

Conwy Local Development Plan 2007 – 2022



SUPPLEMENTARY PLANNING GUIDANCE LDP6: The Welsh Language

Adopted November 2014

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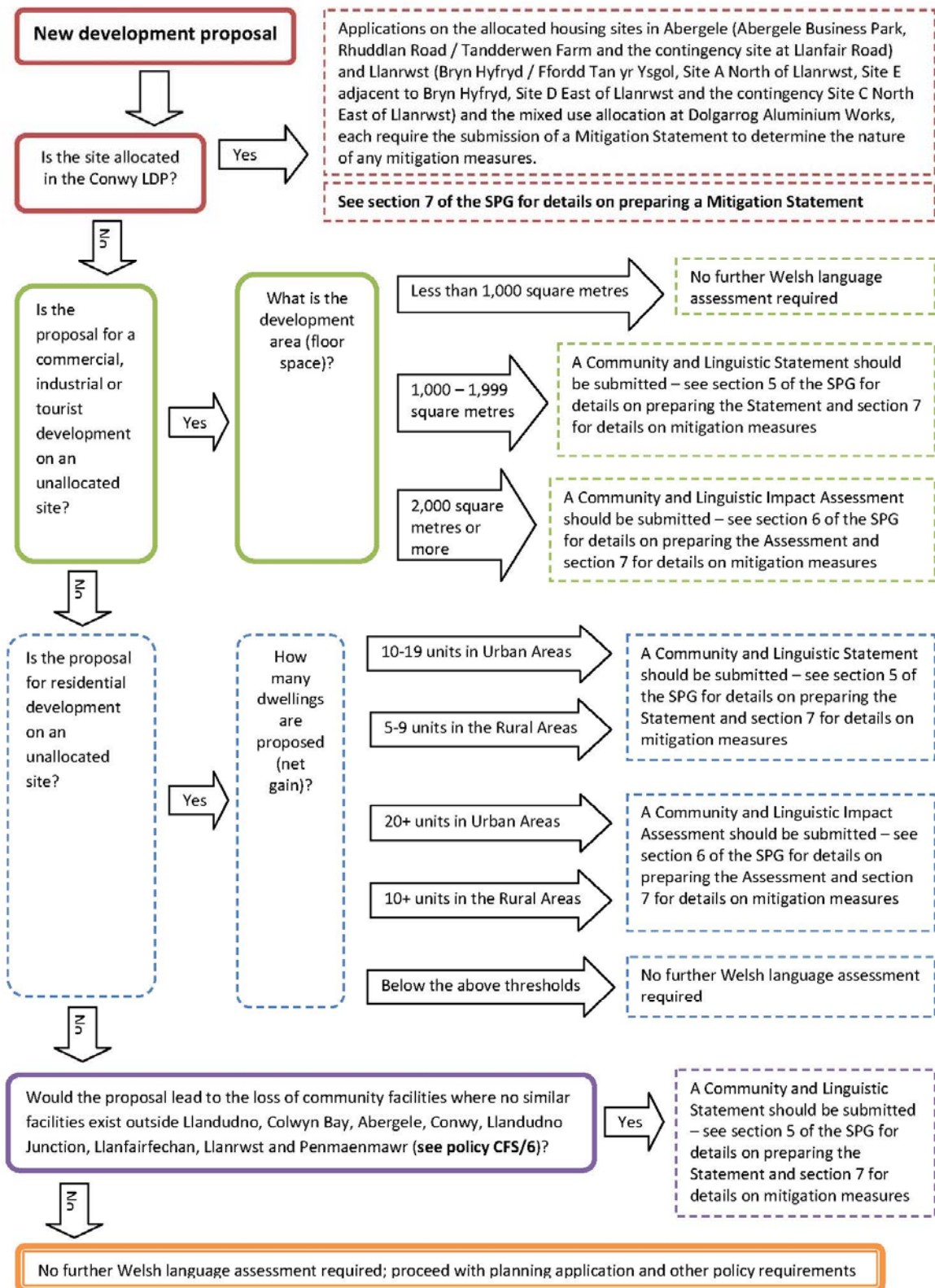
1. Summary

- 1.1 The Welsh Language (Wales) Measure 2011 gives official status to the language in Wales. The land use planning system should take account of the needs and interests of the Welsh language and in so doing can contribute to its well-being.
- 1.2 The Conwy Local Development Plan (LDP) has been assessed for Welsh language impact and a policy (CTH/5) is included detailing the requirements for further assessment work by applicants. Table 1 below summarises policy CTH/5 by various development scenarios, detailing the types of assessment required. Further guidance is provided in sections 5 – 7 of this Supplementary Planning Guidance (SPG). Figure 1 overleaf summarises the planning application process for Welsh language issues.
- 1.3 The Council encourages applicants to contact local stakeholders as part of this process. We advise that applicants specifically contact Menter Iaith Conwy, specialists in language planning, who can offer assistance to applicants in preparing statements and assessments and in identifying the key considerations. Please see section 9 of this SPG for contact details.

