



Replacement Local Development Plan 2018-2033

Background Paper

July 2019

BP 42: Welsh Language Impact Assessment

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Review of legislation, national policy and best practice: Welsh language planning policy

Review carried out for Conwy County Borough
Council in preparing its Replacement Local
Development Plan
July 2019



Review of Welsh language planning policy updates required

Introduction

Conwy County Borough Council is developing a Replacement Local Development Plan to cover the period 2018-33.

LDPs should be prepared in accordance with:

- the Planning (Wales) Act 2015;
- the Planning and Compulsory Purchase Act 2004;
- the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005;
- Planning Policy Wales, specifically Chapter 2 on development plans; and
- the Local Development Plan Manual (2015).

Since 1988 (Circular 53/88) the Welsh Language has been a material planning consideration to be taken into account in formulating land use policies and in the determination of planning applications. Welsh Government planning policy is contained in Planning Policy Wales (2002) and technical advice in Technical Advice Note (Wales) 20.

As stated in national, statutory guidance:

“One of the issues requiring consideration when preparing a LDP is how the strategy and policies are likely to impact on use of the Welsh language and the sustainability of communities.”¹

The mechanism for demonstrating that the authority has taken account of the impacts on the Welsh language is through the Sustainability Appraisal. A sustainability appraisal (SA) is required as part of the LDP. Section 62 of the Planning and Compulsory Purchase Act 2014 requires the SA to include an assessment of the likely effects of the plan on the use of the Welsh language in the area.

Conwy Borough Council is currently preparing its Preferred Strategy for publication in July 2019. The Sustainability Appraisal as part of this process and needs to include an assessment of the impacts on the Welsh language.

Conwy Authority has a Welsh language planning policy to inform its impact assessment approach, called Policy CTH/5. However, since that time, there have been changes and updates to legislation, national and local policy and statutory guidance which means that the Welsh language planning policy needs to be updated.

Background to work

The authority commissioned RHD Consultancy Ltd to review the legislative and national context and provide recommendations for a revised Welsh language planning policy in preparation for the Deposit Plan phase.

The work is made up of two phases: the first of which is to review the legislative and policy context and provide a report to Conwy Borough Council on these changes, providing recommendations for a revised Welsh language planning policy. This is the purpose of this paper. The second phase will be to develop the revised Welsh language planning policy in preparation for the Deposit Plan phase around December 2019.

¹ TAN 20, October 2017

Methodology

The national policy and legislative context work (phase 1) was carried out between May and July 2019 in order to feed into the Preferred Strategy being published in July (which includes a high level Welsh language impact assessment of the plan).

The methodology for the work programme was multi-faceted and drew on a wide range of statistical evidence and wider documentary evidence. There were three main strands to the work, as follows:

1. Desk research and analysis:
 - i. Review of legislation and national policies – both planning and Welsh language – Planning Policy Wales, TAN 20, TAN 6, Welsh Language (Wales) Measure 2011, Well-being of future generations Act 2005, Cymraeg 2050, Welsh Language Standards (for Conwy County Borough).
 - ii. Documentary analysis – Preferred Strategy (draft for publication July 2019), Planning and the Welsh language: the way ahead (2005), BP07 Housing Land Supply Paper, Conwy Welsh language promotion strategy, Conwy Research Unit analysis, Welsh in Education Strategy, Well-being plan.
 - iii. Statistical analysis – Census 2011, Research Unit Welsh language report, Language Commissioner's Language Use Survey, ONS Statistical Bulletins, Stats Wales bulletins on the Welsh language, housing reports, employment data report, Wales deprivation areas, travel to work reports, demand for Welsh medium school data.
 - iv. Literature review – wider reading on Welsh language and identify, sense of place and placemaking, Welsh language heartlands, and Welsh language communities and organisations.
2. Reviewing and mapping existing Welsh language planning policy with desk research findings:
 - v. Mapping of existing Welsh language planning policy with findings of above analysis.
 - vi. Annotating existing policy with recommendations for early consideration.
3. Testing and applying recommendations against Preferred Strategy:
 - vii. Identifying the linguistic sensitive sites (as per Census data and thresholds from literature review) and other sites of strategic importance.
 - viii. Assessing the five allocated sites in the Preferred Strategy using the recommended criteria and linguistic sensitive sites identified above to test the recommendations in the paper.

This paper is presented to Conwy planning colleagues to consider and to feed into the planning process before publishing the Preferred Strategy and through to the Deposit Plan stage, where individual impact assessments will most probably be required.

A clear and robust Welsh language planning policy will positively support the plan-making process and ensure that the authority is acting in accordance with legislation, policy as well as aiming for best practice.

Report Structure

Structured in three parts, Part 1 sets out the legislative and policy context and updates since the last Local Development Plan. Part 2 outlines the planning legislation, policy and guidance updates and developments since the last LDP – including Placemaking and an updated to TAN 20 – on the Welsh language.

Part 3 of this report then summarises the findings of the work and presents recommendations. This section includes a list of proposed linguistic sensitive areas and other areas of significant importance to the Welsh language.

One of the four recommendations provides advice on revising the Welsh language planning policy. This will need to be considered over the coming months and an updated policy in line with the findings of this report will be published with the Deposit Plan in around December 2019.

There are appendices supporting this report, including a glossary of terminology and a bibliography.

Part 1: National Policy and Legislative Context Update

Legislative Context

Section 70(2) of the Town and Country Planning Act 1990 (TCPA) clarifies that considerations relating to the use of the Welsh language may be taken into account when determining applications for planning permission, so far as they are material to the application. This may apply to any application in any part of Wales. This provision means that the Welsh language is a material consideration but does not give any additional weight to the Welsh language above any other material consideration.

The planning system operates within the provisions of town and country planning legislation and other domestic and European legislation. In relation to the Welsh language and planning, the Equality Act 2010 and the Human Rights Act 1998 will be relevant and decision-makers should be mindful of the wider legal requirements.

LDP policies must not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability. Planning policies must not seek to control housing occupancy on linguistic grounds.

Two important pieces of legislation has been introduced since this time and since Conwy's last Local Development Plan – which are the Well-being of Future Generations Act and the Welsh language (Wales) Measure 2011. Both are explained in the sections below.

