

# CADNANT

PLANNING

**HOLYHEAD WATERFRONT REGENERATION  
SCHEME**

**WELSH LANGUAGE IMPACT ASSESSMENT**

CONYGAR HOLYHEAD LTD

May 2021

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# 1. Introduction

- 1.1 This Welsh Language Impact Assessment (WLIA) accompanies a Detailed Planning Application by Conygar Holyhead Ltd for the Holyhead Waterfront Regeneration Scheme ('the Proposed Development'). The Proposed Development is a mixed-use regeneration scheme located within Holyhead New Harbour, Holy Island / Ynys Cybi, adjacent to the Great Breakwater (also known as Holyhead Breakwater.
- 1.2 For full details of the planning history, please refer to the Planning Statement submitted in support of the application. However, by way of summary an Environmental Statement (ES) for the Proposed Development was submitted to the Isle of Anglesey County Council (IACC) in 2010 ('the 2010 ES') (Axis, 2010), in support of an Outline Planning Application (with All Matters Reserved). The Proposed Development was awarded Outline Planning Permission, subject to a number of planning conditions, by the IACC in 2014 (ref. 19C1046A/EIA/ECON) which, amongst other things, required the submission of Reserved Matters applications. However, to-date, and for various reasons, Reserved Matters applications have never been submitted pursuant to the Outline Planning Permission.
- 1.3 Since then, the Masterplan for the Proposed Development has been updated and, in correspondence with Conygar Holyhead Ltd. in May 2020, the IACC determined that, due to the design changes in the Proposed Development, they would not be able to accept applications for Reserved Matters pursuant to the Outline Planning Permission. They recommended instead that a Detailed Planning Application for the Proposed Development should be submitted. This WLIA accompanies the ES submitted as part of the Detailed Planning Application.
- 1.4 The Outline Planning Permission granted outline consent for a mixed-used development consisting of a new marina, residential properties, a hotel, commercial, leisure and retail uses together with associated land reclamation and service infrastructure at Holyhead Waterfront, Holyhead.
- 1.5 The Outline Planning Permission application was accompanied by a WLIA (the original WLIA), however since then, there has been a change in local planning policy position and guidance adopted by the Council in relation to undertaking WLIA's.
- 1.6 This WLIA accords with the adopted IACC and Gwynedd Council's Supplementary Planning Guidance (SPG) 'Maintenance and Creation of Distinctive and Sustainable Communities' (July 2019). The SPG sets out specific methodology for which all WLIA's

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must follow in order to demonstrate how the Proposed Development will impact upon the local community and local area.

- 1.7 In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted Development Plan unless material planning considerations indicate otherwise. Other planning considerations can include national planning policy along with Technical Advice Note (TAN).
- 1.8 The Joint Local Development Plan (JLDP) was adopted on 31st July 2017 which forms the development plan for both Gwynedd and Anglesey Local Planning Authority areas and will be the basis for decisions on land use planning in this area.
- 1.9 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS1 'The Welsh Language and Culture' (PS1) sets out the context for the assessment of the potential impact of proposals upon the language and culture.
- 1.10 In terms of residential development Criterion 2 of Policy PS1 'The Welsh Language and Culture', guides that where Proposed Development is on an unexpected windfall site for a large-scale housing development, a Welsh Language Impact Assessment setting out how the Proposed Development would protect, promote and enhance the Welsh language, should accompany a planning application.
- 1.11 All proposals, irrespective of type, size or location, will be expected to comply with criterion 4 and 5 of PS1 which is the requirement of a bilingual signage scheme to deal with all operational signage in the public domain. It is expected that existing Welsh names are retained and appropriate Welsh names are used for new developments.
- 1.12 Criterion 3 of PS1 states that the Councils will refuse proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms.
- 1.13 This Assessment should be read giving full regard to the application's accompanying documentation including the ES prepared by Royal HaskoningDHV.
- 1.14 The SPG advises that a WLIA should be prepared by a competent person. This WLIA has been prepared by Sioned Edwards of Cadnant Planning Ltd. A statement setting out the author's experience and qualifications is provided in appendix A of this WLIA.

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## 2. The Proposed Development

- 2.1 The Site comprises circa 34 hectares of partially-developed, seafront land, which stretches approximately 1.4km east to west, on the northern edge of Holyhead town, facing into Holyhead Harbour and towards the Great Breakwater. Part of the site is currently below sea level and is yet to be reclaimed.
- 2.2 The Holyhead Waterfront Regeneration Scheme is a mixed-use development proposed along the existing waterfront and on reclaimed land within Holyhead New Harbour, in the shelter of the Great Breakwater.
- 2.3 Significant elements of the Proposed Development would be sited on reclaimed land within the existing harbour area. The Proposed Development would necessitate the importation (by sea) of the material necessary to create the development platforms. It is envisaged that this would be sourced from suitable quarry facilities with access to the sea.
- 2.4 The Proposed Development can be divided into four distinct 'development zones', which are:
- Zone 1 – Newry Beach;
  - Zone 2 – Porth-y-Felin;
  - Zone 3 – Soldier's Point; and
  - Zone 4 – The Greens.
- 2.5 These zones are identified on the extract of the 'Proposed Development Zones' plan in Figure 2.1.

Figure 2.1 Proposed Development Zones



2.6 The first three zones are anchored by a primary development within and around which other complementary uses are proposed.

### Zone 1: The Marina and Promenade

2.7 This area of the development is located within the eastern section of the development boundary. The proposal seeks to integrate a new marina and complementary facilities alongside the existing marina and Holyhead Sailing Club. Development in this zone would comprise:

- 250 berth marina – including floating pontoons;
- A new breakwater - covering 2.1ha of seabed and connected to the shoreline along Newry Beach. This will incorporate a reclaimed area at the root of the breakwater that would support newly built residential properties, to be called the ‘Newry Waterfront Residential Area’;
- A public promenade along the length of the new breakwater featuring a dominant public art piece, possibly themed around Saint Cybi, a 6th-century Cornish bishop, saint and king who worked largely in North Wales and Anglesey and for whom Holy Island / Ynys Cybi is named;

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- An access walkway extending from the newly developed 'Newry Waterfront Commercial Area' to the main berthing facility;
- An RNLI lifeboat pen. It is expected that the RNLI would relocate their temporary arrangement in Holyhead Harbour to the new Holyhead Waterfront marina. The new lifeboat pen will enable the RNLI to store and maintain their boats from a dedicated secured access walkway, which would be independent from the rest of the marina, so that the lifeboat can operate privately and separately from the rest of the marina;
- 108 no. one-, two- and three-bed apartments housed within two to four storey blocks constructed along the new breakwater, with discrete surface parking;
- Four two-storey retail/leisure/commercial facilities on reclaimed land along the Newry Beach waterfront;
- Reinstatement of Victorian sunken gardens and model boating lake connecting to the new enhanced public realm, with landscaping along the promenade;
- Enhanced access and facilities to Newry Beach;
- Preservation of existing marina and enhanced Sailing Club facilities, with direct links to new marina;
- New area of accessible beach adjacent to Mackenzie Landing;
- Enhanced public realm, public art, landscaping, pedestrian / cycle links and parking provision around the existing Maritime Museum and restaurant; and
- Improved linkage from the marina promenade through to the Great Breakwater Country Park.

## Zone 2: Porth-y-Felin

2.8 The Porth-y-Felin zone is centred on the re-instatement of the currently derelict Listed Building: 'Porth-y-Felin House' within an enhanced landscaped setting, along with the delivery of residential accommodation with development mostly on land reclaimed from the sea. Development in this zone would mostly be on land reclaimed from the sea and would predominantly comprise:

- Restoration and extension of the listed building 'Porth-y-Felin incorporating five no. two- and three-bedroom apartments;
- 95no. one-, two- and three-bedroom apartments and townhouses, housed within two and three storey apartment blocks in the 'Porth-y-Felin Residential Area' along the newly reclaimed waterfront and around a new private yacht basin ;
- 31no. one-, two- and three-bedroom two and three storey townhouses and apartments in the Residential Central area;

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- 10 four-bed detached properties in the Residential West area; and
- Improved vehicular/pedestrian access to Soldier's Point and the Breakwater Country Park.

### Zone 3: Soldier's Point

2.9 Development in this zone is focused on bringing the currently derelict Soldier's Point buildings back into beneficial use and comprises:

- Restoration of listed building 'Soldier's Point' for residential use, incorporating four no. two- and three-bedroom apartments, along with restoration and conversion of the adjacent stable yard out-buildings into residential use, incorporating 2no. 3-bedroom apartments;
- Provision of four no. one- and two-bedroom holiday lodges, located within the landscaped area external to the Misted Screen Wall; and,
- Enhanced physical linkages to the Great Breakwater.

### Zone 4: The Greens

2.10 Development in Zone 4 is intended to form a buffer / link between Zone 1 and Zones 2 / 3 and will include the enhancement of green space, marine storage and parking overflow. Zone 4 development will include:

- Enhanced amenity grassland within The Greens, forming a southern boundary to the Proposed Development;
- Winter lay-up provision;
- Public / overflow summer parking provision for Marina users; and,
- A new approach link bridge to Porth-y-Felin across the inlet.

2.11 The development is expected to contribute to the regeneration of Holyhead, providing significant employment opportunities, residential and leisure facilities and to act as a catalyst to further investment and initiatives in the local area. It is anticipated that the scheme would take approximately 7 to 8 years to be completed in its entirety. However, this is likely to occur on a phased basis, influenced by prevailing commercial conditions.

### 3. Legislation, policy and guidance

- 3.1 The Welsh language is a material planning consideration in the determination of planning applications in Wales and is recognised in relevant legislation, national and local planning policy frameworks and strategies. An overview is provided in tables 3.1-3.6.

**Table 3.1 National planning and language legislation**

Document	Summary
<i>Welsh Language (Wales) Measure 2011</i> (National Assembly for Wales, 2011)	The <i>Welsh Language (Wales) Measure 2011</i> made provisions for the official status of the Welsh language in Wales and created a new legislative framework for the Welsh language.
<i>Well-being of Future Generations (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sets ambitious, long-term well-being goals to reflect the Wales that the people of Wales want to live in, now and in the future. One of its goals is to be a Wales of vibrant culture and thriving Welsh language where society promotes and protects culture, heritage and the Welsh language. It is an important milestone for the language, underlining its official status.
<i>Planning (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sections 11 and 31 of the Act concern the Welsh language. Section 31 of the Act clarifies that effects on the Welsh language may be a consideration when determining planning applications, so far as it is material to the application. Section 11 of the Act makes it mandatory for all local planning authorities to consider the effect of their development plans on the Welsh language, by undertaking an appropriate assessment as part of their Sustainability Appraisal of the plan.

**Table 3.2 National planning policy and language policy framework**

Document	Summary
<i>Planning Policy Wales</i> (Edition 11) (Welsh Government, 2021)	<p>Planning Policy Wales (PPW) acknowledges that the Welsh language is part of the social and cultural fabric of Wales and that the Welsh Government is committed to ensuring that the Welsh language is supported and encouraged to flourish as a language of many communities all over Wales.</p> <p>The Welsh language is part of the social and cultural fabric 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</p>

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	<p>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.</p>
<p><i>Technical Advice Note (TAN) 20 – Planning and the Welsh Language</i> (Welsh Government, 2017)</p>	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> <li>• The link between planning for the Welsh language through land-use planning and community planning;</li> <li>• Providing clarification that decision makers may take the language into account where it is material to the application;</li> <li>• Allow language impact assessments in certain specified circumstances.</li> </ul>
<p><i>Future Wales The National Plan 2040</i> (Welsh Government, 2021)</p>	<p>As the national development framework, Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. Its strategic nature means it does not allocate development to all parts of Wales, nor does it include policies on all land uses. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans at local authority level. These plans will identify the location of new infrastructure and development. Strategic and Local Development Plans are required to be in conformity with Future Wales and must be kept up to date to ensure they and Future Wales work together effectively. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole. Future Wales replaces the Wales Spatial Plan.</p> <p>Welsh Government’s ambition for the Welsh Language is to reach a million Welsh speakers, as well as increasing the percentage of people who speak Welsh daily by 10% by 2050.</p>

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	<p>Future Wales 2040 has 11 outcomes, one of which is to create a Wales where people live in places with a thriving Welsh language.</p> <p>The language will be an embedded consideration in the spatial strategy of all development plans. Where Welsh is the everyday language of the community, development will be managed to ensure there are jobs and homes to enable the language to remain central to those communities' identities. Elsewhere development will be a positive force towards encouraging the creation of education and social infrastructure to enable the language to develop as a natural, thriving part of communities.</p> <p>In all parts of Wales the strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy. There is such a thing as too much development or the wrong type of development, whereas sustainable development should foster a stable or growing population to ensure a healthy natural environment and economic and social stability.</p> <p>The North region comprises Conwy, Denbighshire, Flintshire, Gwynedd, Isle of Anglesey, Snowdonia and Wrexham. With 204,406 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that development plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.</p>
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**Table 2.3 National language strategies**

Document	Summary
<i>A million Welsh speakers</i> (Welsh Government, 2017)	The strategy was launched on the 10th July 2017 and sets out Welsh Government's strategic priorities on how to reach a million Welsh speakers by 2050.