Table 1: Development Scenarios and Welsh Language Requirements

Development Scenarios	Community Linguistic Statement (see paras 5.6- 5.10)	Community Linguistic Impact Assessment (see paras 7.11 and 7.12)	Mitigation Statement (see paras 7.6 - 7.8)
Abergele and Llanrwst housing allocations; Dolgarrog mixed use allocation	Not requested	Not requested	Requested
All other allocated sites (policy HOU/1)	Not requested	Not requested	Not requested
Housing applications on unallocated sites – 10-19 units in the Urban Areas; 5-9 in the Rural Areas (refer to policy DP/2 for the settlement hierarchy list)	Requested	Not requested	Dependent upon assessment
Commercial, industrial or tourist applications on unallocated sites 1,000-1,999 sq m in the Plan Area	Requested	Not requested	Dependent upon assessment
Policy CFS/6 – loss of community facilities	Requested	Requested	Dependent upon assessment
Housing windfall delivery reached for a spatial strategy area in line with figures in table 3 HOU1a	Review triggered	Review triggered	Dependent upon assessment
Housing applications on unallocated sites – 20+ units in the Urban Areas; 10+ in the Rural Areas	Not requested	Requested	Dependent upon assessment
Commercial, industrial or tourist applications on unallocated sites 2,000 sq m + in the Plan Area	Not requested	Requested	Dependent upon assessment

Figure 1 - Welsh Language SPG Flow Chart



2. Introduction

- 2.1 This Supplementary Planning Guidance (SPG) document has been prepared to give guidance to applicants on how the Local Planning Authority (LPA) will assess the potential impacts of development on aspects of the Welsh language within communities. It states what supporting information will be required for certain developments across the LPA area.
- 2.2 The SPG has been prepared with regard to national legislation and policy, including the Welsh Language (Wales) Measure 2011 which gives official status to the language in Wales. It provides further detail on the Welsh language policies contained in the adopted Conwy Local Development Plan 2007 – 2022 (LDP). It has regard to planning policies and guidance contained in the Wales Spatial Plan (2008), Planning Policy Wales (PPW) and Technical Advice Note (TAN) 20 – Planning and the Welsh Language (both the 2000 version and update issued October 2013). It is also based on guidance contained in the document ‘Planning and the Welsh Language – the way ahead’ (2005).
- 2.3 The Council has prepared this SPG through consultation with Anglesey and Gwynedd Councils and Snowdonia National Park Authority, as well as guidance from the Welsh Language Board (now Welsh Language Commissioner’s Office), Menter Iaith Conwy and the Council’s Language Services Unit.
- 2.4 This document applies to the LPA area of Conwy County Borough Council, that is, the area of the County outside of the Snowdonia National Park boundary. Snowdonia has its own LPA and local planning policies, including an SPG on Planning and the Welsh Language. The Conwy planning area is hereafter referred to as the Plan Area.
- 2.5 This SPG should be read alongside **Background Paper 33 – Welsh Language (BP/33)** which provides background evidence and justification for the policy approach in the LDP and requirements of this document. BP/33 also makes reference to the New Housing Occupancy Survey which was undertaken in 2011 to survey new dwellings built in the Plan Area between 2007 and 2011. The findings were used to look at the impact of newly built dwellings on the Welsh language.

3. The Welsh Language in Conwy

- 3.1 The Welsh language is part of the social fabric and culture of Wales. In the 2011 Census it was spoken by 19% of the population, and in Conwy County Borough, which includes the Plan Area and the part of Snowdonia National Park that falls within the County Borough, 27.4% of the population can speak Welsh. The purpose of this Guide is to contribute towards preventing further decline and encourage growth in the numbers and percentage of Welsh speakers within the Plan Area.
- 3.2 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.

- 3.3 Of the 33 communities in the County Borough, Welsh is spoken by over 70% of the people in only two communities (down from four in 2001), and by more than 50% of the people in a further eight communities (down from 13 in 2001). These areas are of the utmost importance in linguistic terms, as this is the only area in Wales outside of Gwynedd and Anglesey where Welsh is spoken by more than 70% of the population.
- 3.4 The proportion of Welsh speakers is lowest along the coast. However, in Towyn & Kinmel Bay, although only 11.3% of the population speak Welsh, 927 Welsh speakers were recorded in this community. It is a common myth that the Welsh language is no more than a language of rural communities. However, in terms of numbers, the Welsh language is more prevalent in urban areas. High numbers and low percentages, however, lead to low usage of the language. One of the aims of this Guide is to encourage the opportunities to make more use of the Welsh language.
- 3.5 The Welsh language is therefore critical to the identity of Conwy as a whole and this SPG takes these statistics to task in supporting the LDP vision for development to support and sustain the long-term wellbeing of the Welsh language.

4. Conwy LDP and the Welsh Language

- 4.1 Section 62(5) of the Planning and Compulsory Purchase Act 2004 states that in preparing a LDP the authority must have regard to, amongst things, current national policies. Section 75 of the Act states that in the exercise of any function the local planning authority must have regard to any guidance issued by the Welsh Ministers. The role of planning to sustain the Welsh language is supported by the Welsh Government's documents, including PPW and TAN 20.
- 4.2 New development can have both beneficial and harmful effects on the Welsh language. Beneficial effects can occur if development encourages Welsh speakers to remain in their communities, or when it supports the viability of village facilities, such as the school. Harmful effects can occur when a disproportionate number of non-Welsh speakers move into a community. This can often have cumulative effects, for example, by reducing the use of the Welsh language among Welsh speakers.
- 4.3 It is the impact of development on the community, rather than on particular individuals, that is relevant to the planning system. TAN 20 states that policies should not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability.
- 4.4 In line with national planning policy and guidance, the LDP has been assessed for Welsh language impact as detailed in BP/33 and the Sustainability Appraisal – BP/10. As a result of this work, a Welsh language policy has been prepared which states the following.