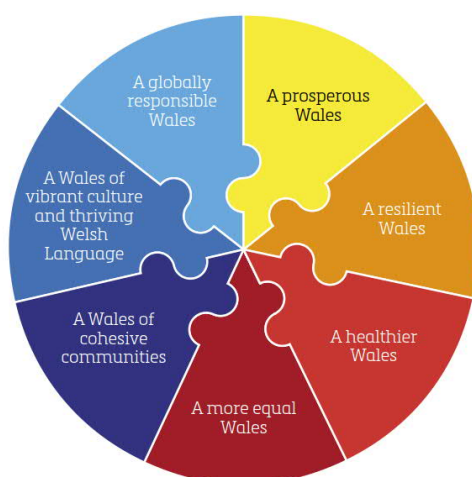
Well-being of Future Generations Act 2015

The Well-being of Future Generations (Wales) Act 2015 seeks to improve the social, economic, environmental and cultural well-being of Wales. It contains seven well-being goals which local authorities must seek to achieve in order to improve well-being both now and in the future.

One of the wellbeing goals is a Wales of vibrant culture and Welsh language.

The Act has seven well-being goals outlined in Figure 1 below.

Figure 1 – The Seven Well Being Goals



In order to demonstrate that appropriate consideration has been given to the Well-being goals and sustainable development principle in the decision-making process, public bodies are required to have regard to the 'five ways of working' contained in the Well-being Act. These require consideration of: involvement; collaboration; integration; prevention; and long-term factors.

Figure 2: The Five Ways of Working



The Well-being of Future Generations Act places a duty on public bodies to carry out sustainable development. This is not a new concept for the planning system as the principles of sustainable development have been at the heart of planning policy since Planning Policy Wales was first published in 2002. However, the concept has been expanded under the Well-being Act and it requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental and cultural².

The planning system is central to achieving sustainable development in Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest so that it contributes positively to the achievement of the well-being goals.

Welsh language (Wales) Measure 2011

The Welsh Language (Wales) Measure 2011 has also been introduced since the last LDP and created a new legislative framework which included the creation of the Welsh Language Commissioner, Welsh Language Tribunal and Welsh Language Standards.

This most recent legislative development is an important one as it made the Welsh language an official language. It also importantly states that the Welsh language is treated no less favourably than the English language. This is different to the 1993 Welsh language Act, where the Welsh and English languages were treated on the basis of equality. This means that the local authority is required to promote and proactively support the Welsh language.

² Planning Policy Wales, Edition 10 (2018) <https://gov.wales/sites/default/files/publications/2019-02/planning-policy-wales-edition-10.pdf>

Conwy local authority and all local authorities, must comply with the Welsh Language Standards. The Welsh Language Standards placed on Conwy authority by the Welsh Language Commissioner can be found [here](#).

The duties which derive from the standards mean that the Council, must not treat the Welsh language less favourably than the English language, together with promoting and facilitating the use of the Welsh language (making it easier for people to use their Welsh language skills in everyday life).

The Standards aim to:

- provide greater clarity to organisations on their duties on the Welsh language;
- provide greater clarity to Welsh speakers about the services they can expect to receive in Welsh; and
- ensure more consistency of Welsh language services and improve their quality.

The Welsh Standards superseded the Council's Welsh Language Scheme first approved by the Welsh Language Board on 23rd July, 1997, which was revised on 14th May, 2004 and then on 23rd April 2009.

The most applicable standards to the plan-making process are Standards 89-93 as outlined in Annex 1. In summary, the key requirements are as follows:

1. you must consider what effects (whether positive or adverse) decisions will have on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language.
2. you must consider how the policy could be formulated so that it
 - a. would have positive effects, or increased positive effects,
 - b. and not have adverse effects

on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language
3. when you publish a consultation document which relates to a policy decision, the document must contain and seek views on the impacts that policy decision is likely to have on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language.

Welsh language national strategy – Cymraeg 2050³

The Welsh Government has also set a national target to increase the number of Welsh speakers to a million by 2050. This is set out in the national strategy for the Welsh language, [Cymraeg 2050](#). The Government has stated that in Wales we need to get to a position where the Welsh language is a perfectly natural element of all aspects of everyday life. If we want to achieve that, the whole nation has to be part of the discussion – fluent Welsh speakers, Welsh speakers who are reluctant to use the language, new speakers who have learned the language, or people who do not count themselves as Welsh speakers.

Currently 19% of the population speaks Welsh according to the 2011 Census, which equates to 562,000 people – therefore just over half a million currently. There are also a substantial number of people who have some knowledge of the language which are not counted in the above figure. It is extensively taught at schools throughout Wales, and not just in those schools where Welsh is the main teaching medium as it is a compulsory subject in the national curriculum.

³ Welsh Government (2017) Cymraeg 2050 <https://gov.wales/sites/default/files/publications/2018-12/cymraeg-2050-welsh-language-strategy.pdf>

Whereas nearly fifty per cent of the population spoke Welsh in 1901, this percentage decreased to less than nineteen per cent in 1991. Although the number and percentage of Welsh speakers increased slightly to nearly 21% in 2001 – the first increase for 100 years.

However, the 2011 Census saw a return to 19% and as a result, Welsh Government produced a new national strategy – Cymraeg 2050⁴, which set a target to reach a million Welsh speakers by 2050.

“The 2011 Census results presented us with an opportunity to have frank conversations and re-evaluate the future that we want to see for the language. Things need to change. We need to renew our energy, be systematic in our approach to planning, and improve collaboration in order to secure the legacy our language deserves.”

In order to achieve this ambition, Welsh Government has set three themes:

1. Increasing the number of Welsh speakers
2. Increasing the use of Welsh
3. Creating favourable conditions – infrastructure and context

Figure 3: Cymraeg 2050 – the three strategic themes.

Theme 1: Increasing the number of Welsh speakers
1. Language transmission in the family
2. The early years
3. Statutory education
4. Post-compulsory education
5. The education workforce, resources and qualifications
Theme 2: Increasing the use of Welsh
6. The workplace
7. Services
8. Social use of Welsh
Theme 3: Creating favourable conditions – infrastructure and context
9. Community and economy
10. Culture and media
11. Wales and the wider world
12. Digital technology
13. Linguistic infrastructure
14. Language planning
15. Evaluation and research

⁴ Cymraeg 2050 (Welsh Government) <https://gov.wales/sites/default/files/publications/2018-12/cymraeg-2050-welsh-language-strategy.pdf>

The number and percentage of Welsh speakers declined in Conwy between 2001 and 2011 and this is a continued trend for the last few decades.