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	<p>Three strategic themes have been identified within the strategy to achieve its vision:</p> <ul style="list-style-type: none"> <li>• Increasing the number of Welsh speakers;</li> <li>• Increasing the use of Welsh; and</li> <li>• Creating favourable conditions – infrastructure and context.</li> </ul>
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**Table 3.4 Local planning policies**

Document	Summary
<p><i>Anglesey and Gwynedd Joint Local Development Plan (2017)</i></p>	<p>Policy PS1 is the key policy relating to the Welsh language, but is engrained into all policies throughout the plan. The Welsh language and other policies promote the protection and enhancement of the Welsh language. The policies seek to facilitate the type of development that can create the right circumstances to contribute to maintaining and creating Welsh-speaking communities.</p> <p>Policy PS 1: ‘Welsh Language and Culture’ guides that;  <i>“The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</i></p> <ol style="list-style-type: none"> <li>1. <i>Requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:</i> <ol style="list-style-type: none"> <li>a. <i>Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or</i></li> <li>b. <i>Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or</i></li> <li>c. <i>Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn’t address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.</i></li> </ol> </li> <li>2. <i>Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow;</i></li> </ol>

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	<p>3. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms;</p> <p>4. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies;</p> <p>5. Expect that Welsh names are used for new developments, house and street names.”</p>
Gwynedd/Isle of Anglesey Councils’ Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive and Sustainable Communities (July 2019)	Provides guidance on how the planning authority will make decisions regarding the effect of proposed developments on the Welsh language. Specific methodology is set out within the document for which Welsh Language Impact Assessments should adhere to in assessing the impact of development on the local community and local area.

**Table 3.5 Local strategies**

Document	Summary
<i>Isle of Anglesey Welsh Language Strategy</i> (Anglesey Welsh Language Strategic Forum, 2016)	<p>The language strategy identifies three strategic areas that form the basis of the strategy and include: children and young people/the family; the workplace, Welsh language services, the infrastructure and the community.</p> <p>The strategy’s vision for the 2021 Census is to see an increase in the number of Welsh speakers and that the percentage of the population of Anglesey who speak Welsh increased to at least 60.1%, as it was in 2001.</p> <p>The first priority area is focused on children and young people and family with the aim of</p> <ul style="list-style-type: none"> <li>• ‘An increase in the number of families where Welsh is used as the main language with children, with an increase in the opportunities and support for it to be used socially and to ensure progress.</li> <li>• Ensuring that all children have the right to be fully bilingual by the age of 16.</li> <li>• Increasing the capacity and the use of Welsh as a medium of communication and learning among children and young people in education and in social activities.’</li> </ul>

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	<p>The second priority area focuses on the workplace, Welsh language service and the infrastructure with the aim</p> <ul style="list-style-type: none"> <li>• 'To promote and increase the availability of Welsh language services, increase opportunities / expectations to use Welsh in the workplace and work together to identify opportunities to mainstream the language into developments and activities.'</li> </ul> <p>The final priority area focuses on promoting the Welsh language at community level with the aim</p> <ul style="list-style-type: none"> <li>• 'Promoting and marketing the value and importance of Welsh.'</li> <li>• Promote and identify opportunities to strengthen the Welsh language within the communities and identify gaps in provision.'</li> </ul>
<p><i>Gwynedd and Anglesey Wellbeing Plan (IACC, 2018)</i></p>	<p>The plan focuses attention on the seven well-being goals and the five ways of working have been designed to support public bodies to meet the existing needs of their communities and ensure that the decisions of today do not harm future generations.</p> <p>Protecting and promoting the Welsh language forms part of the development plan. The Plan recognises the importance of the Welsh language in terms of the social make-up and cultural identity of the area. We must ensure that residents can and choose to live their lives through the medium of Welsh and that they can access community services and activities in Welsh. This is therefore a priority for future joint working.</p> <p>The objectives look to increase the use of the Welsh language and promote the use of Welsh as the preferred language of communication between public bodies across both counties.</p> <p>The Welsh language will be a golden thread running through the plan.</p>

**Table 2.6 Other relevant guidance**

Document	Summary
<p><i>Planning and the Welsh Language: The Way Ahead</i></p>	<p>This document is the work completed by a consortium of organisations made up of local authorities, The Welsh</p>

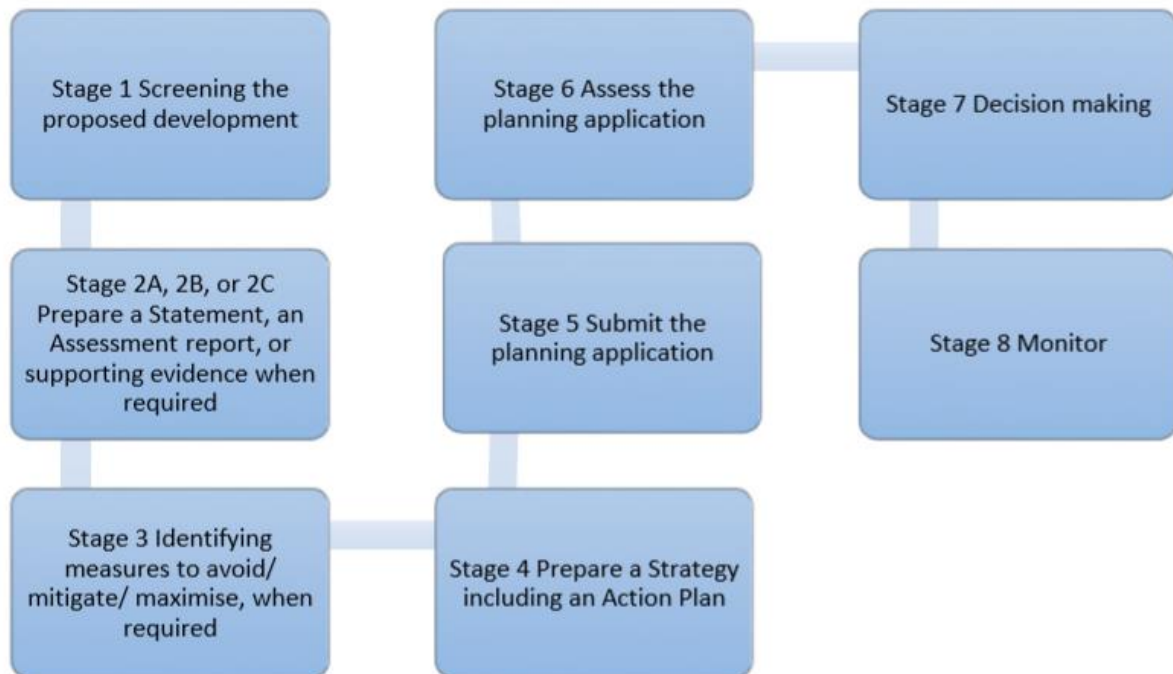
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<p>(Welsh Language Board, Home Builders Federation and Welsh Assembly Government, 2005)</p>	<p>Language Board, the Home Builders Federation and the Welsh Government. The document represents the collective efforts of all partners involved who have an interest in developing a better understanding of the relationship between land use planning and the Welsh language in order to promote the well-being of the language and the cultural character of local communities. The document does not represent the planning policy view of any of the participating bodies. The document provides best practice guidance.</p>
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## 4. Methodology

- 4.1 The methodology for assessing the effect of the Proposed Development on Welsh language and culture is based on the guidance provided in Isle of Anglesey County Council and Gwynedd Council's adopted SPG in relation to Maintaining and Creating Distinctive and Sustainable Communities.
- 4.2 Diagram 3 of the SPG provides a flow chart setting out an eight-stage process of formulating a development, its assessment and decision making. An extract of the flow chart is provided in Figure 4.1 below.

**Figure 4.1 Extract of flow chart (Diagram 3 of the adopted SPG)**



- 4.3 Stage 1 to 4 would be expected to be undertaken by the applicant prior to the submission of the planning application. Details of how the proposal complies with Stages 1 to 4 are set out below and in this WLIA provided in section 5.

### Stage 1: Screening the development

- 4.4 Appendix 5 of the adopted SPG provides a table to assist with screening the development for Welsh language purposes. The proposal is for a mixed-use development which includes a new marina, new residential development, together with a commercial, leisure and retail uses and associated infrastructure. The majority of the site is located within the development boundary of Holyhead with parts of zone 2

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forming part of housing allocation T15, with the exception of those areas of new development proposed to be situated on land reclaimed from the sea. The majority of the site is an unallocated site and is therefore a windfall site.

- 4.5 The need for a WLIA was confirmed in the Scoping Opinion issued by IACC.
- 4.6 Conygar considers consultation to be an important part of the planning process and seeks to engage with the relevant authorities, organisations, stakeholders and communities, where appropriate to do so. In the case of the Proposed Development, this has included the submission of a Scoping Report and the issuing of a Scoping Opinion by IACC in response. The extent of engagement undertaken prior to the submission of this planning application is considered to be proportionate for the proposal.
- 4.7 On the basis of details set out above, the Proposed Development has been screened in accordance with guidance set out in the adopted SPG.

### Stage 2: Preparing a WLS, WLIA or supporting evidence

- 4.8 It has been determined that a WLIA is required and this is provided in Section 5 of this report.
- 4.9 In order to assess the Proposed Development against the Sustainability Assessment Objective relevant to the Welsh language, Appendix 8 of the SPG requires the WLIA to include a completed matrix as per table 8.3 of the SPG.
- 4.10 The SPG provides a sample risk/benefits matrix (figure 8.1 of the SPG) which can be used to identify the risk and the likelihood of the effects. We have concerns regarding the example risk matrix as it only allows negative effects to be identified from a Proposed Development and does not allow for the identification of neutral or beneficial effects. In light of this, for the purpose of this WLIA, we have used a different risk/benefits matrix, which is an amendment of an earlier version of figure 8.1 of the SPG which was contained in the Post-Consultation version of the document. It is unclear why the sample Risk/Benefits Matrix contained in the adopted SPG has been amended to such a degree where no beneficial effects are identified. This WLIA is based on the risk/benefits matrix set out in Figure 4.2.

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**Figure 4.2 Risk/benefits matrix to be used in this WLIA**

				Effect over 20 years											
				All speakers in the selected area	Significant beneficial effect	Substantial beneficial effect	Medium beneficial effect	Small beneficial effect	Neutral	Small adverse effect	Medium adverse effect	Substantial adverse effect	Significant adverse effect		
					Increase of 10% or more than projected speakers (business as usual)	Increase of over 5% to 10% than projected speakers (business as usual)	Increase of over 2% to 5% than projected speakers (business as usual)	Increase of up to 2% than projected speakers (business as usual)	No change to the projected speakers (business as usual)	Decrease of up to 2% than projected speakers (business as usual)	Decrease of over 2% to 5% than projected speakers (business as usual)	Decrease of over 5% to 10% than projected speakers (business as usual)	Decrease of 10% or more than projected speakers (business as usual)		
				Probability	Frequency	Likelihood	4	3	2	1	0	-1	-2	-3	-4
Likelihood ↑ ↓	It would be expected to occur in almost all similar developments	History of it occurring 9 times out of 10 in the last (say 20) years	4	Almost certain	16	12	8	4	0	-4	-8	-12	-16		
	It would be expected to occur in the majority of similar developments.	History of it occurring 5-8 times out of 10 in the last (say 20) years	3	Likely	12	9	6	3	0	-3	-6	-9	-12		
	It would be expected to occur in the minority of similar developments	History of it occurring 2-4 times out of 10 in the last (say 20) years	2	Possible	8	6	4	2	0	-2	-4	-6	-8		
	It would be expected to occur in a very small number of similar developments	History of it occurring 1 times out of 10 in the last (say 20) years	1	Unlikely	4	3	2	1	0	-1	-2	-3	-4		

- 4.11 If positive or negative effects are identified, consideration should be given if any beneficial effects can be improved or how negative effects can be controlled. This represents stage 3 below.

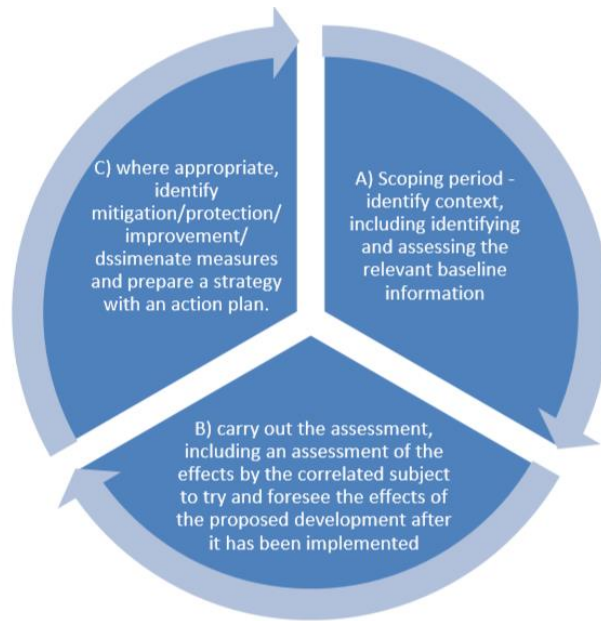
### **Stage 3: Identifying mitigation/enhancement measures and Stage 4: Preparing a strategy including an action plan**

- 4.12 The WLIA presented in section 5 of this document demonstrate the consideration that has been given to the potential effect of the development on the local community and the Welsh language. Section 7 presents measures to mitigate adverse effect and enhance beneficial effects (where these are considered necessary) based on the assessment of effects.
- 4.13 Where mitigation and/or enhancement measures are considered necessary, a strategy is presented. If relevant, this is presented in section 7 of this document.