Policy CTH/5 – THE WELSH LANGUAGE

1. The Council will ensure that development supports and sustains the long term well-being of the Welsh language, and will resist development which, because of its size, scale or location, will significantly harm the character and linguistic balance of a community. The LDP strategy has been assessed for Welsh language impact and the following requirements identified:
 - a) Allocated housing sites in Abergele and Llanrwst and the allocated mixed use site in Dolgarrog will require ‘Mitigation Statements’ in line with the results of the Welsh Language Impact Assessment;
 - b) A ‘Community and Linguistic Statement’ should accompany:
 - Housing applications on unallocated sites of ten units or more in the Urban Development Strategy Area and five units or more in the Rural Development Strategy area;
 - A commercial, industrial or tourist development on unallocated sites with an area of 1,000 square metres or more in the Plan Area and;
 - Development which is likely to lead to the loss of community facilities as defined in Policy CFS/6.
 - c) Once housing windfall delivery is met for a spatial strategy area in line with figures in table 3 HOU1a, this will trigger a review which would introduce assessment of all unallocated housing applications against the Welsh language;
 - d) A more detailed assessment in the form of a ‘Community and Linguistic Impact Assessment’ should accompany:
 - Housing applications on windfall sites of 20 units or more in the Urban Development Strategy Area and ten units or more in the Rural Development Strategy Area;
 - A commercial, industrial or tourist development on unallocated sites with an area of 2000 square metres or more in the Plan Area.
2. The Council will encourage throughout the Plan Area both the provision of bilingual signs and the retention of traditional Welsh names for new developments and streets.

4.5 In addition, the check-list of LDP policy DP/4 - ‘Development Criteria’ states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the Welsh language.

4.6 An allowance is made in the LDP for windfall sites which are not specifically allocated for development but may unexpectedly become available during the lifetime of the plan. With reference to criterion c of policy CTH/5, once the housing windfall target is met for a spatial strategy area (see table 2 below), this would trigger a review to assess all future housing applications on unallocated sites for Welsh language impact. The

Council will monitor the windfall housing supply delivery rates in line with its Annual Monitoring Report and also the Plan review every 4 years, with further guidance being issued nearer the time of meeting these targets.

Table 2: Housing Supply Table (Table 3 HOU1a in the LDP)

		Completions	Permissions	Windfall	Allocations	Empty Homes	TOTALS
U R B A N	Abergele, Towyn & Kinmel Bay	143	245	95	800	116	1399
	Conwy, Llandudno Junction & Llandudno	485	424	426	305	135	1775
	Colwyn Bay, Rhos on Sea & Mochdre	506	245	352	574	174	1851
	Llanfairfechan & Penmaenmawr	132	53	80	40	44	349
	Llanrwst	33	0	58	200	21	312
	Urban Total	1299	967	1011	1919	490	5686
R U R A L	Tier 1 Main	28	70	43	235	8	384
	Tier 2 Main	46	0	103	170	12	331
	Minor Villages	16	0	33	0	6	55
	Hamlets	6	0	31	0	4	41
	Open Country	23	0	35	0	0	58
	Rural Total	119	70	245	405	29	868
TOTALS		1418	1037	1256	2324	519	6483
School Modernisation							199
TOTAL							6753
Contingency							522
OVERALL HOUSING TOTAL							7275

4.7 The following sections provide guidance on the various assessment statements sought via policy CTH/5. For reference, table 1 in section 1 of this SPG summarises policy CTH/5 through various development scenarios.

5. Submitting a Community and Linguistic Statement

5.1 Policy CTH/5 states that a Community Linguistic Statement should accompany the following application types:

- housing applications on windfall sites of ten units or more in the Urban Development Strategy Area and five units or more in the Rural Development Strategy area;
- a commercial, industrial or tourist development with an area of 1,000 square metres or more in the Plan area; and
- development which is likely to lead to the loss of community facilities as defined in Policy CFS/6.

5.2 A Community Linguistic Statement should answer with evidence the questions below relevant to the type of development under consideration and be submitted at application stage in order to avoid any delay in assessment.

5.3 Section 9 of this SPG lists contacts and sources of further information. The Council's website provides statistical information including a research bulletin produced by the Corporate Research and Information Unit. This outlines some of the main findings in the 2011 Census of Population for Conwy County Borough (see also reference to the 2011 Census and statistics on language transfer, in section 9.4 of this SPG), and also looks at school census data. Appendices showing data about the Welsh language at ward and community council level are available at the end of this bulletin.

5.4 Community Linguistic Statement: General

- Are there appropriate local services such as shops, residential / community facilities to serve the development?
- Will the proposal create new opportunities to promote the Welsh language and local initiatives in the community?
- How will the development promote the use of the Welsh language in the community?
- What are the proposed mitigation measures? (See section seven of this SPG on details of mitigation measures and submitting Mitigation Statements)

5.5 Community Linguistic Statement: Employment (including retail)

- Does the employment meet primarily local needs?
- Does the proposal comply with local and national strategies?
- How many jobs will be created and how many will be sourced locally?
- Are the required labour skills available locally?
- Are the proposed jobs short term (e.g seasonal) or longer term?
- For tourism developments, what is the expected catchment area? Would the proposal make use of the area's Welsh linguistic heritage?
- Are there other similar developments with planning permission in the area?
- Is the proposal likely to result in further investment of a similar kind?

- What training is required to re-skill the local workforce and will this include Welsh Language Training by the developer?
- How will new wage levels compare with the average wage levels in the area?
- Will the proposal compete or complement existing tourism attractions?

5.6 Community Linguistic Statement: Residential

- What is the expected market price for the houses and how does this compare with local household income?
- Have there been similar developments in scale completed in the past 5 years? If yes, have they met primarily local needs?
- Does the development include an appropriate element of affordable housing to meet local need?
- How will the development be phased?
- Does the proposal comply with the type and demand of housing forecasted in the LDP?
- What has been the rate of residential growth in the community in the past 5 years?
- What has been the percentage occupancy by local people of new dwellings completed in the past 5 years?
- Would the proposal involve building any second homes? Would they be marketed locally? If not, where?