Between 2001 and 2011 the number of Welsh speakers in the County Borough fell from 31,050 to 30,600 – a decrease of 450 or -6.2%. As a proportion this was a fall from 29.2% of the population aged 3+ in 2001 to 27.4% in 2011. This decline has been continuous over the past four Censuses.

Table 1: Welsh speakers 1981 to 2011

	Conwy County Borough		Wales	
	Number	%	Number	%
2011 Census	30,600	27.4%	562,016	19.0%
2001 Census	31,042	29.2%	575,640	20.5%
1991 Census	31,431	30.6%	508,098	18.7%
1981 Census	30,276	32.7%	508,207	19.0%

Source: 2001 and 2011 Censuses, ONS

However, the number of Welsh speakers is declining as well as the percentage. Between 2001 and 2011 the number of Welsh speakers fell from 31,298 to 30,600. This is particularly important against the backdrop of an overall increase in the population of Conwy over the same 10-year period – from 106,316 to 111,724. Therefore, the number of Welsh speakers is declining, whereas the number of non-Welsh speakers are increasing. There is a net loss of Welsh speakers in Conwy as demonstrated in the table below.

Table 2: Decline in number and percentages able to speak Welsh, 2001-2011

2001				2011			
Able to speak Welsh	Not able to speak Welsh	Total	%	Able to speak Welsh	Not able to speak Welsh	Total	%
31,298	75,018	106,316	29.4%	30,600	81,124	111,724	27.39%

Source: 2001 and 2011 Censuses, ONS

However, not all areas in Conwy have seen a decline in Welsh speaking abilities. Between 2001 and 2011: – four electoral divisions saw an overall increase in Welsh speakers within their population in terms of both numbers and proportion – Penrhyn (Llandudno), Kinnel Bay, Llandrillo yn Rhos and Eglwysbach. – a further 11 electoral divisions saw a numeric increase in the number of Welsh speakers, even though there was a proportionate decline

In certain communities the proportion of Welsh speakers is as high as 88%, whilst in others it is as low as 6%. Around 89% of those who can speak Welsh were born in Wales. Many of those who have moved to Wales have respected and supported the language. Some have also learnt the language and in so doing have contributed to the continued success of the language in their respective communities.

This decline in the number and percentages of Welsh speakers throughout the twentieth century has led to a fragmentation of 'Welsh heartland' areas. In 1961, 279 communities in Wales (out of a total of 993) recorded that at least 80% of their community could speak Welsh. By 2001, that was only the case in 20 electoral divisions although a further 37 had more than 70% able to speak Welsh. Whilst these core areas have been declining, those remain Welsh language core areas where the language (and culture) is vibrant and spoken in social, leisure and

business activities and not confined to the home, or school. In these areas, Welsh is a living, everyday language, spoken, heard and seen in the community; it is part of the fabric of the community.

'Dyfodol Dwyieithog/A Bilingual Future' (2002) acknowledges that the reduction in the number of primarily Welsh-speaking communities is one of the most serious threats to the future of the Welsh language. In order to address this threat WAG advocate the creation of economically and socially sustainable communities and the encouragement of planning and housing policies and decisions which take account of the linguistic character of communities.

Conversely, Cardiff is an area where the number of Welsh speakers increased during the last 2011 Census.

The future well-being of the language will depend on a variety of factors, such as education, the use of the Welsh language in a wide range of context including work and the business environment, demographic change and population movement, and a sound economic base and sustainable, vibrant communities.

Conwy Welsh language strategy

Conwy authority has prepared its Welsh language strategy in accordance with the requirements under its Welsh Language Standards. In this, it sets its targets for the percentage of Welsh speakers in the county borough. The authority's ambition for the next five years is to halt the decline and increase the number of Welsh speakers in Conwy. As a result, the authority has set a target to increase the percentage of Welsh speakers in Conwy by 2% over the next five years, with a view to considering a longer-term target to increase the number of Welsh speakers over the next 15 years.

Part 2 - National Planning Review

Introduction

Since 1988 (Circular 53/88) the Welsh Language has been a material planning consideration to be taken into account in formulating land use policies and in the determination of planning applications. Welsh Government planning policy is contained in Planning Policy Wales (2002) and technical advice in Technical Advice Note (Wales) 20.

Key documents at a glance:

The Environment Act 2016 puts in place the legislation to plan and manage Wales' natural resources. It includes an enhanced biodiversity duty which requires Public Authorities to maintain and enhance biodiversity and to promote the resilience of ecosystems.

Planning Policy Wales (Edition 10) 2018 (PPW) is the Welsh Governments land use planning policy for Wales and should be taken into account when preparing development plans.

Technical Advice Notes (TANs) and Minerals Technical Advice Notes supplement this with technical guidance. Procedural guidance is also set out in Welsh Government Circulars. TAN 20 is on the Welsh language including signage and TAN 6 is also particularly important for the Welsh language and referred to in TAN 20.

Planning Policy Wales

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

PPW is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

Updated in 2018, Planning Policy Wales (PPW)⁵ aims to deliver the vision of the Wales as set out in the Well-being of Future Generations Act: a more prosperous Wales, a resilient Wales, which supports healthy, functioning ecosystems and recognises the limits of the global environment, a healthier Wales, a more equal Wales, a Wales of more cohesive communities, a Wales of vibrant culture and thriving Welsh language and a globally responsible Wales.

The PPW embeds the spirit of the Well-being of Future Generations Act, through moving us towards a low carbon, resilient society, of providing secure and well-paid jobs, and of building well-connected environments for everyone in Wales that improves our lives and health and enhances our well-being.

PPW supports the integration of services, embedding social cohesion, and ensuring that sites of new housing ensure equality, access to the Welsh language, and encourage a sense of belonging.

⁵ Planning Policy Wales, 2018 <https://gov.wales/sites/default/files/publications/2019-02/planning-policy-wales-edition-10.pdf>

It also gives a clear message that we are planning for future resilient urban areas and rural communities, embracing technology and innovation, including smart working, which also anticipate progress to ensure that Wales is at the forefront of planning.