### **Stage 5: Submit the planning application**

- 4.14 This WLIA will accompany an ES to be submitted in due course.
- 4.15 A more detailed methodology for undertaking a Welsh Language Impact Assessment is set out in appendix 8 of the adopted SPG. The preparation of the JLDP was subject to Sustainability Assessment processes, which included a Strategic Environmental Assessment (SEA). From the Welsh language's perspective, the Sustainability Assessment was influenced by the Welsh Language Impact Assessment. Similar to work associated with undertaking a Sustainability Assessment, Strategic Environmental Assessment, Environmental Impact Assessment of individual projects, there are 3 main stages to follow in the process of undertaking a Welsh Language Impact Assessment of the relevant Proposed Development (see diagram in Figure 4.3).

Figure 4.3 Extract of diagram from SPG setting out a three-stage process for undertaking a WLIA



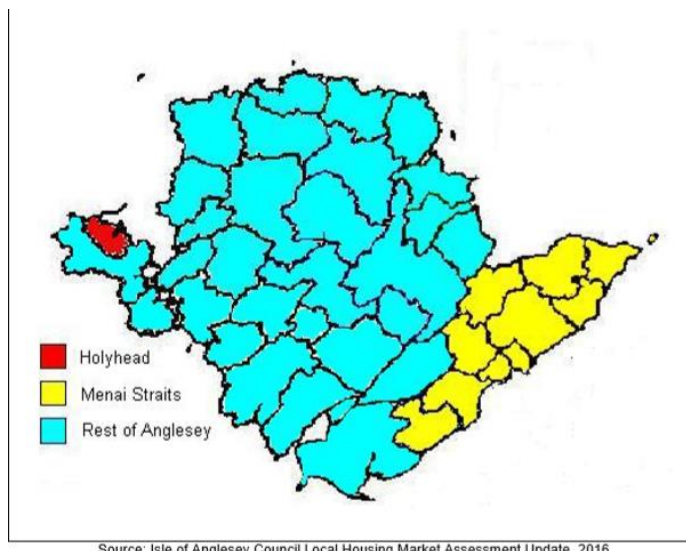
## 5. Welsh Language Impact Assessment

### Scoping work

#### Area of influence

- 5.1 The methodology set out in the SPG requires the consideration of the local demographic of the area of where the site is located.
- 5.2 The SPG advises that an area of influence should be identified for the purpose of the assessment. Within the Local Housing Market Assessment (LHMA) of Anglesey (2016) and Gwynedd (2018-23), it is acknowledged that travel to work patterns are considered a key driver in helping to identify potential local housing markets. The ONS Travel to Work Areas (TTWA) (2016) identifies a Bangor and Holyhead TTWA which covers the whole of Anglesey and areas along the Menai Straits, in Gwynedd. The Proposed Development is considered to have a more localised effect on the Welsh language than on the geographical area of Anglesey as a whole and the Menai areas of Gwynedd.
- 5.3 The Anglesey LHMA identifies three price areas and the application site is located within the Holyhead price area. When considering the effects of the Proposed Development on the housing market, it is considered to be appropriate to use the Holyhead price area from the LHMA as an area of influence. A map showing the extent of the Holyhead price area is provided in Figure 5.1.

*Figure 5.1 Map showing the Holyhead price area (from Anglesey LHMA, 2016)*



## Welsh Language Impact Assessment

- 5.4 The potential effects of the development on economic factors is assessed against the plan area of Anglesey and Gwynedd.
- 5.5 The Proposed Development is located within the wards of Parc a'r Mynydd and Porth y Felin but given the potential wider effects of the Proposed Development on Holyhead, data for the wards of Holyhead Town, Kingsland, London Road, Maeshyfyrd and Morawelon are also included within this baseline data. The baseline data provided below also includes data for the county of Anglesey and Wales for comparison purposes.
- 5.6 It is considered appropriate to consider the effects of the Proposed Development on elements such as:
- language and mobility of population,
  - visual elements,
  - quality of life including community infrastructure
- 5.7 Based on the wards comprising Holyhead as a whole. Data regarding the above is provided within the sections below.
- 5.8 Baseline data in relation to socio-economic considerations are set out in section 13.3 of the ES. Cross references to the ES socio-economic baseline are made in this section however, the WLIA should be read alongside the ES.

### Profile of the population

#### *Population: 2011 and 2011*

- 5.9 Table 5.1 shows the total population of the wards of the individual wards of Holyhead and Anglesey as a whole for the years 2001 and 2011. The changes are shown as numbers and in percentages.

## Welsh Language Impact Assessment

**Table 5.1 Numbers, change in number and percentage change in population of the wards of Holyhead and Isle of Anglesey**

Area	2001	2011	Change Number	Change %
Holyhead Town	1,041	1,144	103	9.9
Kingsland	1,376	1,460	84	6.1
London Road	1,435	1,423	-12	-0.8
Maeshyfyd	2,135	2,178	43	2
Morawelon	1,491	1,447	-44	-3
Parc a'r Mynydd	1,108	1,118	10	0.9
Porthyfelin	2,230	2,172	-58	-2.6
Holyhead	10,816	10,942	126	1.2
Isle of Anglesey	64,679	67,403	2,724	4.2

- 5.10 Holyhead is the largest towns on Anglesey and its population represents 16.2% of Anglesey's population.
- 5.11 Holyhead's population between 2001 and 2011 has only grown by 1.2% which is much less that the increase seen across Anglesey as a whole at 4.2%. The ward of Parc a'r Mynydd experienced the smallest increase in % change whilst Porthyfelin experienced the largest decline of -2.6% in its population.
- 5.12 Chapter 13 of the ES advises that in 2017, Anglesey's population was around 70,000, an increase of 0.13% since 2007. However, this growth is much smaller than that experienced across Wales and the UK, which experienced population increases of 4.0% and 7.7% respectively during the same period of time.
- 5.13 In terms of working age population, just over 57% of Anglesey's population are of working age, a decline of 73% since 2017. By contrast, the working-age population of Wales and the UK has increased respectively by 0.4% and 4.2% over the same period. The ES also advises that Anglesey's population that are aged 65 and over had increase by 24.5% between 2007 and 2017.

### **Welsh speakers (age 3 and over): 2001 and 2011**

- 5.14 Table 5.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Holyhead in 2001 and 2011.

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**Table 5.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Holyhead, Anglesey and Wales**

Area	2001		2011		Change between 2001 and 2011	
	Number	%	Number	%	Number	% point
Holyhead Town	451	43.2	447	39.1	-4	-4.1
Kingsland	660	48.0	627	42.9	-33	-5.1
London Road	742	51.8	645	45.3	-97	-6.5
Maeshyfyrd	932	43.6	885	40.6	-47	-3
Morawelon	676	45.3	584	40.4	-92	-4.9
Parc a'r Mynydd	596	53.8	563	50.4	-33	-3.4
Porthyfelin	1,019	45.7	863	39.7	-156	-6
Holyhead	5,076	46.9	4,614	42.2	-462	-4.7
Anglesey	38,893	60.1%	38,568	57.2	-325	-2.9
Wales	582,368	20.7%	562,016	19.0	-20,352	-1.7

5.15 The proportion of the population aged 3 and over in Holyhead (42.2%) who speak Welsh was lower than that for Anglesey as a whole (57.2%), but higher than that for Wales (19%).

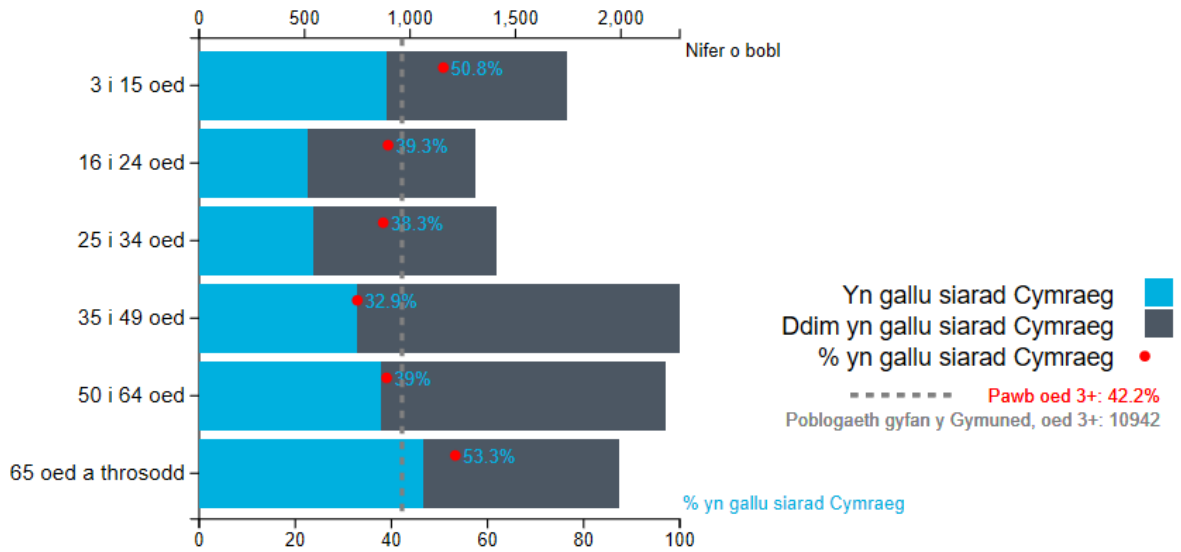
5.16 The number and proportion of the population who speak Welsh declined between 2001 and 2011 and this trend was seen across all individual wards, Holyhead, Anglesey and Wales. The reductions across the wards vary from -3% in Maeshyfyrd to -6.5% in London Road.

### **Welsh speakers by age: 2001 and 2011**

5.17 Figure 5.1 provides information on the number and proportion of Welsh speakers by age group in 2001 and 2011 for Holyhead.

## Welsh Language Impact Assessment

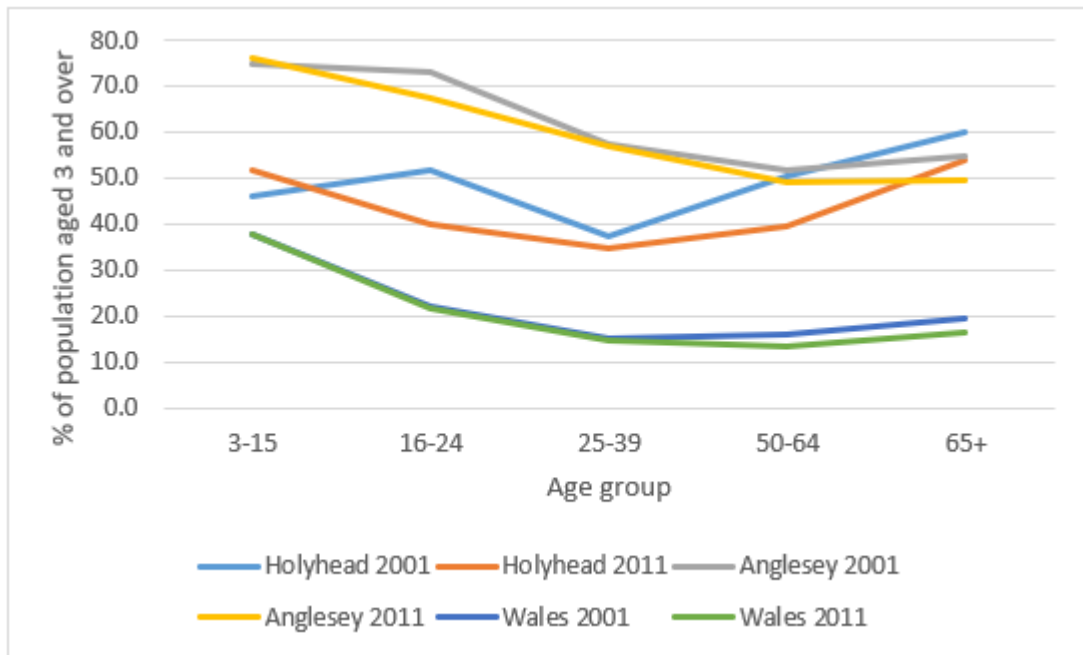
Figure 5.1 Number and % of Welsh speakers by age (aged 3 and over) (Statiath)



- 5.18 The dashed grey line identifies the average percentage of the population who could speak Welsh in Holyhead, and the red dots identify the proportion of each age group who could speak Welsh.
- 5.19 Figure 5.1 identifies that the age group 65 and over contain the highest proportion of Welsh speakers in comparison to other age groups at 53.3% with the 3-15 age group following at 50.8%. The proportion of Welsh speakers amongst other age groups is in the 30s%.
- 5.20 Figure 5.2 shows the population aged 3 and over who could speak Welsh by age in 2001 and 2011.

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**Figure 5.2 Proportion of the population (aged 3 and over) who could speak Welsh by age group, 2001<sup>1</sup> and 2011<sup>2</sup>**



5.21 Generally, in Wales and Anglesey, the highest proportion of the population who could speak Welsh were the 3-15 age group. However, in Holyhead, the 65+ age group had the highest proportion of Welsh speakers. Holyhead did, however, experience an increase in the proportion of the 3-15 age group who could speak Welsh between 2001 and 2011.

5.22 In 2011, 58.3% of Anglesey's usual resident population aged 16 and over in employment spoke Welsh. Of the usual residents working within the construction industry on Anglesey and in Gwynedd, 64.8% and 74.1% respectively, spoke Welsh. Of the usual residents working within the accommodation and food service activities industry on Anglesey and in Gwynedd, 50.9% and 55.1% respectively, spoke Welsh<sup>3</sup>.