5.7 Community Linguistic Statement: Education

- Is the proposal likely to result in the need for additional school places? If yes, is there sufficient capacity within local schools, and how is the proposal likely to affect the Welsh language patterns in local schools?

5.8 Community Linguistic Statement: Infrastructure

- Would the development significantly improve accessibility into the area and reduce travel times from larger surrounding conurbations?

6. Submitting a Community and Linguistic Impact Assessment

- 6.1 In certain instances, the LPA will require a Community Linguistic Impact Assessment to assess in greater detail any potential impacts on a community and its cultural and linguistic character. In such cases, applicants will **not** be required to submit a Community and Linguistic Statement as well.
- 6.2 The methodology comprises a checklist to allow the developer and/or LPA to make an assessment of the likely impact of a development proposal against five aspects of community life, namely population; quality of life; the economy; infrastructure; and the social and cultural life of the community.
- 6.3 Evidence should be presented when answering the questions below. Section 9 of this SPG lists contacts and sources of further information, although the list is only a selection of information available.

- 6.4 The methodology is a subjective process intended to establish the probable impacts stemming from a development proposal. Each question should be answered with a positive, negative or neutral score reflecting the perceived impact of the development against the five sets of issues; +1 representing a perceived positive impact, -1 a perceived negative impact, and 0 for a perceived neutral impact.
- 6.5 An inability to answer any of the questions suggests that assessors will need to construct new data and evidence to search for an answer. In the assessment process, a lack of answer to a question (i.e. a blank return) will be deleted from the overall calculation. The final Overall Impact Index Assessment matrix (see below) will indicate which options have more harmful impacts or, conversely, beneficial contributions.
- 6.6 A matrix that identifies those impacts that have a relatively high positive or negative impact, and is accompanied by a commentary, will help decision-makers to determine the most sustainable option. The importance or weight to be given to a checklist question will vary for different policies and development proposals, and that judgment is for those making the assessment. For example, the developer and local planning authority will need to make a judgment on how much weight to give those checklist answers that are concerned with the shorter or longer term.
- 6.7 The final part of the assessment methodology is an Overall Impact Assessment Index. This comprises a measurable summary table that permits the assessor to develop a positive, negative or neutral score relating to the perceived impacts likely to occur. The score will then form a material consideration in the assessment of an application for planning permission within development control, or an indicator in the assessment of whether or not to adopt a policy or proposal.
- 6.8 An Overall Base Score of between 0.1 and 1.0 denotes a positive impact; a score of 0 denotes a neutral impact; a score between -1.0 and -0.1 denotes a negative impact, with actual figures representing the relative perceived severity. The summary table automatically calculates a *dimensional index*, which is a mean score for each of the community life components - a mean for population; a mean for quality of life; a mean for economic factors; a mean for infrastructure; and a mean for social issues. This enables assessors to compare the mean score for each of the five components, recognizing the perceived greater impacts, and possible trade-offs, between one component over another.
- 6.9 The Overall Base Index Score may then be used to calculate *Language Impact Scores*. These scores are divided into three variations - to represent the degree of importance of the language in that particular location. The use of 'high', 'middle' and 'low' significance for language importance is a matter for the local planning authority, and is determined by where the development is intended to be located and the results of the Linguistic Profiling exercise.

6.10 Table 3: Community Linguistic Impact Assessment

	Question	Related Issues (to consider when answering the main question)	Impact (+1, -1, 0)	Evidence Supplied? (Y, N, n/a)	Mitigation Required? (Y, N, n/a)
1	Is the proposal likely to lead to a population increase or decrease that might affect the balance of English/Welsh speakers, positively or negatively?	Might the proposal lead to an absolute or proportional decline in the number of Welsh speakers? How might the proposal impact on the use of Welsh language in the community?			
2	Is the proposal likely to lead to either increased in- or out- migration?	How will this impact on the number of Welsh speakers? Would any change be permanent or temporary?			
3	Is the proposal likely to lead to a changing age structure for the community area?	Would certain age groups leave or move into the area? Could traditional social networks be broken up?			
4	Is the proposal likely to have an impact on the quality of life of the local people?	Might the proposal impact on the health and amenity of the community? Might it increase the risk of crime or violence in the community?			
5	Is the proposal likely to have a detrimental impact on local businesses and local jobs?	Could the proposal potentially lead to local – Welsh speaking – businesses closing down? Might the proposal create or threaten local jobs?			
6	Is the proposal likely to lead to greater economic diversity in the community (or wider area)?	Could the proposal potentially lead to increased in-migration of non-Welsh speakers due to greater economic diversification?			
7	Is the proposal likely to have an impact on local wage/salary levels and/or house prices?	Could the proposal increase/decrease salary levels due to increased competition? Might the proposal force local – Welsh speaking – people to leave the community due to house prices, or prevent them from returning?			
8	Is the proposal likely to have an impact on local infrastructure and services provision?	Might the proposal threaten or secure local – Welsh medium – schools and/or health care facilities? Might the proposal threaten or secure local shops / post offices / banks / pubs in Welsh speaking communities, forcing certain sections of the population out of the area?			
9	Will the proposal potentially lead to social tensions, conflict or serious divisions within the (Welsh speaking) community?	Might the proposal have a significant uneven affect on different parts of the local community? Might it violate traditional values of certain parts of the community?			
10	Will the proposal potentially lead to changes in local – Welsh – traditions/culture?	Might the proposal force local members of local voluntary/activity/youth groups out of area due to unemployment/high house prices?			
11	Is the proposal likely to have an impact on the use of the Welsh language in the community?	Is the proposal likely to lead to less use of Welsh language in the community? Reasons for this: Welsh speakers is less of a %, language change in specific social networks, lack of Welsh services provision in light of the development, education, child care etc. Is the proposal likely to lead to more use of the Welsh language in the community?			