The five high level principles of planning set out in PPW are as follows:

1. Growing our economy in a sustainable manner – achieving sustainable economic development for all groups, including Welsh speakers and users of the language within their sustainable and resilient communities
2. Making best use of resources - The proximity principle must be applied to ensure problems are solved locally and that local people engage with them and are empowered to contribute to the solution, rather than passing them on to other places or future generations. This will ensure the use of land and other resources is sustainable in the long term and that the Welsh language is in healthy increase.
3. Facilitating accessible and healthy environments – providing access to all, including Welsh speakers; ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned.
4. Creating & sustaining communities – Welsh speakers and Welsh speaking communities need the right mix of good quality/well designed homes, jobs, services, infrastructure and facilities so that they feel safe and secure in their everyday lives.
5. Maximising environmental protection and limiting environmental impact - Natural, historic and linguistic/cultural assets must be protected, promoted, conserved and enhanced.

All of the above principles are just as pertinent to the Welsh language and Welsh speaking communities – both urban and rural. They provide a useful basis for impact assessing the plan making process on the Welsh language.

Placemaking

PPW states that all development decisions, either through development plans' policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.

"All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.⁶"

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

Whilst the PPW states that not every development or policy proposal will be able to demonstrate they can meet all the placemaking outcomes, however, this does not mean that they should not be considered in the development management process to see if a proposal can be improved or enhanced to promote wider well-being. It is for developers and planning authorities to identify these opportunities and act upon them.

One of the Placemaking Outcomes is - Creating and Sustaining Communities: Enables the Welsh language to thrive.

⁶ PPW 2018 – Welsh Government (2018) Planning Policy Wales

Figure 5: PPW Themes Collectively Contribute to Placemaking



The Welsh language is listed under the Strategic and Spatial Choices Theme in the PPW Figure 5 diagram, as illustrated above. All planning decisions must first be assessed against the Strategic and Spatial Choices, as shown in the decision-making flow diagram below.

Decision Making Flow Diagram (PPW 2018)



Placemaking and the Welsh language

The intrinsic value of a place to people and their communities is particularly important, and are linked to factors including language, culture, history, heritage and identities. A sense of place and the relationship of people and

places is important. A sense of place is linked to sense of belonging, sense of identity and when these are solid and sustainable, they support people's health and wellbeing⁷.

The Welsh language is part of the social and cultural fabric of Conwy and of Wales and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the 'Thriving Welsh Language' well-being goal. This is clearly articulated in PPW for planning authorities to follow.

Both vibrant and sustainable communities are key to the PPW – national planning policy. It states that development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all. This applies to Welsh speakers and their communities – and therefore the planning decisions taken by the local authority need to promote and facilitate this.

Community facilities contribute to a sense of place, which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments and places of worship.

Cohesive Welsh speaking communities are sustained and created by providing spaces for people to interact and undertake community activities, including recreational spaces, play, food growing and opportunities to connect with nature. Opportunities to use Welsh in everyday life are important.

The PPW also talks about Distinctive Places. When the Welsh language is seen and heard in a place, this provides a distinctive sense of place. When the Welsh language is active and vibrant this also in turn, ensures that the community is active. The PPW also talks about Strategic Places – and the Welsh language is included in this description – as an important national priority.

"A Vibrant Culture and Thriving Welsh Language will mean building on those unique and special characteristics which give places their distinct 'feel' and identity. Fostering and sustaining a sense of place through the protection and enhancement of the natural, historic and built environment and allowing for and supporting uses and activities which provide for creative and cultural experiences" (PPW, 2018).

Productive and Enterprising Places are those which promote our economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development.

A vibrant culture and thriving Welsh language are supported by the provision of jobs and economic activity which needs to be strategically planned and managed. The Welsh language and culture makes a distinctive contribution to the viability of communities. Our tourism offer also needs promotion to capitalise support activities which reflect our distinctiveness. Indeed, the Welsh language and economy group at Welsh Government conducted research that shows that a vibrant economy supports a vibrant language and culture, but also that a living language and culture also support the economy.

As PPW states, "The planning system is the key mechanism for delivering sustainable places. It provides a critical mechanism where opportunities for long term benefit and integrated decision-making meet, allowing preventative and proactive solutions to be found."

Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales.

⁷ See references in bibliography including Etzioni, Bernstein, Baker, Carter and Aitchinson.

Summary of Key Requirements under PPW, 2018

Planning authorities must consider the likely effects of their development plans on the use of the Welsh language as part of the Sustainability Appraisal.

Planning authorities should seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting the use of the Welsh language.

Development plans should include a statement on how planning authorities have taken the needs and interests of the Welsh language into account in plan preparation and how any policies relating to the Welsh language interact with other plan policies.

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.

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.

Conwy's Preferred Strategy (2019) states that

"the concept of placemaking will be a key element of the Conwy Preferred Strategy in delivering the goals of Well-being of Future Generations Act and in driving Conwy's plan-making and development management decisions to create sustainable places."

Technical Advice Note 20

'Technical Advice Note (TAN) 20: planning and the Welsh language⁸' provides supplementary guidance to Part 4 of Planning Policy Wales. TANs and Circulars should be taken into account by planning authorities in the preparation of development plans and in determining planning applications.

TAN 20 was updated in October 2017. Technical Advice Note (Wales) 20 "Planning and the Welsh Language" (October 2013) is cancelled. The supplementary document Technical Advice Note 20: Practice Guidance (June 2014) is also cancelled.

As stated in TAN 20 (October 2017):

"The planning system can contribute to the future well-being of the Welsh language, by establishing the conditions to allow sustainable communities to thrive. For example, creating conditions for well-paid employment opportunities and a range of quality housing options are integral to planning for sustainable communities."

Key principles to the approach are as follows:

- Plan led approach – so that planning decisions are based on LDP. The Welsh Government is committed to a plan-led system where decisions on planning applications and appeals are made in accordance with

⁸ Welsh Government (2017) Technical Advice Note (TAN) 20: planning and the Welsh language
<https://gov.wales/technical-advice-note-tan-20-planning-and-welsh-language>

an adopted development plan, unless outweighed by other material considerations. The Welsh language is one such material consideration.