### Welsh language skills: 2001 and 2011

5.23 Figure 5.3 presents the proportion of the population aged 3 and over with one or more skills in Welsh in 2001 and 2011. The data is presented for each ward, Holyhead and Anglesey.

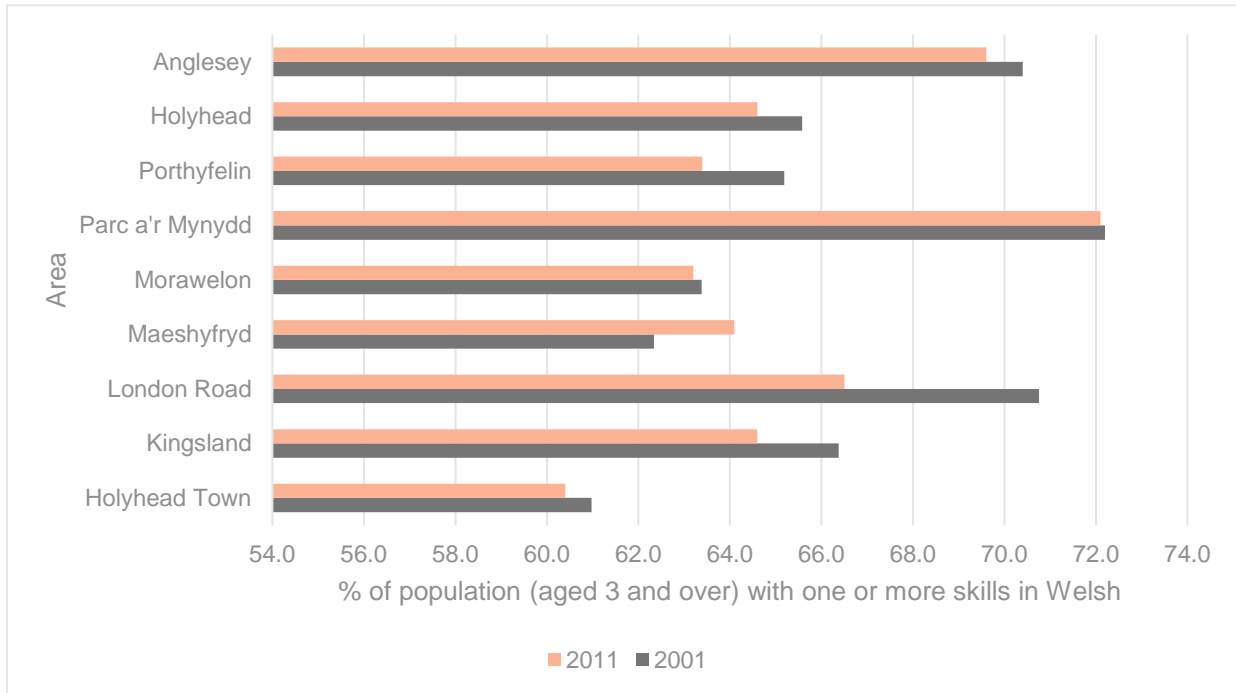
<sup>1</sup> Nomis: Census 2001: Sex and age by ability to speak Welsh (CS146) (percentages calculated by Cadnant Planning Ltd)

<sup>2</sup> Nomis: Census 2011: Ability to speak Welsh skills by national identity by sex by age (DC2203WA) percentages calculated by Cadnant Planning Ltd)

<sup>3</sup> NOMIS: Census 2011: Ability to speak Welsh by industry (DC2611WA)

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**Figure 5.3 Proportion of the population (aged 3 and over) with one or more skills in Welsh across the wards, Holyhead and Anglesey in 2001 and 2011**



5.24 All wards except Maeshyfyd experienced a decrease in proportion of population with one or more skills in Welsh between 2001 and 2011. This reflects the general trend experienced across Holyhead and Anglesey. Wales also experienced a decrease in the number and % point of the population with one or more skills in Welsh.

### Local infrastructure profile

5.25 This section considers the local infrastructure profile within Holyhead.

5.26 Holyhead is identified as a Regional Growth Area in Future Wales 204. Through specific policies in Strategic and Local Development Plans, should retain and enhance the commercial and public service base that make them focal points in their areas.

5.27 Holyhead is identified as an Urban Service Centre in the adopted JLDP. The vision for the JLDP seeks for Holyhead to be re-energized to be a confident town, having taken advantage of the port and railway link, its coastal location and comparative proximity to the present Wylfa nuclear power station and the proposed new nuclear power station. It will be a focus for major development leading to a stronger economic base, sufficient and improved choice of housing units, a vibrant town centre and a reduction in the multiple deprivation levels currently seen within the town.

## Welsh Language Impact Assessment

- 5.28 The spatial strategy for the JLDP identifies that the sub-regional centres and urban service centres (which includes Holyhead) provide the best range of services, employment opportunities and access to public transport. Holyhead in particular has a high degree of accessibility by public transport and other sustainable modes of transport.
- 5.29 Holyhead benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. Holyhead is a major international gateway and the port provides a ferry service with Ireland and is the main road and rail link between Ireland and North Wales, the midlands and the North of England for the transfer of people and cargo.
- 5.30 A number of the town's features are part of Holyhead's identity; they are features to be proud of such as the town's rich history, notable links with the sea and port as well as good railway links. Whilst Holyhead has several locational advantages such as its role as an international port and the most populated town in Anglesey, traditional staple industrial sectors have declined, and there have been various constraints to new job-creating development. Already higher than average levels of unemployment, poverty and deprivation have been compounded in recent years by the loss of major industrial employers in the town and vicinity. Significant new employment is needed to replace the jobs lost and sustainably reduce the level of poverty and related problems in the town.
- 5.31 Most of the wards in Holyhead (before the restructuring of wards in 2013) are included in the Welsh Government's Communities First anti-poverty programme which targets the most deprived wards in Wales. Holyhead has also been identified as a priority in the Welsh Government's area regeneration programmes (e.g. Vibrant and Viable Places 2014-17), and several areas of the town have been designated as Enterprise Zones.
- 5.32 It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large-scale employment opportunities on established and new sites; higher and further education and education facilities; and leisure and health facilities/services. It has excellent public transport links with lower order settlements within and outside the Plan area.
- 5.33 The nearest local primary school which would serve the Proposed Development is Ysgol Cybi, however other primary schools across Holyhead include Ysgol Llanfawr,

Ysgol Santes Fair, Ysgol Gynradd Kingsland and Ysgol Gymraeg Morswyn. All schools in Holyhead provide Welsh medium education. Ysgol Uwchradd Caergybi is the secondary school serving the Holyhead area.

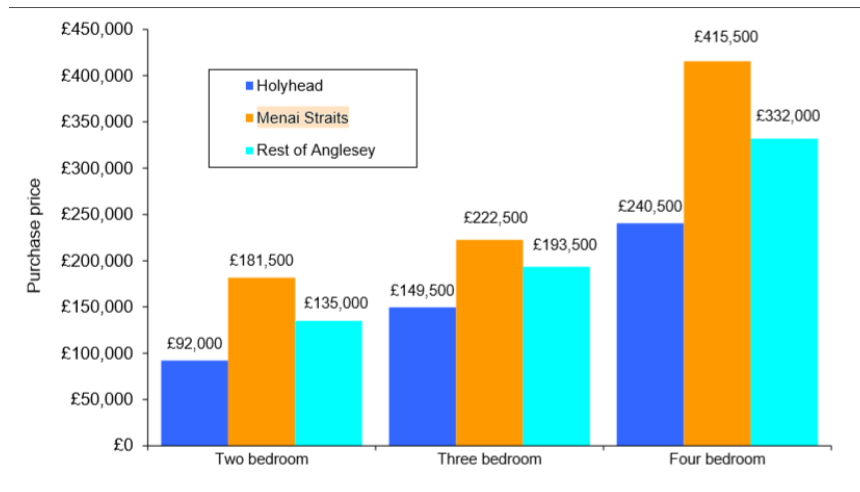
## Local housing market

5.34 The application site is located in the Holyhead price area, as per the Anglesey LHMA (2016).

### Median property prices

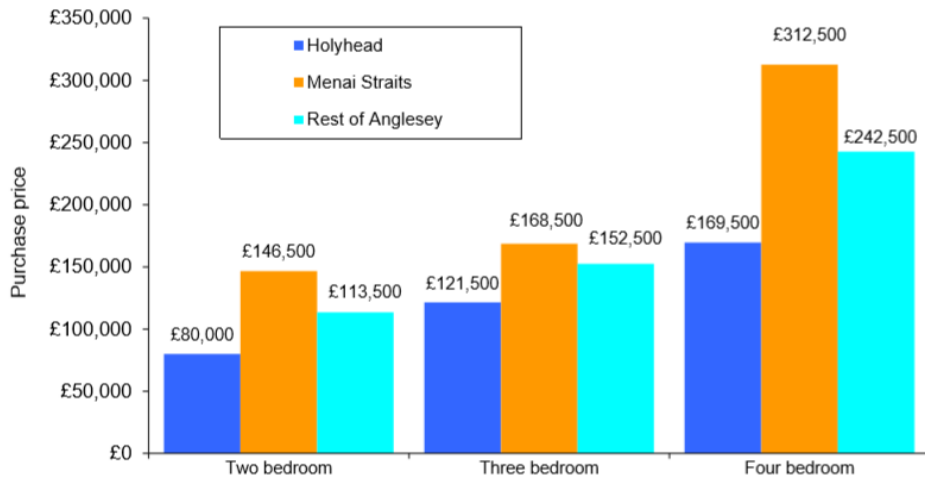
5.35 The Anglesey LHMA identifies that the median property price in the Holyhead area was as follows in 2015:

*Figure 5.4 Median property prices by size and price market (figure 3.6 of Anglesey LHMA, 2016)*



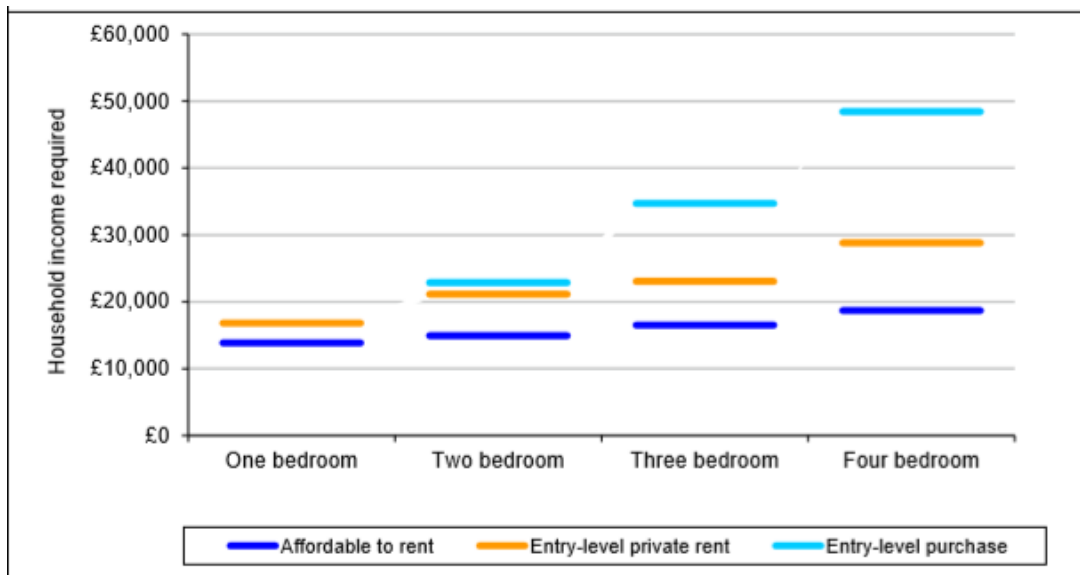
5.36 This demonstrates that the median price of a property in the Holyhead area was lower than for Menai Straits area and the Rest of Anglesey. The price of entry level properties in Holyhead area was also lower than the two other price areas as can be seen in figure 5.5.

**Figure 5.5 Entry-level property prices by size and price market (figure 3.7 of Anglesey LHMA, 2016)**



5.37 The LHMA also considers the household income required in order to be able to access housing in the different areas of Anglesey. Figure 5.6 provides an extract of a graph which identified the household income required to access housing in the Holyhead price market.

**Figure 5.6 Household income required to access housing in the Holyhead price market, by number of bedrooms (figure 3.10 of Anglesey LHMA, 2016)**



Source: Online survey of property prices, December 2015; StatsWales, 2015

5.38 The gaps between affordable rent, entry level private rent and entry level home ownership in the Holyhead area are smaller in comparison to the Rest of Anglesey area and the Menai Strait area, meaning that it is easier to progress up the housing ladder.

## Welsh Language Impact Assessment

5.39 Council Tax figures from December 2019 identify that 1.7% of the properties in Holyhead are second/holiday homes, which is much lower than Anglesey as a whole (6.3%) as identified in the Welsh Language Impact Assessment of the JLDP (2016). Housing affordability across the wards of Holyhead is generally lower than that of Anglesey except for the ward of Porthyfelin which has a ratio of 6.2 times the median household income, in comparison to a ratio of 6.3 for the whole of Anglesey.

