisation of Non-Statutory Leisure Service (3 year period) (Pre-decision scrutiny- monitoring Performance)
To be confirmed	Extra Care Housing (Seiriol Area) - (Joint Report: Housing +Adults Social Servicers)
To be confirmed	Adults Social Services Contracts (18/06/19?)

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To be confirmed	Annual Report Galw Gofal (Adult Social Services) (23/09/19?)
To be confirmed	Out Of Hours (Adult Social services) (23/09/19?)
To be confirmed	Waste related matters
To be confirmed	North Wales Growth Deal
To be confirmed	North Wales Fire and Rescue Service: Anglesey Area
To be confirmed	North Wales Police: Anglesey Area
o be confirmed	North Wales Emergency Planning Service
To be confirmed	Invitation to North Wales Police and Crime Commissioner
To be confirmed	Scrutiny Arrangements – Public Services Board
To be confirmed	Anglesey Schools Standards 2018-2019 (Special meeting in December 2019)
To be confirmed	GwE - Annual Report 2018 / 2019 (Special, meeting December 2019)
To be confirmed	Scrutiny Panel: Schools Progress Review (Special meeting December 2019?)

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