- Needs driven embedded in sustainable development - sets out a vision for how places are expected to change in land-use terms to accommodate development needs over the plan period.
- Transparent, consistent and fair planning decision which is evidence based and rationale in decision making
- Efficient and effective planning processes
- Cumulative effects of planning proposals/ decisions on the Welsh language
- Opportunity to consider effects of the plan on the wider community and wider plan area together

TAN 20 (2017) says that the Welsh language is a material consideration considered alongside all other material issues. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.

There are two parts to TAN 20 – impacts assessments on the Welsh language, and requirements on signage.

Impact assessments

The Strategic Appraisal (SA) should include the recording of the results of the appraisal work undertaken thus far, including predicting and evaluating the effects of the LDP options on social, environmental, economic and cultural objectives.

Assessing the impact on the Welsh language must form part of the SA.

Impact assessments per se are not routinely required for all sites. Impact assessments are required for the following:

- Significant policy decisions (as set out in the Welsh language standards)
- Large scale development - normally defined as 10 or more residential dwellings or developments over 1,000 square metres or 1 hectare, but LPAs may set locally-appropriate thresholds in the LDP, based on evidence (TAN 20, Oct 2017).
- Linguistic sensitive areas
- Defined areas

TAN 20 requires planning authorities to identify linguistically sensitive areas. These defined areas are where the Welsh language is considered to be of particular sensitivity or significance. Any such areas must be made clear on the LDP Proposals Map and their rationale and boundaries must be supported by evidence.

Defining such areas will enable the LPA to make it clear to communities and developers where the use of the Welsh language needs to be considered. It will also signal the areas where measures to mitigate the impacts of development on the Welsh language may be necessary.

Planning authorities are expected to identify their linguistic sensitive areas and to outline their impact assessment approach.

The authority is required to take a plan-led approach and therefore to undertake a high-level Welsh language impact assessment when preparing the LDP. An impact assessment must be contained as part of the Strategic Appraisal.

However, the precise location and scale of individual windfall developments may not be known at the plan-making stage, but local authorities can consider the scale of their contribution and whether the level of anticipated windfall developments may impact on the use of the Welsh language.

The high-level impact assessment at the LDP formulation stage will seek to identify what further impact assessment work will be required including any impact assessments at application stage for large scale windfall developments.

Part 3 of this report presents recommendations based on evidence and analysis of these areas.

Factors to take into account

The TAN 20 guidance also includes an indicative list of factors that could be included in an impact assessment, which are as follows:

Housing

- the scale and location of growth
- the type, tenure and size of proposed new homes
- affordable housing policies and targets
- phasing policy
- windfall⁹ housing developments.

Employment land

- the scale and location of the provision
- provision for local businesses, SMEs and large-scale inward investment schemes.

Community facilities and education infrastructure

- the location of proposed facilities and proximity to residential areas

Planning obligations

- the appropriate use of s.106 agreements and/or the CIL charging schedule for the delivery of infrastructure supporting the Welsh language.

⁹ Large windfall sites are deemed to be those sites for 10+ dwellings that were not allocated for development, but where the principle of residential development was considered acceptable, irrespective of the housing land supply position (BP07 – Housing Land Supply Paper).

Signage

– encouragement for Welsh language signage, which can lead to developing Welsh as a visible feature in an area.

This is not intended as an exhaustive or exclusive list. LPAs may feel other policies could have potential effects on the Welsh language.

Mitigation measures and actions to promote positive impacts

TAN 20 states that measures to mitigate adverse impacts and actions to promote positive impacts, should be identified at the development plan-making stage. By doing this at this stage, the developer will be informed of the implications of those measures when it comes to preparing a planning application. This should also aid community engagement – because more robust and constructive proposals at the plan-making stage, will reduce potential conflict at the planning application stage.

Mitigation measures should be set out in the Deposit Plan, and matters of detail may also be included in SPG. This could include site specific development briefs.

To ensure mitigation measures are applied, the Community Infrastructure Levy (CIL) or section 106 agreements may need to be used. The provision of infrastructure supporting the use of the Welsh language may be included on a CIL charging schedule in accordance with all applicable law, including the provisions of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010.

TAN 20 provides suggestions on strategic approaches which may support the language, such as the following:

- positive promotion of local culture and heritage;
- planning the amount and the spatial distribution of new development and infrastructure, particularly where this would help to support community sustainability;
- phasing of strategic housing and employment developments;
- identifying areas of linguistic sensitivity or significance;

Further suggestions on mitigation and promotion measures Conwy could consider are available below:

- ✓ Education and training for Welsh speakers to be able to access future jobs
- ✓ Streaming of schools to ensure Welsh medium and bilingual provision is available
- ✓ Provide transport to English medium schools outside the catchment to mitigate changing language medium of local school in catchment
- ✓ Use the WESPS and other grants and initiatives to ensure language medium is not adversely effected
- ✓ Welsh language education and training provided in communities – awareness, fact sheets, taster sessions, learning Welsh
- ✓ Community initiatives and/or activities through the medium of Welsh
- ✓ Funding/ grants/ sponsorship e.g. for local transport, for local enterprise, for activities, for services in Welsh, for learning
- ✓ Infrastructure – supporting and/or targeting communications in linguistic sensitive areas to support and promote a vibrant and sustainable community as viable places to live and work
- ✓ Supporting sustainable travel to work from linguistic sensitive areas so that people are enabled to remain in the community to live, enabling more sustainable travel choices, whilst not increasing out migration due to work and/ or limited transport options.
- ✓ Flexibility applied in enterprise and business diversification in rural areas
- ✓ Affordable housing and home ownership schemes

Contributions:

The following are four types of contributions – financial and other:

1. In Kind Contributions – The developer carries out required works directly.
2. On Site / Off Site Contributions – The developer contributes financially towards the provision of measures that would mitigate the detrimental impacts of development.
3. Pooled Contributions – The Council may seek to pool contributions from more than one developer across the County Borough, in order to address the wider impacts across developments.
4. S106 contribution levy as per TAN 20 providing contributions to affordable housing.

Signage

TAN 20 also includes guidance on using the Welsh language on signage. This can enhance sense of belonging and identity for Welsh speakers and learners of the language and help support the use of Welsh in everyday life. The use of Welsh on signage also provides a sense of place and can enhance the cultural tourism and destination offer for visitors – making Conwy a distinctive and special place.