### Overall understanding of the Welsh language

5.40 For the Urban Service Centre of Holyhead, the WLIA of the JLDP (2016) concludes that the Welsh language is fragile in Holyhead with a low rate of Welsh speakers living in the area – 42.2%, which is 27.8% below the level of 70% that has been identified as the level where the language is probably viable.

5.41 Over the past decade, a decrease has been seen in the proportion of Welsh speakers in all wards within the town. It is clear, therefore, that the language in the area has continued to decrease over this period. It is acknowledged that the percentage of the population born in Wales and who speak Welsh is low in each ward in the town, especially in especially Morawelon (49%), Holyhead Town (50%) and Maeshyfyd (50%) compared to 78.2% in Anglesey. This suggests that that Holyhead has a low language transfer rate between Welsh-speaking parents and their children.

5.42 The IACC has adopted a Welsh language strategy, which sets a target of increasing the number of Welsh speakers and the percentage of the population of Anglesey who speak Welsh to 60.1% by the 2021 Census, to be achieved through an action plan which focuses on three priority areas. The strategy also identifies that there is currently a focus on Holyhead to increase the confidence of people to use Welsh. Intensive work with families, children and young people and the community is currently ongoing in Holyhead to increase the use of Welsh at a social level.

5.43 Notwithstanding the above, the WLIA does not consider that the expected level of growth within the centre will have an unacceptable negative influence on the Welsh speakers in Holyhead.

## Policy background

- 5.44 The proposal is for a mixed-use development comprising of a mixed-use development which includes a new marina, new residential development, together with commercial, leisure and retail uses and associated infrastructure.
- 5.45 The majority of the site is located within the development boundary of Holyhead with the exception of those areas of new development proposed to be situated on land reclaimed from the sea. Part of zone 2 forms housing allocation T15; however, the majority of the site is an unallocated site, and is therefore a windfall site.
- 5.46 At the time of preparing the JLDP, planning permission 19C1046A/EIA/ECON had been granted and therefore the site was a windfall site that was known to the Council, although the development boundary of the JLDP was not amended to include the application site.
- 5.47 In accordance with Policy PCYFF 1 'Development Boundaries', proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, national policies and other relevant planning considerations.

### *Residential*

- 5.48 Policy TAI 1 allows the development of housing on allocations and windfall sites within the Urban Service Centres including Holyhead. The policy identifies an indicative provision of 332 units on windfall sites within the development boundary of Holyhead.
- 5.49 Part of the site is allocated for housing development in the JLDP Proposals Map (site ref. T15 – Glan y Dŵr), noted to benefit from planning permission and expected to deliver 90 units.
- 5.50 As Holyhead is located within the Holyhead house price area, policy TAI 15 requires residential developments to provide 10% affordable housing. The proposal would seek to provide 10% of the proposed units as affordable dwellings subject to viability, complying with policy TAI 15.
- 5.51 The Well-being of Future Generations (Wales) Act 2015 promotes sustainable development within Wales and specifies that development should provide for the “needs of the present”, but “without compromising the ability of future generations to meet their own needs”.

## Welsh Language Impact Assessment

- 5.52 The Proposed Development would contribute to the existing need for housing as well as securing the provision of affordable units in perpetuity either on-site or through commuted sum to be determined through a financial viability appraisal. The proposal would be in accordance with the Act accordingly.
- 5.53 Therefore, it is considered that the proposal complies with local and national strategies in terms of delivering housing to meet an identified need within identified settlements.

### *Tourism*

- 5.54 The Proposed Development includes the provision of four holiday lodges at Soldier's Point.
- 5.55 Strategic Policy 14: The Visitor Economy supports a year-round local tourism industry. The proposal would provide new high-quality serviced accommodation within an Urban Service Centre.
- 5.56 The proposal is located within the development boundary and makes use of previously developed land, is of an appropriate scale, does not result in a loss of permanent housing stock, would not harm the character of a primarily residential area and would not lead to an overconcentration of serviced accommodation. As such it complies with policy TWR 2: Holiday Accommodation.

## Engagement

- 5.57 The adopted SPG provides Diagram 4 in order to explain the process of screening the Proposed Development. It emphasises the benefit of engaging and consulting with the planning service and other stakeholders during the pre-application stage in a manner that is proportionate to the scale and type of Proposed Development.
- 5.58 The application will be subject to both non-statutory and statutory pre-application consultation prior to the submission of the planning application.
- 5.59 Conygar considers consultation to be an important part of the planning process and seeks to engage with the relevant authorities, organisations, stakeholders and communities, where appropriate to do so. In the case of the proposed Holyhead Waterfront Regeneration Scheme, this has included the submission of a Scoping Report and the issuing of a Scoping Opinion by IACC in response. The extent of engagement undertaken prior to the submission of this planning application is considered to be proportionate for the proposal.

## Assessment of effect on Welsh language

5.60 The assessment of effect on the Welsh language is set out in Tables 5.6 – 5.10 as required by the adopted SPG.

*Table 5.6 Assessment of effect on language and mobility of the population*

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
Explain with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic composition		Effect	Likelihood	Composite score
How is the development going to ensure opportunities for people to stay in their community?	<p>The Proposed Development comprises a mixed-use development of residential, commercial and leisure uses.</p> <p>The proposal would provide a total of 259 residential units; 81 of those being one- and two-bed apartments, 26 three-bed apartments and one four-bed dwelling at zone 1 (Newry Beach), 41 one- and two-bed apartments, 48 three-bed units and 39 four-bed units at zone 2 (Porth y Felin) and a mixture of one, two- and three-bed units at zone 3 (Soldier's Point). 10% of the proposed dwellings would be affordable units, equating to 2 units.</p> <p>Between 2001 and 2011, Holyhead experienced a very small population increase of 1.2% in comparison to 4.2% across Anglesey as a whole. The wards which cover the</p>	1	4	1

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	<p>application site experience either a very small increase (0.9% for Parc a'r Mynydd) or a decrease (-2.6% for Porthyfelin) in terms of its population.</p> <p>Holyhead is the largest centre on the island and the JLDP's vision for Holyhead sees that it will be a focus for major development leading to sufficient and improved choice of housing along with a stronger economic base and a vibrant town centre. New housing is therefore expected in Holyhead with an expected level of growth of 833 new units between 2011 and 2026, which equates to 55 dwellings per annum.</p> <p>Figures received from the Joint Planning Policy Unit based on information available as of April 2019, confirm that between 2011 and 2019, 264 residential units have been completed in Holyhead. The land bank figure (excluding units which are unlikely to be developed, which includes the 326 units as part of the Holyhead Waterfront development) was 249. During 2019/2020, planning permission has been granted for seven other residential units in Holyhead. A further 174 units are expected to be delivered from housing allocations which do not benefit from planning permission as of April 2019. During 2019/2020, planning permission has been granted for housing allocation T13 for 46 units. This brings the remainder to be delivered on windfall sites to 93 units.</p> <p>The site benefits from extant consent for the same development as that proposed, and whilst this consent was known to the Council during the preparation of the JLDP, as the majority of the residential units would be located on land which is to be reclaimed from the sea, the development boundary of the JLDP was not extended to cover the extent of the development.</p>			
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## Welsh Language Impact Assessment

<p>The provision of up to 90 dwellings on housing allocation T15 was considered during the plan period, therefore there is a need to consider the effect of the 169 proposed units which are considered to be windfall sites. The remaining windfall provision for housing in Holyhead is 93 units, therefore the Proposed Development would exceed the windfall provision in Holyhead by 76. As Holyhead is the largest town on Anglesey and identified as an area of growth and regeneration in the JLDP, it is considered to be a suitable and sustainable location for further housing.</p> <p>The Proposed Development would also provide 26 affordable dwellings or an agreed commuted sum (subject to viability) in accordance with the requirements of policy TAI 15 of the JLDP for Holyhead and these would comprise a mix of house types to meet an identified need.</p> <p>As the proposal would be brought forward alongside a marina development, it would be reasonable for a proportion of the residential units to be taken up by boatowners. It would be reasonable to expect the majority of these residential properties by boat owners to be taken up around the marina, therefore within zone 1. These units are proposed as one-, two- and three-bed apartments. Assuming that around 70% of the residential units within zone 1 would be taken up by boat owners, this would equate to 76 units. These would be expected to be second/holiday homes and can be treated as holiday accommodation.</p> <p>The baseline data presented in Section 5 notes that around 1.7% of the properties in Holyhead are second/holiday homes, which is much lower than for Anglesey as a whole at 6.3%. Taking into account the Proposed Development, this could lead to increase the proportion of second/holiday homes in Holyhead to 3.0%, which would</p>			
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## Welsh Language Impact Assessment

	<p>nearly double the proportion of second homes in Holyhead. However, this proportion would still be well below the proportion for Anglesey as a whole.</p> <p>Policy CYF 8 in relation to Holyhead Regeneration Area seeks developments to aid transformational change by encouraging Holyhead to become a more attractive location to live, work, visit and enjoy. Developments should support Holyhead's role as a tourism centre and gateway to Wales and the rest of the UK. An increase in the number of holiday units is therefore expected for Holyhead as part of its overall regeneration.</p> <p>The majority of the remainder of the open market dwellings (157 units) are expected to be taken up by people from Anglesey. Providing a range of mainly one-, two-, three and four-bed apartments and town houses in an area which will be regenerated as part of a wider mixed use development scheme would contribute towards providing an increase offer of attractive housing for the people of Anglesey, alongside new employment opportunities.</p> <p>In terms of employment, Anglesey has suffered a major decline in attractive and long-term jobs over the past 10 years. This occurred following the closure of Anglesey Aluminium, Eaton Electric, the reduction in the number of staff at the Magnox Wylfa Power Station decommissioning with prospects of significant investment and benefits to the region in terms of significant employment opportunities in the short and longer terms. Shortly afterwards, Rehau announced the closure of its factory in Amlwch followed by the announcement by Horizon Nuclear Power earlier this year to withdraw the DCO application for Wylfa Newydd.</p>			
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## Welsh Language Impact Assessment

	<p>It is therefore essential, in order to stem out-migration, that Anglesey is able to offer an increase in both attractive and long-term job opportunities. The Proposed Development would undoubtedly lead to the provision of a range of employment opportunities including 60 FTE gross construction jobs, 27 of these being additional jobs on Anglesey for two years. In the longer term, the Proposed Development could also support a range of permanent employment opportunities within the marine, leisure and hospitality sector, supporting 115 gross FTE jobs, 70 of those being additional jobs on Anglesey.</p> <p>Providing long-term employment opportunities within the largest centre on Anglesey would conform with the employment growth the JLDP envisages for Holyhead. The provision of employment opportunities for local people forms an important part of sustaining local communities, especially in areas such as Holyhead which have seen a very small increase in population between 2001 and 2010 in comparison with Anglesey as a whole, with the wards of Porthyfelin/Parc a'r Mynydd either experiencing a very small increase or a decrease in its population.</p> <p>Population growth is important for communities' viability and is therefore important in order to maintain and strengthen communities (and therefore strengthen Welsh language and culture for the future) (Inspector's Report on the examination into the Anglesey and Gwynedd JLDP, 2017). The JLDP's strategy has sought to accommodate <i>"an aspirational, employment-led growth which is based on an anticipated upturn in economic activity that would effectively reverse the trend of young people leaving the area in search of work opportunities and increase the prosperity of the area"</i> (p.8-9 Inspector's Report on the examination into the Anglesey and Gwynedd JLDP, 2017).</p>			
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## Welsh Language Impact Assessment

	<p>The Proposed Development and the employment opportunities offered by it would contribute towards meeting the employment-led population growth expected for Anglesey and Gwynedd as per the JLDP.</p> <p>The combination of residential accommodation and employment opportunities would enable local people from Holyhead and other areas of Anglesey to remain in their local communities, contributing towards supporting the Welsh language within those communities.</p>			
<p>Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where will they come from? How many and what percentage are likely to be Welsh speakers?</p>	<p>An assessment based on household size and bedrooms spaces data from the 2011 Census presented in the ES indicates that the Proposed Development could accommodate a total of 517 people when fully occupied. If this increase was all additional, it would represent an increase of 0.7% on the current population of Holyhead (70,000). However, this may not be the case as the Proposed Development could accommodate new homes taken up by existing residents and demands from hidden households (for example, a young person moving out of the family home) and reflect changes in household density rather than an increase in population.</p> <p>As the proposal would be brought forward alongside a marina development, it would be reasonable for a proportion of the residential units to be taken up by boatowners. It would be reasonable to expect the majority of these to be residential properties by boat owners to be taken up around the marina, therefore within zone 1. These units are proposed as one-, two- and three-bed apartments. Assuming that around 70% of the residential units within zone 1 would be taken up by boat owners, this would equate to 76 units. These would be expected to be second/holiday homes.</p>	0	4	0

## Welsh Language Impact Assessment

The baseline data presented in Section 5 notes that around 1.7% of the properties in Holyhead are second/holiday homes, which is much lower than for Anglesey as a whole at 6.3%. Taking into account the Proposed Development, this could lead to increase the proportion of second/holiday homes in Holyhead to 3.0%, which would nearly double the proportion of second homes in Holyhead. However, this proportion would still be well below the proportion for Anglesey as a whole.

The majority of the remainder of the open market dwellings (157 units) are expected to be taken up by people from the Plan area. The Anglesey and Gwynedd Housing and the Welsh Language Survey (2014) (the Language and Housing 2014 survey) considered the effects of housing on the Welsh language. One of the wards that was selected in order to gain a greater understanding of local factors which may affect the Welsh language was Porthyfelin, which is one of the wards where the Proposed Development is located.