Please answer the 11 questions above on a separate sheet. For each of the 11 questions, you should present evidence and consider mitigation measures:

- a) Answer the question to the best of your knowledge, providing evidence where available (local studies, census etc – see the Council’s website)
- b) Complete the ‘Impact’ and ‘Evidence Supplied’ columns above to denote a positive, negative or neutral impact on the community area
- c) State how any negative impacts might be mitigated or any positive impacts enhanced.

Please submit the Community and Linguistic Impact Assessment with your planning application.

6.11 Table 4: Overall Impact Assessment Index

The answers to these questions provide numerical assessments of community impact (i.e the positive, neutral, or negative scores for Table 1) of each question and these are aggregated to form (i) a base community impact index and (ii) indexes of impact across each of the five community dimensions. On the basis of language profiling (following the framework methodology set out in the main toolkit documentation), assessors will have determined whether the Welsh language has ‘high’, ‘middle’ or ‘low’ importance in the community. Base index scores are converted into high, middle and low language impact scores (1= high positive impact, to -1= high negative impact). It is a matter of local judgement as to which score is deemed appropriate.

You do not need to complete this table with your application; the Technical Group completes the table and it is provided here for information only.

	Population Characteristics			Quality of Life	Economic Factors			Infrastructure Supply	Social and Cultural Aspects		
Summary Impact Table	General Shift	Migration	Age Structure	Health, Amenity, Crime	Business and Jobs	Economic Diversity	Income	Schools, Health Care, Services	Tensions / Conflict	Culture	Language Use
Base Index											
Relevant numerical and percentage statistics											
Dimensional Index											
Language 1 HIGH (1.0)											
Language 2 MIDDLE (0.7)											
Language 3 LOW (0.5)											

Overall (Base) Index Score: Impact on the COMMUNITY in general terms: 0
Language Impact Scores: If Language considered to have HIGH importance: 0
 If Language considered to have MIDDLE importance: 0
 If Language considered to have LOW importance: 0

Note: Scores to be given out of 10 (divisible by 10) to give base impact measure, or divisible by total number of questions that can be answered. 0.1 – 1.0 denotes grades of positive impact, 0 denotes neutral, -1.0 - -0.1 denotes grades of negative impact. The use of high, middle or low importance of language is a local decision, for example where there is a high or low proportion of Welsh speakers, or where there is a desire to promote the Welsh language.

7. Application Assessment, Mitigation Statements and Measures

- 7.1 The cost of preparing a Community Linguistic Statement or Impact Assessment is the responsibility of the applicant. It is advised that stakeholders are involved in preparing both types of assessment; with the Community Linguistic Impact Assessment, the Council expects applicants to contact Menter Iaith Conwy to discuss the proposal and relevant local information – refer to section 9 for contacts and further information.
- 7.2 A technical group, comprising Council Officers (Planning Policy, Development Management, Corporate Research and the Language Unit), Members and local stakeholders (Menter Iaith Conwy, Welsh for Adults: North Wales Centre) has been formed to monitor and assess submitted statements, impact assessments and to develop further evidence base work. The group will meet on an ad hoc basis to provide advice and recommendations on these issues. Terms of reference have been prepared and are available upon request.
- 7.3 Where either a statement or impact assessment is required, a formal response by the technical group will be presented during consultation, in most circumstances. **Applicants must present evidence to support their evaluations when answering the relevant questions and there are a number of information sources available in section 9 of this SPG.** The Council expects applicants to contact local stakeholders. Any communication from the group will be transparent and its membership will be independent of the Council's planning Committee.
- 7.4 Applicants should submit a Mitigation Statement at planning application stage to determine the nature of any mitigation for the housing allocations in Abergele and Llanrwst and the mixed use site in Dolgarrog. The relevant allocated sites are listed in table 2 below. These sites have been assessed for suitability and considered appropriate for allocation on Welsh language grounds subject to details of mitigation measures being submitted by the applicant(s). The principle of development is not a matter of assessment as these sites have been allocated for their specified uses.

Table 5: Allocated Sites Requiring Mitigation Statements at Application Stage

Abergele		Llanrwst		Dolgarrog	
Site Ref	Site Name	Site Ref	Site Name	Site Ref	Site Name
481	Abergele Business Park	287	Bryn Hyfryd / Ffordd Tan yr Ysgol	MS25	Dolgarrog Aluminium Works
79 / 80 / 81 / 82 / E3	Rhuddlan Road / Tandderwen	455	Site A North of Llanrwst		
		458	Site D East of Llanrwst		

			459	Site E Adjacent to Bryn Hyfryd			
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7.5 The following lists provide examples of possible mitigation measures that could be included in development proposals. The list is not exhaustive and where appropriate, such measures may be secured by planning condition(s) whereas others may be more appropriately secured through planning obligations or unilateral undertakings under the Town and Country Planning Act 1990, section 106. It is important to note that any requirements to pay commuted sums cannot be secured through a planning condition and would need to be secured through a Section 106 obligation. It will be imperative that whatever is sought has a direct relationship with the planning permission. It will be important to ensure that what is being asked for is reasonably related in scale and kind to the proposal and doesn't make development unviable.