Therefore, TAN 20 says that “Signs can have a strong visible impact on the character of an area, including its linguistic character. They are also one method of promoting the distinctive culture of Wales, which is of significance to the identity of individual communities as well as the tourism industry. Policies in LDPs relating to signage and advertising subject to planning control may promote the provision of bilingual signs.”

TAN 6 – Planning for Sustainable Rural Communities, 2010¹⁰

This Technical Advice Note states that planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. Being as many of the community councils and wards across Conwy where more than quarter or half of the population is able to speak Welsh, are in rural communities, TAN 6 is particularly useful and relevant.

Affordable housing in rural areas

In rural areas, TAN 6 says that planning authorities may wish to give priority to affordable housing to meet local needs, by identifying those smaller villages and clusters where future housing development will be limited to this category. The requirement for market and general affordable housing need should be accommodated elsewhere in the planning authority's area.

Planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2. In smaller rural communities planning authorities should adopt a flexible approach to delivery. In smaller settlements and clusters, planning authorities should proactively engage with the local community and rural housing enablers to bring forward sites for affordable homes to meet local needs. The objective should be to develop a clear vision of how the local need for affordable housing can be met and the sustainability of the community as a whole enhanced.

¹⁰ TAN 6, Planning for Sustainable Rural Communities, July 2010
<https://gweddill.gov.wales/docs/desh/policy/100722tan6en.pdf>

Planning authorities should ensure that the affordable housing provides for genuine local needs, is affordable in perpetuity, well designed and of the right scale. Sites for affordable housing should either be selected as part of the development plan process or be brought forward as affordable housing.

Services in rural communities

To ensure that communities are sustainable in the long-term rural residents need to have reasonable access to essential local services. When preparing development plans planning authorities should obtain information on the availability of services across the area. This will help to identify the most sustainable locations for development intended to meet general need and locations where a more proactive approach should be taken to meet essential community service requirements.

Planning and the Welsh Language: the Way Ahead (2005)¹¹

Whilst the Welsh Language has been a material planning consideration since 1988, "Local Planning Authorities have had difficulty in applying the policy and guidance. In response, 16 local planning authorities, the Welsh Language Board and the Welsh Assembly Government funded a study awarded to the Bartlett School of Planning, University College London (UCL) led by Dr Mark Tewdwr-Jones, to produce a Welsh language in planning toolkit.

The recommendations of the report were as follows:

- LPAs should have regard to their community strategies and engage with their communities through the LDP Community Involvement Schemes in the preparation of linguistic land use policies
- As a means of initial profiling, LPAs should start to define Language Sensitive Areas within their areas based on a threshold of whether 25% or more of their Community Council area speak Welsh. However, it will be a matter for the LPA to determine the extent of the defined Language Sensitive Areas (LSA) through the development plan process and could include individual settlements outside the area defined by the suggested threshold

The reports says that:

"the land-use planning system can and should take account of the needs and interests of the Welsh Language and, in doing so, contribute to its well-being."

The report was a discussion paper in particular on when to assess the Welsh language as a material consideration – i.e. to weigh up the benefits and disbenefits to the Welsh language and Welsh speaking communities against other material considerations. The planning decision could be to reject the proposal or to agree the proposal but with mitigation measures.

The Sustainability Appraisal processes for LDPs will make the trade-offs between language impact and other social, economic and environmental considerations transparent.

For all areas where Welsh is the social fabric of the community, then the report recommends that a Welsh language impact assessment is conducted. The way to define such communities, also called linguistic sensitive areas, is to set a threshold where the percentage of Welsh speakers is 25% or more.

¹¹ Planning and the Welsh language: the way ahead (2005)
file:///C:/Users/Rachel/Documents/Rachel/RHD%20Consultancy/Tendrau/Conwy%20-%20cynllunio/Conwy%20-%20planning%20-%20the%20way%20ahead_and_the_welsh_language_document.pdf

Part 3: Summary of Recommendations for Welsh language planning policy

Introduction

Part 4 of this report draws on the findings of the work conducted and the evidence gathered to provide conclusions on the next steps to take in revising Conwy authority's Welsh language planning policy.

At a glance, the report presents four recommendations:

1. Define Linguistic Sensitive Areas in line with TAN 20 and
2. Update Welsh language planning policy:
3. Formulate Welsh language impact assessment toolkit
4. Revise Community Engagement Scheme in line with TAN 20 and Welsh Language Standards

Recommendation 1: Define Linguistic Sensitive Areas

In line with TAN 20, Conwy planning authority is required to define its linguistically sensitive areas. In accordance with Planning and the Welsh language: the way ahead (2005), the threshold is recommended at 25% or more of the population able to speak Welsh.

From researching the Census data of 2011, we know that 27.4% of the population of Conwy is able to speak Welsh but that the number and percentage is decreasing over time.

Conwy's Welsh language strategy has set a target to increase the percentage of Welsh speakers in the county borough by 2% in the next 5 years. Therefore, in setting the threshold at 25%, there is a chance that the planning policy contributes to the overall target of increasing the percentile by 2%.

A statistical analysis has been carried out of the Conwy county borough to establish the percentages able to speak Welsh by electoral ward and community council area and is shown in Table 3. The data shows that of the 28 electoral wards in Conwy, 21 of them have 25% or more of the population able to speak Welsh and are able the threshold recommended in the Planning for Wales Report. A further 12 wards have above the national average of 19%, closely followed by another wards, which are only just under the 19%, which make them strategically significant in Welsh language policy terms. Furthermore, the table shows that a high proportion of Conwy's population are in heartland areas, which over 50-60% of the population speaks Welsh. Uwchaled is the highest, where 70.8% can speak Welsh.