The Language and Housing 2014 survey identified that 76.9% of respondents had moved to Porthyfelin ward had moved from other areas of Anglesey, with 71.5% of the respondents moved from other wards in the Holyhead area (Holyhead wards, Treaddur, Rhoscolyn, Llanfair yn Neubwll and Bodedern). All respondents who had moved into new homes, had moved from somewhere else on Anglesey.

Household surveys referred to in the original WLIA include references to a similar mixed-use development in Doc Fictoria (Victoria Dock, Caernarfon, Gwynedd. Whilst the survey relates to a development constructed some years ago by now, the findings of the household surveys are still considered to be relevant in the context of a mixed

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	<p>use development as they are broadly comparable given its location around the historic dockside of Caernarfon and offers new homes, bars and bistros, cafés and restaurants, an award winning arts centre, a maritime museum and an attractive range of shops and stores.</p> <p>The household surveys at Doc Fictoria found that approximately 80% of the residents are local people. It is considered that the Proposed Development would also result in a similar pattern of in-migration as the new housing opportunities would be located in close proximity to both employment and leisure opportunities.</p> <p>The proposal is therefore expected to attract additional people to the community, some of those who may not be local people or from within the Plan area. Whilst it is not possible to know how many would be Welsh speakers, if taking a conservative approach that all would be non-Welsh speakers, this could lead to attracting 98 non-Welsh speaking households to Holyhead. The remainder of the households are however expected to be local people from Holyhead, the remainder of Anglesey or Gwynedd (based on results of the Language and Housing 2014 survey) and the provision of 10% affordable housing.</p>			
<p>Is there a likelihood that local people will migrate from the community as a result of the development?</p>	<p>It is highly unlikely that the Proposed Development would leave to local people leaving the community of Holyhead as a result of the development.</p> <p>Between 2001 and 2011, Holyhead's population growth has been very small in comparison to that of Anglesey. Some wards, including one of the wards in which the application site is located, experienced a decrease in the population. As previously noted above, population growth is important for communities' viability and is therefore</p>	0	4	0

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	<p>important in order to maintain and strengthen communities (and therefore strengthen Welsh language and culture for the future).</p> <p>Past trends show continuous out-migration of young people aged 15-29 from Anglesey since 2001, partly as a result of lack of employment opportunities and lack of affordable housing. Analysis of the baseline identifies out-migration as one of the biggest challenges facing the communities of Anglesey. Whilst this is typical in many rural areas where young people want to move away from home to larger cities, the potential for the Proposed Development to reduce, and even reverse, the out-migration trends of young people from Holyhead and Anglesey is considered to be beneficial.</p> <p>Providing new housing, long term employment opportunities and increasing economic activity would all contribute towards sustainable communities where the Welsh language can be a part of it.</p> <p>The employment growth strategy contained in the adopted JLDP highlights the need to increase the number of jobs in order to retain the existing Welsh-speaking workforce of Anglesey and Gwynedd and attract previous working age residents to return to the area.</p> <p>These economic growth aspirations in the adopted JLDP go hand in hand with the provision of sufficient housing, both of which are considered to be important elements of reducing out-migration (including Welsh speakers) from the communities of the Anglesey and Gwynedd, which in turn helps to sustain Welsh-speaking communities.</p>			
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## Welsh Language Impact Assessment

	Retaining local people on Anglesey (of which 57.2% are Welsh speakers) would be beneficial in terms of the Welsh language and culture, as these may otherwise leave the area to find work.			
Is the development likely to result in a change in the age structure of the community: more or fewer children, young people, middle-aged people, older people?	<p>Due to the offer of new housing and employment opportunities, the Proposed Development is likely to be attractive to the working age population, which increased slightly as a proportion of the population in Holyhead between 2001 and 2011, increasing by 1.1%.</p> <p>Working age populations, especially young people are attracted to geographical locations where economic development is at its strongest and where there is a prosperous economy. However, economically prosperous locations would also attract non-Welsh-speaking individuals.</p> <p>The employment opportunities offered could lead to a further increase in the number of those who are of working age in Holyhead, which would be beneficial as part of a balanced community.</p> <p>Any visitors who would visit the area would stay for a short period of time, on a temporary basis. Therefore, the Proposed Development is not expected to lead to a change to the age structure of the community.</p>	0	4	0
Is there a likelihood that there will be a change in the balance between Welsh speakers (including learners) and	As set out above, it would be reasonable to assume that around 76 residential units would be taken up by boat owners. Taking a conservative approach that all residents associated with these would be non-Welsh speakers, this would lead to the introduction of additional non-Welsh speakers into the communities of Holyhead.	0	4	0

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<p>individuals with no ability in Welsh?</p>	<p>26 of the units would be affordable housing units or a commuted sum (subject to viability), their occupation of which would be secured in the first instance and in perpetuity by local people who are in need of affordable dwellings.</p> <p>The remaining 157 open market units would be expected to be taken up by local people from nearby areas of Holyhead and other areas of Anglesey/Gwynedd (based on previous evidence from similar developments such as Doc Fictoria, Caernarfon and the Language and Housing Survey 2014). As the majority of the open market units and all of the affordable housing units would accommodate local people, this isn't expected to lead to a noticeable change to the balance of Welsh and non-Welsh speakers.</p> <p>Given that the proportion of the population in Holyhead who spoke Welsh in 2011 (42.2%) was much lower than that of Anglesey, the relocation of people from other areas of Anglesey (57.2%) may lead to an increase in the number and proportion of Welsh speakers in Holyhead.</p> <p>Whilst it is assumed that the majority of visitors utilising the proposed holiday accommodation would be non-Welsh speakers, any visitors would only be staying in the area for a short period of time (overnight) and they would only be in the area on a temporary basis. This would be similar for the 76 units that would be likely to be taken up by boat owners as holiday/second homes. Therefore, the holiday accommodation element of the development would not be expected to lead to a change to the overall balance of Welsh and non-Welsh speakers in the community.</p>			
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## Welsh Language Impact Assessment

<p>Is the change likely to be permanent or temporary?</p>	<p>Effects in relation to the operational employment opportunities related to the maritime, leisure and tourism sectors along with residential units which would be purchased as main homes would be permanent.</p> <p>Visitors staying at the proposed holiday accommodation would only be staying for short periods of time (overnight), therefore any effect would be temporary. Use of units as holiday/second homes would also be similar as owners would usually have a main place of residence and would visit the units as holiday use. Changes in relation to the Welsh language in that regard would be temporary.</p>	0	4	0
<p><b>Effect of the Proposed Development on language and mobility of population over 20 years</b></p> <p>The proposal offers residential and employment opportunities in Holyhead, which could play a key part in the regeneration of Holyhead as an attractive place to live, work, visit and enjoy as per policy CYF 8 of the JLDP. The employment opportunities would be all year round rather than seasonal and would be expected to be filled by local people who have the right skills.</p> <p>Providing employment opportunities and housing as part of a mixed-use development has the potential to retain local people from Holyhead and other parts of Anglesey, and even attract those who may have moved from the area to return. The provision of 26 affordable units or a financial contribution subject to viability would enable local people who are unable to meet their housing need on the open market to remain in/return to Holyhead. The majority of the open market dwellings (around 157 assuming that around 76 would be taken up as holiday/second homes) would be expected to accommodate people from Holyhead, other areas of Anglesey and Gwynedd (based on evidence from the Doc Fictoria development and Language and Housing Survey 2014).</p> <p>Whilst this would likely lead to an increase in the population of Holyhead, the majority of those people would be expected to be local to the Plan area. As Holyhead has a lower proportion of Welsh speakers in comparison to Anglesey as a whole, this may well lead to an increase in the number and proportion of Welsh speakers in Holyhead.</p>				

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<p>Whilst the holiday accommodation and homes owned by boat owners as holiday/second homes has the potential to increase the number of visitors (including potentially non-Welsh speakers and people from outside the area) on a temporary basis, this element of the proposal would not be expected to lead to a change to the overall balance of Welsh and non-Welsh speakers in the community on a permanent basis.</p> <p>As the effect of the development would be expected to lead to an increase of up to 2% than the projected Welsh speakers, the proposal would have a small beneficial effect on the Welsh language.</p>			
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**Table 5.7 Assessment of effect on visual elements of the Welsh language**

VISUAL ELEMENTS	Consideration of potential effects	Score		
		Effect	Likelihood	Composite score
Explain with evidence, how the development will affect the language visibility in the area, in term of promoting the unique culture of the area.				
Will the development increase the visibility of the language?	The Proposed Development would include a Welsh name for the development and therefore has the potential to contribute towards maintaining and increasing the visibility of the Welsh language in the area.	0	4	0
Corporate image and branding - signs and advertisements on the site that are within the planning remit, e.g. advertising/marketing sign for a new housing site, signs and advertisements to customers	<p>The following objectives would be implemented by the developer in relation to external signs, advertising and publicity activities:</p> <ul style="list-style-type: none"> <li>• All external signage to be in Welsh and English;</li> <li>• Produce all advertising/marketing materials in Welsh and English;</li> <li>• Conduct advertising campaigns in the press in Welsh and English;</li> <li>• Advertise on posters and information boards in Welsh and in English.</li> </ul>	0	4	0

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in public places on employment sites.				
Site name or development –will it retain an old Welsh name or will any new names be derived from historic, geographical or local ties to the area, if practical.	The name of the development has not yet been determined however there is commitment from the developer that it would have a Welsh name and would have regard to historical, geographical or local ties to the area.	0	4	0
<b>Effect of the Proposed Development on visual elements over 20 years</b> The proposal is expected to beneficially contribute towards the visual elements of the Welsh language in Holyhead which would have an overall beneficial effect on the Welsh language in terms of promoting Welsh culture and place names. However, this isn't expected to lead to a direct change to the proportion of Welsh speakers and therefore an overall neutral effect on the proportion and number of Welsh speakers is identified.				

**Table 5.8 Assessment of effect on quality of life including community infrastructure**

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
To what extent does the development affect public amenity/the environment in the	The proposal offers a Masterplan for Holyhead Waterfront that would contribute to the development of a sustainable community and complement and enhance the existing	0	4	0

## Welsh Language Impact Assessment

<p>area? Will the area be more/less desirable to live in?</p>	<p>town of Holyhead. In addition, it would retain the natural beauty of the coastal environment to the north-west of the town.</p> <p>To summarise again in terms of enhancing the amenity of the area the proposal includes the following key developments:</p> <ul style="list-style-type: none"> <li>• Full linkage and interaction between town centre and ¾ mile of coastal environment with broader linkages to the Breakwater Country Park;</li> <li>• Preservation of existing panoramic coastal views;</li> <li>• Preservation of multiple listed buildings;</li> <li>• Preservation of existing coastal environment;</li> <li>• Introduction of new and sustainable mixed uses;</li> <li>• Creation of a variety of independent character areas that compliment each other and work as well together as they do in isolation;</li> <li>• Regeneration of commerce opportunity through marina;</li> <li>• Public realm enhanced through beach, gardens, promenade and coastal linkages;</li> <li>• Creation of homes for local population.</li> </ul> <p>The above would ensure that the development has a positive impact on the amenity of the Holyhead Waterfront area that would, in turn, help to ensure that Holyhead is identified as an attractive town within Anglesey. The proposal would contribute towards making Holyhead an attractive place to live, work, visit and enjoy and support Holyhead's role as a tourism centre and a gateway to Wales and the rest of the UK as per policy PCYF 8 of the JLDP.</p>			
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<p>How adequate is the availability of childcare and pre-school places in the locality?</p>	<p>As most nurseries and pre-schools are run privately, it is not possible to attain capacity numbers.</p> <p>A web-search of Mudiad Meithrin’s website identifies five pre-school organisations and a web-search on <a href="http://www.childcare.co.uk">www.childcare.co.uk</a> provides contact details for four nurseries within a 5 mile radius of the site.</p> <p>Therefore, it is considered that there is sufficient childcare within the area to support the demand that may be required as a result of the Proposed Development.</p>	0	4	0																																		
<p>How adequate are the number of school places in the local area? Would the development be likely to call for more places or is there enough space in the schools? Are there enough resources so that schools can continue to fulfil their role in producing fluent Welsh speakers?</p>	<p>The adopted Supplementary Planning Guidance (SPG) on Planning Obligations confirms that residential development is expected to generate the following average number of pupils for primary school age.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #f4a460;"> <th rowspan="2" style="text-align: left; padding: 5px;">Type of educational establishment</th> <th colspan="2" style="text-align: left; padding: 5px;">Number of pupils arising from each 2+ bedroom house</th> <th colspan="2" style="text-align: left; padding: 5px;">Number of pupils arising from each 2+ bedroom flat</th> </tr> <tr style="background-color: #f4a460;"> <th style="text-align: center; padding: 5px;">SPG</th> <th style="text-align: center; padding: 5px;">No of units proposed</th> <th style="text-align: center; padding: 5px;">SPG</th> <th style="text-align: center; padding: 5px;">No of units proposed</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Primary school</td> <td style="text-align: center; padding: 5px;">0.40</td> <td style="padding: 5px;">87 x 0.40 = 34.8</td> <td style="text-align: center; padding: 5px;">0.11</td> <td style="padding: 5px;">121 x 0.11 = 13.31</td> </tr> <tr> <td style="padding: 5px;">Secondary school years 7-11</td> <td style="text-align: center; padding: 5px;">0.29</td> <td style="padding: 5px;">87 x 0.29 = 25.23</td> <td style="text-align: center; padding: 5px;">0.08</td> <td style="padding: 5px;">121 x 0.08 = 9.68</td> </tr> <tr> <td style="padding: 5px;">Secondary school years 12 &amp; 13</td> <td style="text-align: center; padding: 5px;">0.02</td> <td style="padding: 5px;">87 x 0.02 = 1.74</td> <td style="text-align: center; padding: 5px;">0.006</td> <td style="padding: 5px;">121 x 0.006 = 0.726</td> </tr> <tr> <td style="padding: 5px;">Sub-total</td> <td style="text-align: center; padding: 5px;">61.77</td> <td></td> <td style="text-align: center; padding: 5px;">23.72</td> <td></td> </tr> <tr> <td style="padding: 5px;">Total</td> <td style="text-align: center; padding: 5px;">85.49</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Type of educational establishment	Number of pupils arising from each 2+ bedroom house		Number of pupils arising from each 2+ bedroom flat		SPG	No of units proposed	SPG	No of units proposed	Primary school	0.40	87 x 0.40 = 34.8	0.11	121 x 0.11 = 13.31	Secondary school years 7-11	0.29	87 x 0.29 = 25.23	0.08	121 x 0.08 = 9.68	Secondary school years 12 & 13	0.02	87 x 0.02 = 1.74	0.006	121 x 0.006 = 0.726	Sub-total	61.77		23.72		Total	85.49				-1	4	-4
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	<p>The nearest local primary school which would serve the Proposed Development is Ysgol Cybi, however other primary schools across Holyhead include Ysgol Llanfawr, Ysgol Santes Fair, Ysgol Gynradd Kingsland and Ysgol Gymraeg Morswyn. All schools in Holyhead provide Welsh medium education. The school capacity figures for these schools are provided in table 21.13 of the ES. All primary schools except for Ysgol Cybi are exceeding their existing capacities. The Proposed Development would therefore lead to a further demand for primary school places. Putting additional pressure on primary schools which do not have capacity is likely to also affect the ability of those schools to support children to become fluent Welsh speakers. Mitigation support would therefore be required.</p> <p>Ysgol Uwchradd Caergybi is the secondary school serving the Holyhead area. The ES confirms that Ysgol Uwchradd Caergybi has sufficient capacity to accommodate the secondary school aged pupils as a result of the development.</p>			
<p>How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned</p>	<p>For many Welsh-speaking children from homes without Welsh-speaking parents/carers, schools provide the initial and (along with social context) main opportunities to use the language.</p> <p>The education department on Anglesey is responsible for maintaining centres for latecomers, known as language immersion centres. These centres provide intensive Welsh courses for young incomers to enable them to blend into the bilingual society of which they are part of on Anglesey. This provision is core in assisting primary and secondary schools to implement the current Welsh Language Policy set by the Council. A primary school immersion centres is available at Ysgol Llanfawr and a secondary Welsh language immersion room is provided in Ysgol Uwchradd Caergybi which offers</p>	-1	4	-4