7.6 Please also note that the Council may raise a Community Infrastructure Levy on new developments to pay for infrastructure necessary for growth such as road and parks/open spaces improvements or to implement new health services. The levy will be raised from new developments and this depends on the size and type of new development. The Council is preparing research work into this field and is looking at links between Welsh language community infrastructure and how might new developments contribute to this. The Conwy language strategy is relevant in order to consider any relevant projects that could be financed.

7.7 Applicants are advised to liaise with Menter Iaith Conwy on appropriate mitigation measures.

7.8 Housing

- Phasing the number of houses to be built having regard for the LDP phasing plan – see Policy HOU/3 and Appendix 1 of the LDP);
- Provision of an appropriate mix of housing, including affordable housing for local needs (based on Policy HOU/5 and the Housing Need and Rural Housing Enabler studies, where available);
- Agreements to provide for people on the local housing register;
- Provision of street names / development names which have regard to local linguistic heritage.
- Regionally targeted marketing and communication strategies (Conwy and neighbouring local authorities).
- Monitor the household occupancy of new dwellings.

7.9 Employment (including retail)

- Support for local employment and skills training initiatives (including Welsh Language Plans which could cover issues such as providing bilingual customer services);
- Provision for bilingual signs within and outside the establishment.

7.10 Education

- Support and funding for language induction and staff language lessons e.g. short targeted courses related to both the employers' and employees'/persons' needs;
- Support the funding for cultural and language initiatives/projects to encourage the use of the language within communities;
- Support for the provision of school places in the local Welsh medium school(s);
- Support and funding for language and cultural awareness courses.

7.11 Based on the above list and with reference to planning obligations in para 7.4, the following examples of commercial / economic planning conditions may be used dependent on development type and assessment of impact:

- 'No development shall commence until a scheme for mitigating the impacts of the proposal on the Welsh language has been submitted to, and approved in writing by, the local planning authority. The scheme shall include: x, y, z etc, and shall include a timescale for implementing the mitigating measures. The mitigation measures shall be implemented as approved within the timescale(s) specified in the scheme.'
- 'Within X months from the date that the development (or any part thereof) becomes operational, and at each subsequent annual interval, the operator shall submit to the local planning authority (on a non-confidential basis) details of the following:
 - Number of persons employed full time
 - Number of persons employed part time
 - Number of persons employed who can speak Welsh
 - Number of part time and full time vacancies advertised in local job centres, local job fairs and in the local media.'

7.12 For the allocated housing sites in Abergele and Llanrwst, applicants are required to consider the 'Housing' and 'Education' sections listed above having regard for the LDP phasing plan (see Appendix 1 of the LDP).

7.13 Development on unallocated sites, under criterion b and d of policy CTH/5, should determine mitigation measures based on the results of the relevant assessments. Such measures may arise through discussion either as part of the pre-application process or following application submission.

7.14 Signs, advertisements and street names can all contribute positively to reinforcing the linguistic character of a community. Because the long term wellbeing of the Welsh language is a priority for the Council, a bilingual policy has been developed which supports the use of traditional Welsh place names where these are appropriate for the area under development, and will favour names that reflect the character of the area. Where special circumstances arise, these will be taken into consideration by the Council. Please also see section 9 for details on a Council grant scheme to encourage the provision of bilingual signs.

8. Submitting an Application and Policy Monitoring

- 8.1 Mitigation Statements, Community and Linguistic Statements and Community Linguistic Impact Assessments should be submitted along with a planning application. **The Mitigation Statement and/or Community Linguistic Statement could be submitted as a paragraph or additional section of the Design and Access Statement.** The earlier the statement/impact assessment is factored in the planning application process, the less delay there will be in assessing the document(s). It is expected that applicants contact the Council if they are unsure whether a proposal falls within one of the above categories (see section 9 for contact details).
- 8.2 The Statements and Impact Assessments will be verified by the Council at application stage and form part of the appraisal of a planning application, as a material consideration.
- 8.3 The previously mentioned technical group of Officers, Members and local stakeholders is well placed to assess the use of Statements and/or Impact Assessments in determining planning applications and securing mitigation measures where appropriate, as well as assessing the suitability of information requested and threshold levels and identifying any challenges to policy delivery. Such qualitative work will include research, for example further housing occupancy surveys.
- 8.4 This SPG will be monitored against LDP (and other related Council documents) objectives. Feedback on the applicability of the Mitigation Statements, Community Linguistic Statement and Community Linguistic Impact Assessment will be encouraged from applicants and this information will be used to inform and develop local and (in consultation with other LPAs and relevant stakeholders) national policy.

9. Contacts and Further Information

- 9.1 The Council encourages pre-application discussions. Should you have any queries relating to the policy and assessment requirements detailed in this document, please contact:

Strategic Planning Policy Service	Muriau Building, Rosehill Street, Conwy. LL32 8LD	Phone: 01492 575461 Email: cdll.ldp@conwy.gov.uk
Development Management Section	Civic Offices, Colwyn Bay, Conwy LL29 8AR (including Conservation and Landscape Officers)	Phone: 01492 575247 Email: regulatory.services@conwy.gov.uk

- 9.2 The following documents provide background information to the proposals in this SPG:

People, Places, Futures: Wales Spatial Plan (2008 update)	http://wales.gov.uk/location/strategy/spatial/documents/wsp2008update/?lang=en
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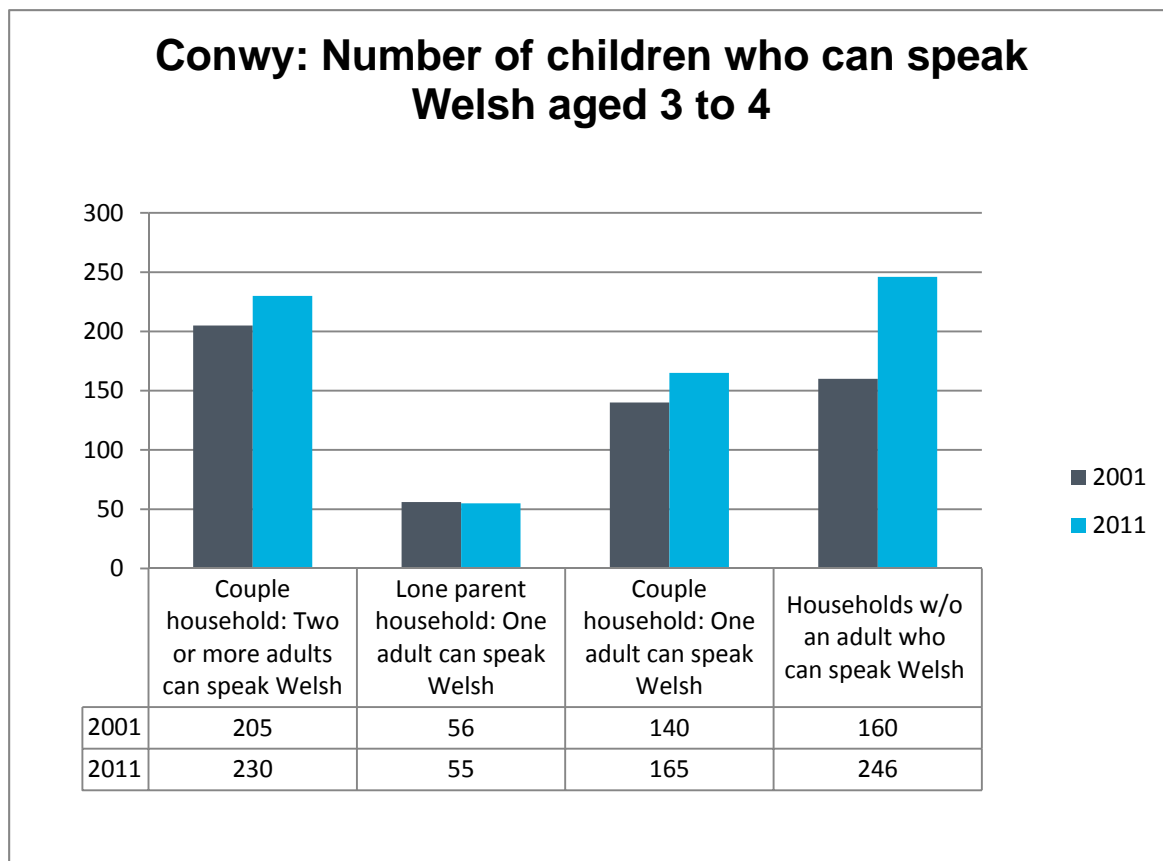
Planning Policy Wales	http://wales.gov.uk/topics/planning/policy/ppw/?lang=en
Technical Advice Note (TAN) 20: Planning and the Welsh Language	http://wales.gov.uk/topics/planning/policy/tans/planning-and-the-welsh-language/?lang=en
Planning and the Welsh Language: The Way Ahead (2005)	http://www.byig-wlb.org.uk/English/publications/Publications/4241.pdf
Conwy Local Development Plan	www.conwy.gov.uk/ldp
Conwy Local Development Plan: Background Paper 33 –Welsh Language Impact Assessment	www.conwy.gov.uk/ldp/bp33
Conwy New Housing Occupancy Study (2011)	www.conwy.gov.uk/ldp
Conwy Local Development Plan: Planning Obligations SPG	www.conwy.gov.uk/ldp/ldp04
Welsh Language Strategy 2012-2017 – A living language: a language for living (2012)	http://wales.gov.uk/topics/welshlanguage/policy/living/?lang=en
A Guide to Bilingual Design – Welsh Language Board (2001)	http://www.byig-wlb.org.uk/English/publications/Publications/32.pdf
Conwy County Borough Council – The Naming of Streets – Guidance on Procedure	http://www.conwy.gov.uk/section.asp?cat=4635&Language=1

9.3 The following references and links provide information on the Welsh language and initiatives in Conwy. These should be considered along with the above list of documents in para 9.2, where relevant, as part of an applicant’s evidence when preparing Community and Linguistic Statements, Impact Assessments and Mitigation Statements:

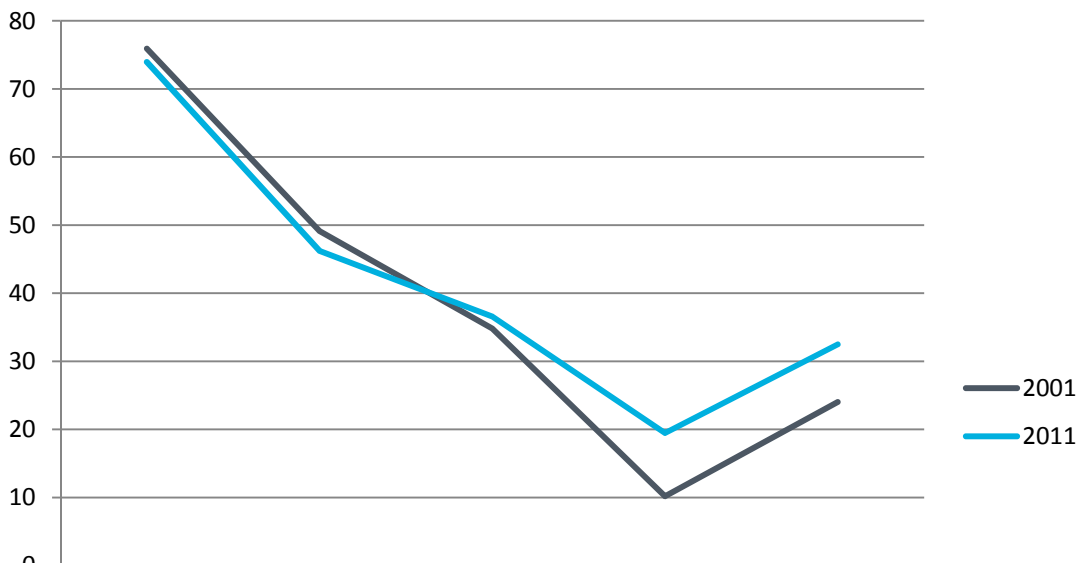
The Welsh Language in Conwy County Borough – Research Bulletin	http://www.conwy.gov.uk/sectionextra.asp?cat=10798&Language=1
The Council’s Corporate Research & Information Unit web pages provide information and statistics about Conwy County Borough. Relevant pages include the following three pages:	
• Area Profiles and Summaries	http://www.conwy.gov.uk/sectionextra.asp?catid=2027
• Census Information	http://www.conwy.gov.uk/sectionextra.asp?catid=1679
• Key Statistical Information	http://www.conwy.gov.uk/sectionextra.asp?cat=517&Language=1
Welsh Language Commission	http://www.comisiynyddygyraeg.org/english/Pages/Home.aspx
Menter Iaith Conwy	www.mentrauiath.gogledd.com/cym/conwy.html
Statistics for Wales	http://wales.gov.uk/topics/statistics/?lang=en
Courses in the Community	http://www.conwy.gov.uk/doc.asp?cat=

	6583&doc=24511&Language=1
Adult learning links	http://www.conwy.gov.uk/section.asp?cat=4829&Language=1
Council grant scheme for the provision of bilingual signs	http://www.conwy.gov.uk/dratozdetail.asp?cat=2841&doc=1119&azkey=g&azid=427
Conwy Joint Housing Land Availability Studies – information on housing completions	http://www.conwy.gov.uk/section.asp?cat=518&Language=1
Conwy Education Services web pages	http://www.conwy.gov.uk/section.asp?cat=1273&Language=1
Conwy – Culture and Information web pages	http://www.conwy.gov.uk/sectionextra.asp?cat=770&Language=1
Conwy Housing services web pages – for the Local Housing Strategy and Affordable Housing	http://www.conwy.gov.uk/section.asp?cat=8344&Language=1
Conwy Regeneration Services web pages – for information on business, tourism and community regeneration	http://www.conwy.gov.uk/sectionextra.asp?cat=1257&Language=1

9.4 The 2011 Census includes data on Welsh language transfer from one generation to the next. The relevant statistics are shown below. (References: 2011 Census DC2601 and S143)

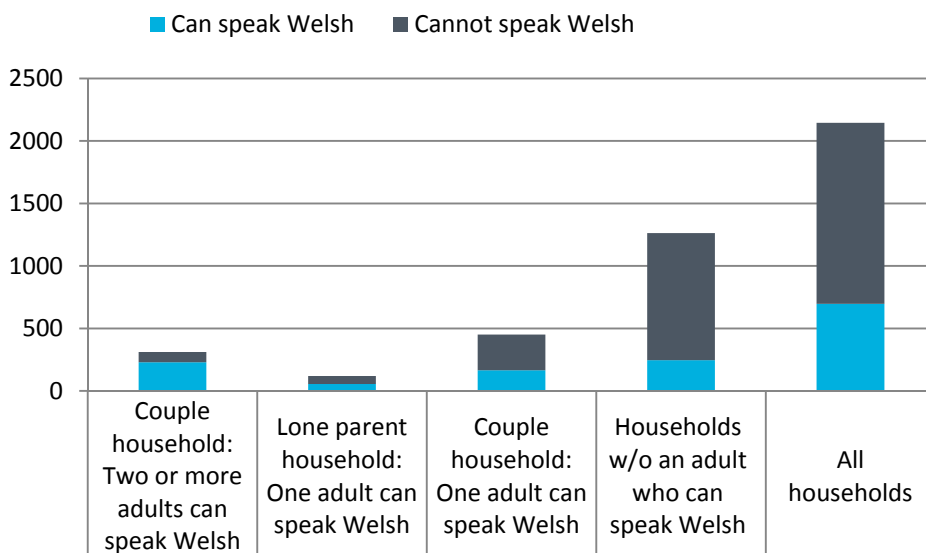


Conwy: % of children aged 3 to 4 who can speak Welsh



	Couple household: Two or more adults can speak Welsh	Lone parent household: One adult can speak Welsh	Couple household: One adult can speak Welsh	Households w/o an adult who can speak Welsh	All households
2001	76	49	35	10	24
2011	74	46	37	19	32

Conwy: Number of children aged 3 to 4, by language, 2011



	Couple household: Two or more adults can speak Welsh	Lone parent household: One adult can speak Welsh	Couple household: One adult can speak Welsh	Households w/o an adult who can speak Welsh	All households
Cannot speak Welsh	81	64	286	1017	1448
Can speak Welsh	230	55	165	246	697