Table 3: Percentage of population able to speak Welsh by electoral ward, Conwy

Conwy electoral Ward	% able to speak Welsh
W05000149: Uwchaled	70.8
W05000132: Llangernyw	65.8
W05000128: Gower	63.5
W05000134: Llansannan	63.0
W05000148: Uwch Conwy	60.7
W05000121: Crwst	59.6
W05000123: Eglwysbach	54.3

W05000113: Betws-y-Coed	50.3
W05000139: Pandy	48.4
W05000146: Trefriw	45.6
W05000114: Betws yn Rhos	45.4
W05000115: Bryn	45.0
W05000116: Caerhun	41.9
W05000133: Llansanffraid	35.8
W05000140: Pant-yr-afon/Penmaenan	34.1
W05000117: Capelulo	33.3
W05000915: Marl	29.8
W05000119: Conwy	28.7
W05000917: Pensarn	28.4
W05000124: Eirias	23.5
W05000918: Tudno	23.4
W05000916: Penrhyn	22.9
W05000914: Deganwy	22.8
W05000125: Gele	22.7
W05000137: Mochdre	22.5
W05000135: Llysfaen	21.1
W05000143: Pentre Mawr	21.1
W05000118: Colwyn	20.7
W05000130: Llanddulas	20.5
W05000126: Glyn	19.7
W05000913: Craig-y-Don	18.7
W05000131: Llandrillo yn Rhos	18.4
W05000138: Mostyn	18.4
W05000144: Rhiw	16.7
W05000127: Gogarth	16.0
W05000112: Abergele Pensarn	11.6
W05000129: Kinnel Bay	11.5
W05000145: Towyn	10.8

Table 4: Percentage of community council areas where 25% or more are able to speak Welsh, Census 2011.

Community Council Area 25% or more	Percentage able to speak Welsh, 2011
Betws yn Rhos	46.4
Betws-y-Coed*	46.5
Bro Garmon	58.6
Bro Machno*	57.0
Caerhun	44.6
Capel Curig*	57.1
Cerrigydrudion	77.2
Conwy	27.3
Dolgarrog	46.8
Dolwyddelan*	51.9
Eglwysbach	49.0

Henryd	37.1
Llanddoged and Maenan	62.4
Llanfairfechan	46.7
Llanfairtalhaearn	44.5
Llanfihangel Glyn Myfyr	69.6
Llangernyw	64.4
Llangwm	61.5
Llanefydd	60.9
Llanrwst	61.0
Llansanffraid Glan Conwy	35.8
Llansannan	64.0
Penmaenmawr	33.8
Pentrefoelas	69.9
Trefriw	44.9
Ysbyty Ifan*	79.1

* within Snowdonia National Park

Source: Welsh Government Stats Bulletins – Welsh language ability by electoral ward in Conwy, Census 2011.

In addition, the following community councils have above the national average able to speak Welsh i.e. above the Wales percentage of 19%.

Table 5: Percentage of community council areas where 19% - 24% able to speak Welsh, Census 2011.

Community Council Area 19% - 24%	Percentage able to speak Welsh, 2011
Mochdre	22.5%
Old Colwyn	21.9%
Llysfaen	21.1%
Llanddulas and Rhyd-y-Foel	20.5%
Llandudno	20.3%
Abergele	19.6%

Based on both the Census data (2011), and the community councils within the scope of Conwy's LDP, Table 6 lists the linguistic sensitive sites areas that have been identified in accordance with the requirements in TAN 20 and in line with good practice i.e. that WLIA are carried out where 25% or more can speak Welsh::

Table 6: Conwy's linguistic sensitive sites

Community Council	Percentage able to speak Welsh, Census 2011
Cerrigydrudion	77.20%
Pentrefoelas	69.90%
Llanfihangel Glyn Myfyr	69.60%
Llangernyw	64.40%

Llansannan	64.00%
Llanddoged and Maenan	62.40%
Llangwm	61.50%
Llanrwst	61.00%
Llanefydd	60.90%
Bro Garmon	58.60%
Eglwysbach	49.00%
Dolgarrog	46.80%
Llanfairfechan	46.70%
Betws yn Rhos	46.40%
Trefriw	44.90%
Caerhun	44.60%
Llanfairtalhaearn	44.50%
Henryd	37.10%
Llansanffraid Glan Conwy	35.80%
Penmaenmawr	33.80%
Conwy	27.30%

In addition, the following are strategically important where 19% or more speak Welsh in the area (albeit they are not above 25%).

Table 7: Conwy's additional strategically important Welsh language sites

Abergele
Llanddulas and Rhyd-y-Foel
Llandudno
Llysfaen
Mochdre
Old Colwyn

In using the above data, it is important to remember that there are Welsh speakers and learners everywhere – in all community councils and electoral wards. The sites that have been identified above does not preclude planning activities from taking into account other sites.

Furthermore, it is very important to bear in mind that percentages are being used for the purposes of this document, however, numbers are just as important. The number of Welsh speakers may be higher than areas where the percentages are lower. This is because of the population density of an area. Therefore, it is important to note the community council areas by highest to lowest in overall total numbers, as shown in Table 8 below.

Table 8: Conwy Community Councils by number and percentage of Welsh speakers, in the order of highest to lowest in number, 2011 Census

Community Councils	Number able to speak Welsh	% able to speak Welsh
Llandudno	4,079	20.3%
Conwy	3,901	27.3%
Abergele	2,014	19.6%
Llanrwst	1,943	61.0%
Colwyn Bay	1,897	17.9%
Old Colwyn	1,719	21.9%
Llanfairfechan	1,646	46.7%
Penmaenmawr	1,425	33.8%
Rhos-on-Sea	1,366	18.4%
Towyn and Kinmel Bay	927	11.3%
Llansannan	831	64.0%
Llansanffraid Glan Conwy	765	35.8%
Llangernyw	672	64.4%
Caerhun	563	44.6%
Llysfaen	552	21.1%
Cerrigydrudion	549	77.2%
Betws yn Rhos	473	46.4%
Llanfairtalhaearn	465	44.5%
Eglwysbach	448	49.0%
Mochdre	416	22.5%
Bro Garmon	372	58.6%
Llanddoded and Maenan	371	62.4%
Llanefydd	348	60.9%
Trefriw	342	44.9%
Bro Machno	340	57.0%
Llanddulas and Rhyd-y-Foel	308	20.5%
Llangwm	284	61.5%
Henryd	261	37.1%
Betws-y-Coed	252	46.5%
Pentrefoelas	241	69.9%
Dolwyddelan	238	51.9%
Dolgarrog	200	46.8%
Ysbyty Ifan	151	79.1%
Llanfihangel Glyn Myfyr	128	69.6%
Capel Curig	113	57.1%

Furthermore, for the purposes of LDP planning, it is important to remember examples such as these in Table 9 where whilst the percentage is just below the 19% national average, the number of Welsh speakers is higher than some of the areas listed above as linguistic sensitive.