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<p>Welsh as a second language can use and improve their Welsh and become part of the Welsh community?</p>	<p>a similar service to primary immersion centres providing an intensive Welsh course for incomers.</p> <p>Discussions with the Local Education Authority are expected to be undertaken during the determination of the planning application to agree financial contributions towards school places and any future demand for language immersion centres.</p> <p>Holyhead is currently identified as one area on Anglesey where work is ongoing to normalise the use of the Welsh language and increase the linguistic confidence of those who understand Welsh but do not speak it. Therefore, whilst the use of the Welsh language may not be as prominent in Holyhead, the introduction of non-Welsh-speaking school-aged children into primary schools and the secondary school of Ysgol Uwchradd Caergybi would place greater pressure on the work which is currently ongoing to increase the use and status of the language in Holyhead.</p> <p>The effect of the Proposed Development on school capacity figures is one element of the assessment, but the effect on the use of the Welsh language in schools is also an important consideration.</p> <p>The language of a group of friends can often determine the language of school-aged children when they communicate with each other. Therefore, the introduction of school children who are non-Welsh speakers has the potential to alter the balance of Welsh and non-Welsh speakers within school-aged children and could influence the language used by children to communicate and socialise with each other.</p>			
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	<p>A Welsh Language Charter is currently implemented in all primary schools on Anglesey and its aim is to promote children's social use of the Welsh language, to encourage and compel children to speak Welsh with each other and in the wider community in order to become fully bilingual individuals. Support is also available for parents including projects developed by the local Mentrau Iaith and Welsh language centres, and furthermore, Welsh language courses for families at the Welsh for Adults north Wales centre at Bangor University.</p> <p>Measures are therefore already in place in Holyhead to enable and encourage school-aged children to learn and use the Welsh language in everyday life. Non-Welsh-speaking school-aged children moving into Holyhead benefit from Local Authority investment in attaining Welsh language skills thus reflecting the bilingual community they are part of. However, it is acknowledged that although children are expected to learn to speak, read and write Welsh, their use of the Welsh language outside school varies considerably. However, the role of the Welsh Language Charter is expected to increase children's use of the Welsh language outside school within social contexts rather than simply the language of the classroom.</p> <p>Whilst education plays a key role in increasing the number of school-aged children who speak Welsh, support may also be required to raise awareness of opportunities to use the language socially outside schools and in the community, aiding confidence and use of the Welsh language.</p> <p>76 of the apartments near the marina are expected to be occupied by boat owners and therefore may be used as second/holiday homes. These may not therefore contribute</p>			
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	<p>towards the need for additional school places/immersion centre provision and are unlikely to alter the balance of Welsh and non-Welsh speaking children in schools.</p> <p>Any children within units occupied by residents who may move from another area of Holyhead or Anglesey, including affordable units, would already be attending a local school and therefore wouldn't affect the current balance of Welsh and non-Welsh speakers. As the majority of future occupiers of the remainder of these open market units (157) are expected to move from other areas of Holyhead or the remainder of Anglesey, the balance of Welsh and non-Welsh speaking pupils in primary and secondary schools is not expected to be significant.</p> <p>In reality, the scheme is expected to be delivered in phases with the residential apartments near the marina forming part of phase 1 and the residential units at Porth y Felin forming part of phase 2a.</p>			
<p>Would the development increase the demand on local facilities and services?</p>	<p>The development could increase the demand for local facilities and services within the area. The spatial strategy for the JLDP identifies that the sub-regional centres and urban service centres (which includes Holyhead) provide the best range of services, employment opportunities and access to public transport.</p> <p>It is considered that the proposal is likely to have a beneficial effect on the provision of local services as the increased population (both short-term and long-term in-migration) would help to support the future vitality of existing services.</p> <p>In addition, the proposal aims to develop Holyhead Waterfront as a destination for sailing and marine-related events. As a result, these events would lead to the further</p>	<p>0</p>	<p>4</p>	<p>0</p>

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	<p>usage of existing local services as well as attracting new service provision into Holyhead, which would enhance the current provision available for local residents.</p> <p>The Proposed Development is not expected to lead to an increase in demand on local facilities and services which is beyond the capacity of a town like Holyhead to meet them.</p> <p>The ES considers the potential effects of the development on healthcare. It states at section 21.8.4 that the addition of up to an additional 517 people as a result of an increase in population (see section on population accommodated presented in ES) is likely to have an effect on healthcare provision. On the basis that GPs have the capacity to accept additional patients (see GP surgery capacity presented in ES) this is likely to be of Negligible, long-term, local significance. However, in terms of dental care the current issues with the capacity of NHS dental practices to accept new patients indicates that this is a potential effect of Medium/Moderate (Adverse) local and sub-regional significance.</p> <p>Although the new incomers would need to be registered with a doctor/dentist, any current residents of Holyhead or Anglesey that move into the development would already be registered with a local doctor/dentist, and would, therefore, would not result in any additional strain on the local healthcare service.</p>			
<p>The extent to which the development will have a positive or negative impact on existing facilities or services?</p>	<p>Holyhead, similar to many other towns in Anglesey and beyond, has seen the closure of many services and business located within the High Street during recent years. There is no doubt that the current services provision would not be sufficient to meet the needs of the additional influx of visitors to the area and, therefore, the development could</p>	1	4	4

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	<p>inspire more services to locate to Holyhead and, in particular, to take up empty properties located along the High Street including cafes and restaurants.</p> <p>In addition, and in terms of the usage of the existing services, the development would provide an all-year round need for service provision rather than seasonal additional influx. This, in turn, would provide more full time/all year jobs rather than seasonal jobs.</p>			
<p>How will the development maintain or create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on?</p>	<p>Leisure elements of the Proposed Development create new opportunities to promote the Welsh language as a community language by way of signage, names for developments as well as the provision of services. The leisure elements of the development include the reinstatement of Victorian sunken gardens and model boating lake connecting to the new enhanced public realm, with landscaping along the promenade, enhanced access and facilities to Newry Beach, preservation of existing marina and enhanced Sailing Club facilities. These provide opportunities to promote the Welsh language as well as local Welsh culture through signage and information boards.</p> <p>The proposed enhanced public realm, public art, landscaping, pedestrian / cycle links and parking provision around the existing Maritime Museum and restaurant and improved linkage from the marina promenade through to the Great Breakwater Country Park, enhanced access and facilities to Newry Beach and new area of accessible beach adjacent to Mackenzie Landing all provide opportunities to increase the visibility of the Welsh language within the development and as part of the overall Holyhead seascape.</p>	0	3	3
<p>Does the development have the potential to have a positive or</p>	<p>The Proposed Development itself is not expected to affect the activities of different groups which are active in the communities across Holyhead. The residential units may</p>	0	4	0

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<p>negative impact on the activities of different groups that are active in the community which were identified in the profiling work, e.g. nursery organisations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change?</p>	<p>attract families, working age populations and older populations, all of which are active in community groups.</p> <p>The Jesse Hughes Centre in Holyhead is also a well-used centre for children of all ages with a variety of events organised at the centre. Events include a youth club and a parent and toddler group.</p> <p>As such, it can be concluded that permitting this proposal would contribute towards safeguard the future of such groups.</p>			
<p>How could the Welsh community and its institutions integrate the development?</p>	<p>As the majority of people who would accommodate the residential units are likely to be local people from Holyhead/wider area of Anglesey/Gwynedd or would be visitors who would only be in the area for a temporary basis, the occupiers are expected to have connections to the community and the Welsh language.</p> <p>There is an opportunity to raise awareness of Welsh as a community language amongst residents of the dwellings, including those who may be used as holiday/second homes of the opportunities available with the communities in Holyhead to learn and increase knowledge of the Welsh language. There are also opportunities to raise awareness of the Welsh language amongst visitors and tourists by increasing the visibility of the language within the leisure and tourism elements of the proposal.</p>	1	4	4
<p><b>Effect on quality of life including community infrastructure over 20 years</b></p> <p>Based on the considerations presented above, the Proposed Development would be expected to have a mix of beneficial and adverse effects on quality of life including community infrastructure. A proposed mixed-use development with employment opportunities and housing which would contribute towards making Holyhead an attractive place to live, work, visit and enjoy has the potentially to contribute towards transformational change from a regeneration perspective. The scheme would lead to an increase in demand for local facilities and service in an area identified for growth, and which has</p>				

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<p>suffered the downturn of the high street, which would be beneficial for the quality of life for those living, working and visiting Holyhead.</p> <p>Increasing the pressure on primary schools and language immersion centre which are currently full to capacity could have an adverse effect on the educational establishments' ability to support children to become fluent Welsh speakers. Support is therefore expected to be required to mitigate those effects. Without those, the proposal has the potential to lead to a small reduction than the projected number of Welsh speakers.</p>			
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**Table 5.9 Assessment of effect on the housing market**

THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
<p>Expected market price for the houses and how this compares with the household income locally</p>	<p>The expected market prices for the residential units are uncertain due to current Covid-19 situation, however they could be in the range of £225,000 to £500,000.</p> <p>Comments received from the Housing Strategy Officer during the determination of the S73 planning application states that the current median household income in Holyhead is £22,738.</p> <p>The price range for the proposed open market dwellings/apartments would be higher than the average price of detached, terraced and flats/apartments in Holyhead.</p>	-1	4	-4

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	Around 26 of the units would be affordable units or a provision of a commuted sum towards off-site provision. This provides security that the price of the units would be controlled as affordable units (subject to viability) in the first instance and in perpetuity.			
Would the development be likely to have a positive or negative impact on the average house price in the area affected?	The availability of a mix of good quality housing stock to accommodate a range of different needs is important to maintaining mixed and vibrant communities. Fluctuations in the demand for housing are likely to lead to either an increase or decrease in house prices.	0	4	0
Affordable housing contribution and how this compares with policy requirements.	<p>The proposal would provide the proportion of affordable units required by Policy TAI 15 of the JLDP, which is 10%.</p> <p>The majority of the site is located within the development boundary of Holyhead with the exception of those areas of new development proposed to be situated on land reclaimed from the sea. Whilst these may not technically lie within the development boundary defined for Holyhead within the JLDP, it could not have been the intention of the Councils when preparing the JLDP for any land which is to be reclaimed from the sea to be treated as an exception site, and therefore be subject to 100% affordable housing as per policy TAI 16.</p>	0	4	0
Expected or proposed development rate of development. Would it happen slowly?	In terms of phasing, it is likely that the marina and associated waterfront development (commercial, retail and residential) would comprise Phase 1, Porth-y-Felin residential would be Phase 2a and Soldier's Point development would be Phase 2b. The development is likely to take around 7-8 years to be fully realised.	0	4	0
Housing mix and how it compares with policy requirements, county	The Proposed Development would provide a total of 259 housing units, include a range a housing types, comprising:	0	4	0