Table 9: Community councils where the numbers able to speak Welsh are comparable or higher than areas in Table 7 where there are higher percentages.

Rhos-on-Sea	1,366	18.4%
Colwyn Bay	1,897	17.9%

Recommendation 2: Welsh language planning

The Welsh language policy CTH5 needs to be updated as part of the RDLP process by the end of December 2019-early 2020. The following revisions are recommended:

- i. Update to reflect planning legislation and guidance – TAN 20 and Placemaking but also elements of TAN 6, including use of s106 agreements
- ii. Reflect recent national policy and legislative updates relating to the Welsh language – Cymraeg 2050, Welsh Language (Wales) Measure 2011, Welsh Language Standards, Well-being of Future Generations Act 2015.
- iii. Include Conwy's Welsh Language Strategy and Welsh Language Standards
- iv. Reflect Planning and the Welsh language: The Way Ahead (2005) report
- v. Revise policy for one impact assessment approach rather than two stage impact statement and full assessment as currently worded
- vi. Define linguistic sensitive areas (as required by TAN 20)
- vii. Include indicative list of approaches to mitigation measures and promotion activities
- viii. Include requirements on developers so that they have an early indication to forward plan
- ix. Engagement and consultation – include requirements in both TAN 20 and Language Standards also linking to Community Engagement Scheme
- x. Include evidence base and base line data

Recommendation 3: Formulate Welsh language impact assessment toolkit

In preparation for the RDLP impact assessment that will need to be completed, it is recommended that a Welsh Language Impact Assessment toolkit is developed ready for this. Such a toolkit should draw on best practice and lessons learned especially since the revised/ updated TAN 20 was published and should also draw on the tool commissioned in Planning and the Welsh language: the way ahead (2005). A tool will help ensure that impact assessments are consistent over time and across the various planning allocations. They will also serve as a useful guide for developers in drawing up detailed plans and mitigation measures.

These are the recommendations in drawing up the toolkit:

- Draw up a toolkit which includes the questions in Conwy's WLIA LDP updated in 2011
- Use Planning Way Ahead questions and toolkit
- Research lessons learned and best practice including WLIA completed by Môn, Gwynedd and Snowdonia National Park
- Include a list of statistical sources and other evidence base data that would be useful and would ensure that the WLIA is evidence based in line with TAN 20 requirements.

Recommendation 4: Revise Community Engagement Scheme in line with TAN 20 and Welsh Language Standards

In line with the requirements of the Welsh Language Standards, the authority must update its Community Engagement Scheme in line with standards 88-90. As well as providing the Preferred Strategy and Welsh Language Impact Assessment documents in Welsh for people to feedback in Welsh, the content of the consultation document needs to include the Welsh language. In particular, the authority must seek views on the impacts on the Welsh language – both positive and negative and opportunities to promote and support it.

Annex 1: Glossary of Terminology and Abbreviations

AMR	Annual Monitoring Report
CIL	Community Infrastructure Levy
LDP	Local Development Plan
LPA	Local Planning Authority
NDF	National Development Framework
PCPA	Planning and Compulsory Purchase Act 2004
PPW	Planning Policy Wales
RLDP	Replacement Local Development Plan
SA	Sustainability Appraisal
SDP	Strategic Development Plan
SME	Small and Medium-sized Enterprises
SPG	Supplementary Planning Guidance
TAN	Technical Advice Note
TCPA	Town and Country Planning Act 1990
DNS	Developments of National Significance
WLIA	Welsh Language Impact Assessment

Allocations: land which will be proposed for development in the RLDP

Windfall: Sites not specifically allocated for development but unexpectedly become available during the lifetime of a plan.

Tier 1 Main Villages – Dwygyfylchi, Glan Conwy, Llanddulas.

Tier 2 Main Villages – Betws yn Rhos, Cerrigydrudion, Dolgarrog, Eglwysbach, Lanfairtalhaiarn, Llangernyw, Llansannan, Llysfaen, Tal y Bont / Castell and Trefriw.

Minor Villages – Bryn Pydew, Glanwydden, Groes, Henrydd, Llanbedr-y-Cennin, Llanellian, Llanddoged, Llangwm, Llanfelfydd, Pentrefelin, Pentrefoelas, Rhyd y Foel, St George, Tal y Cafn and Tyn y Groes.

Hamlets – Bodtegwel, Bryn y Maen, Brymbo, Bryn Rhyd yr Arian, Bylchau, Capelulo, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd,

Gwytherin, Hendre, Llanfihangel Glyn Myfyr, Maerdy, Melin y Coed, Nebo, Pandy Tudur, Pentre Llyn Cymmer, Pentre Isa, Pentre Tafarn y Fedw, Rhydlydan, Tan y Fron.

Open Countryside – the remainder of the rural Plan area.

Annex 2: Conwy County Borough Council – Welsh Language Standards – Policy Making

88	When you formulate a new policy, or review or revise an existing policy, you must consider what effects, if any (whether positive or adverse), the policy decision would have on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language.
89	When you formulate a new policy, or review or revise an existing policy, you must consider how the policy could be formulated (or how an existing policy could be changed) so that the policy decision would have positive effects, or increased positive effects, on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language
90	When you formulate a new policy, or review or revise an existing policy, you must consider how the policy could be formulated (or how an existing policy could be changed) so that the policy decision would not have adverse effects, or so that it would have decreased adverse effects, on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language.
91	When you publish a consultation document which relates to a policy decision, the document must consider, and seek views on, the effects (whether positive or adverse) that the policy decision under consideration would have on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language.
92	When you publish a consultation document which relates to a policy decision the document must consider, and seek views on, how the policy under consideration could be formulated or revised so that it would have positive effects, or increased positive effects, on (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language.
93	When you publish a consultation document which relates to a policy decision the document must consider, and seek views on, how the policy under consideration could be formulated or revised so that it would not have adverse effects, or so that it would have decreased adverse effects, on - (a) opportunities for persons to use the Welsh language, and (b) treating the Welsh language no less favourably than the English language

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