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<p>or local surveys, or other sources of information.</p>	<p><b>Zone 1 - Marina:</b></p> <ul style="list-style-type: none"> <li>• 108 x one-, two- and three-bed apartments housed within two to four storey blocks constructed along the new breakwater.</li> </ul> <p><b>Zone 2 - Porth-y-Felin:</b></p> <ul style="list-style-type: none"> <li>• 95 x one-, two- and three-bedroom apartments and townhouses, housed within two and three storey apartment blocks in the 'Porth-y-Felin Residential Area';</li> <li>• 31 x one-, two- and three-bedroom two and three storey townhouses and apartments in the Residential Central area; and</li> <li>• 10 x four-bed detached properties in the Residential West area.</li> </ul> <p><b>Zone 3 – Soldier's Point:</b></p> <ul style="list-style-type: none"> <li>• Restoration of listed building 'Soldier's Point' for residential use, incorporating four no. two- and three-bedroom apartments, along with restoration and conversion of the adjacent stable yard out-buildings into residential use, incorporating 2no. 3-bedroom apartments.</li> </ul> <p>The Proposed Development is considered to constitute an appropriate housing mix, providing a mix of:</p> <ul style="list-style-type: none"> <li>• 47 one-bed apartments;</li> <li>• 89 two-bed apartments;</li> <li>• 31 three-bed apartments;</li> <li>• One four-bed apartment;</li> <li>• 58 three-bed townhouse/villa; and</li> <li>• 29 four-bed townhouse/villa.</li> </ul>			
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	<p>The Anglesey Local Housing Market Assessment (LHMA) (2016) identified that new market accommodation required over the next 11 years should comprise of 2.8% as one-bed units, 31.1% as two-bedroom units, 43.1 as three-bedroom units and 23.0% as four or more bedroom units.</p> <p>The Proposed Development provides a mix of 18.4% as one-bed units, 34.9% as two- and three-bed units respectively and 11.8% as four-bed units.</p> <p>Whilst the mix deviates from the mix recommended in the Anglesey LHMA, consideration should also be given to the type of units that have been delivered in Holyhead within the Plan period such as two developments at Tyddyn Bach, South Stack Road (see assessment provided below). These developments have and will deliver mainly three- and four-bed family housing and recent housing developments have not included open market apartments.</p> <p>The Proposed Development providing 47 one-bed apartments and 90 two-bed apartments would complement the mainly family housing provided at Parc Tyddyn Bach.</p> <p>In light of this, the proposed mix is considered to be acceptable in accordance with the requirements of Policy TAI 8.</p>			
<p>Housing numbers and how this compares with the demand for housing and the supply of housing set out in the Plan and</p>	<p>Policy TAI 1 identifies an indicative provision of 833 units on windfall sites within the development boundary of Holyhead.</p>	1	3	3

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<p>granted consent since the Plan's adoption.</p>	<p>Figures received from the Joint Planning Policy Unit based on information available as of April 2019, confirm that between 2011 and 2019, 264 residential units have been completed in Holyhead. The land bank figure (excluding units which are unlikely to be developed, which includes the 326 units as part of the Holyhead Waterfront development) was 249. During 2019/2020, planning permission has been granted for seven other residential units in Holyhead. A further 174 units are expected to be delivered from housing allocations which do not benefit from planning permission as of April 2019. During 2019/2020, planning permission has been granted for housing allocation T13 for 46 units. This brings the remainder to be delivered on windfall sites to 93 units.</p> <p>The site benefits from extant consent for the same development as that proposed, and whilst this consent was known to the Council during the preparation of the JLDP, as the majority of the residential units would be located on land which is to be reclaimed from the sea, the development boundary of the JLDP was not extended to cover the extent of the development.</p> <p>The provision of up to 90 dwellings on housing allocation T15 was considered during the plan period, therefore there is a need to consider the effect of the 169 proposed units which are considered to be windfall sites. The remaining windfall provision for housing in Holyhead is 93 units, therefore the Proposed Development would exceed the windfall provision in Holyhead by 76. As Holyhead is the largest town on Anglesey and identified as an area of growth and regeneration in the JLDP, it is considered to be a suitable and sustainable location for further housing.</p>			
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<p>Increased potential impact the development could have, taking into account any other relevant recent developments in the local area</p>	<p>Recent housing developments in Holyhead include the development of housing allocation T10 at Tyddyn Bach, South Stack Road for 123 dwellings. The 2019 Joint Housing Availability Study (JHLAS) identified that 55 units were left to be delivered with 15 units expected to be delivered in 2020, 2021 and 16 units in 2022. The dwellings delivered as part of this permission were mainly two-, three- and four-bed family dwellings, the demand for which was mainly seen from people from Holyhead or Anglesey.</p> <p>In 2020, planning permission was granted for a further 46 dwellings as part of a further phase of the Tyddyn Bach development by Anwyl (housing allocation T13). Work is expected to commence imminently on this development. Once again, the dwellings approved as part of this application were three- and four-bed family dwellings following on from the demand experienced from the first phase of the Tyddyn Bach development. These were mainly detached dwellings.</p> <p>The developments at Parc Tyddyn Bach and the application site would complement each other and would contribute towards providing an overall mix of housing in Holyhead. The mix of housing delivered/expected to be delivered at Parc Tyddyn Bach are similar to the mix of housing that would be offered at zone 2 at Porth y Felin – those being two-, three- and four-bed dwellings comprising a mix of apartments, townhouses and detached houses.</p> <p>The Anglesey LHMA indicates that new market accommodation should principally be two, three- and four-bedroom homes. The units that would be delivered at Parc Tyddyn Bach phase II and the Proposed Development would provide a mix of these dwelling types.</p>	0	4	0
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	<p>Whilst Holyhead has a high proportion of terraced properties or flats (58%) in comparison to Anglesey as a whole (30%), recent housing developments have not included open market apartments. The Proposed Development providing 47 one-bed apartments and 90 two-bed apartments would complement the mainly family housing provided at Parc Tyddyn Bach.</p> <p>The phasing of the delivery of the remainder of the units at phase I of Parc Tyddyn Bach is expected to be at circa 15 units per annum from 2020 to 2022. The delivery of units on phase II of Parc Tyddyn Bach would add to the delivery of housing for the next three years. The 2019 Anglesey JHLAS identified that the housing units as part of the original consent for Holyhead Waterfront expected to deliver 30 units per annum between 2022 and 2024. This is now likely to slip given the need for a full planning application to be approved.</p> <p>The delivery of housing units as part of the Proposed Development are likely to follow the delivery of units at Parc Tyddyn Bach, rather than overlap. Therefore, any effect would not be greater over the same period of time.</p>			
<p>Would the development increase the demand for private rented housing, which would mean less stock available to local households?</p>	<p>The proposed apartments would be sold on the open market providing the opportunity for local households in Holyhead or Anglesey to purchase a dwelling and they may also become available for rent. This could lead to an increase in the private rented sector in Holyhead which would be beneficial in terms of the housing market.</p>	1	4	4

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<p><b>Effect of the proposed development on the housing market over 20 years</b></p> <p>The availability of a mix of good quality housing stock to accommodate a range of different needs is important to maintaining mixed and vibrant communities. The Anglesey LHMA indicates that new market accommodation should principally be two, three- and four-bedroom homes. The Proposed Development would provide a mix of these dwelling types. Whilst Holyhead has a high proportion of terraced properties or flats (58%) in comparison to Anglesey as a whole (30%), recent housing developments have not included open market apartments. The Proposed Development providing 47 one-bed apartments and 89 two-bed apartments would complement the mainly family housing provided at other recent housing developments such at Parc Tyddyn Bach.</p> <p>The housing that would be provided at Holyhead Waterfront would differ from the predominantly small terraced properties available in Holyhead. Holyhead Waterfront could contribute towards a transformational change for Holyhead as part of its regeneration, and the proposal must be seen as a package in terms of what it could deliver for Holyhead. It would therefore be reasonable to assume that the price of apartments would be higher at the Proposed Development than elsewhere in Holyhead.</p> <p>Overall, the Proposed Development is not expected to lead to an effect on the housing market which would lead to an identifiable effect and harm to the Welsh language in Holyhead, however it is acknowledged that the cost of the units would be above the average price for apartments and houses in Holyhead. Whilst this reflects the difference between this particular project as a high value development in comparison to the relatively small, terraced properties in Holyhead, the assessment takes a conservative approach of identifying a potential for a small decrease in the proportion of Welsh speakers (up to 2% less than the projected number) if local people were unable to afford higher value homes.</p>			
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*Table 5.10 Assessment of effect on economic factors*

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
How does the development contribute to existing employment opportunities in the area.	The Welsh Government are committed to creating the best environment to support the mutually beneficial growth of the Welsh language and economic development. They recognise the synergy between nurturing economic growth, jobs, wealth-creation and the well-being of the Welsh language	1	4	4
Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?	<p>The Proposed Development, due to its attractive offer of both residential and employment opportunities, would be likely to enhance the offer of employment opportunity available within Holyhead.</p> <p>Employment opportunities are presented during the construction phase and the operational phase of the development. Operational employment opportunities would include those in retail, commercial and leisure, sailing centre and marina.</p> <p>Whilst construction employment opportunities are already available in the area, the proposal would lead to additional opportunities, creating additional job opportunities within the construction industry at an Anglesey level. Whilst some existing employment opportunities are currently available within the maritime and hospitality industry, the stability of some of these employment opportunities following the destruction of the existing Holyhead marina during Storm Emma in 2018.</p>	1	4	4

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	<p>Policy CYF 8 'Holyhead Regeneration Area' of the JDLP specifically supports regeneration initiatives which encourage Holyhead to become a more attractive place to live, work, visit and enjoy. The proposal would do that through its combination of delivering high quality housing along with employment opportunities. Improving the attraction to live and work in Holyhead could make the development attractive to skilled and key workers. Retaining these and attracting such workers back to Anglesey would be beneficial for the local communities and the Welsh language.</p> <p>The proposal would also support existing local businesses including shops, public houses and other services in terms of additional expenditure available within Holyhead. As such, the Proposed Development would assist the economic viability of existing businesses within Holyhead and the locality would appear more attractive for businesses to relocate to.</p> <p>The proposal has the capacity to attract large events to Holyhead such as the Tall Ships Race and the Whitbread Round the World Race to Holyhead's natural deep-water harbour.</p> <p>As such, these events have the potential to secure existing local businesses including existing restaurants, bars and cafes as well as accommodation providers. The above impact has the potential to benefit Anglesey as a whole as a tourist destination and to help secure the future of existing local Welsh speaking businesses in the tourism trade.</p>			
<p>Number of full and/ or part time jobs.</p>	<p>The Proposed Development would deliver a variety of accommodation and facilities including new homes, commercial premises, and visitor economy infrastructure, set within a high-quality waterside environment.</p>	1	4	4

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	Employment opportunities are presented during the construction phase and the operational phase of the development.							
Skills which are necessary for the business or organisation and how that compares with the labour skills of local people (within the travel to work area).	<p><b>Construction</b></p> <p>The Proposed Development is expected to involve a construction expenditure of around £124m. The ES expects the development to create 60 FTE gross construction jobs. When considering factors such as leakage, displacement, multiplier effects and deadweight, the ES estimates that 27 FTE net additional jobs will be created over a two-year period at an Anglesey level.</p>	1	4	4				
Labour skills of local people (within the travel to work area) and the likelihood according to the above assessment that the jobs will be filled from among the local population.	<p>Of the usual residents aged 16 and over in employment on Anglesey, 8.8% work within the construction industry. Given that 64.8% of the population on Anglesey who work in the construction industry are Welsh speakers, it is considered that the construction of the Proposed Development will provide opportunities for local businesses who work in the construction sector to benefit.</p>	1	4	4				
Is it likely that you will need to search outside the local area for employees, e.g. to obtain specialist skills.	<p>This would beneficially support the local economy in terms of local expenditure and in turn, contributing towards a sustainable local community where the Welsh language can continue to become an increasingly spoken community language.</p> <p><b>Operational</b></p> <p>The ES estimates the number of gross direct FTE jobs that would be created for the different uses during operation. These are set out below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f4a460;"> <th style="text-align: left;">Use</th> <th style="text-align: left;">Gross direct jobs (FTE)</th> </tr> </thead> <tbody> <tr> <td>Commercial premises (50 in commercial and leisure and 22 in arcade)</td> <td>72</td> </tr> </tbody> </table>	Use	Gross direct jobs (FTE)	Commercial premises (50 in commercial and leisure and 22 in arcade)	72	0	4	0
Use	Gross direct jobs (FTE)							
Commercial premises (50 in commercial and leisure and 22 in arcade)	72							

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	<table border="1"> <tr> <td data-bbox="528 201 1016 242">Marina</td> <td data-bbox="1034 201 1532 242">6</td> </tr> <tr> <td data-bbox="528 248 1016 290">Total</td> <td data-bbox="1034 248 1532 290">78</td> </tr> </table>	Marina	6	Total	78			
Marina	6							
Total	78							
Salaries that will be offered and how that compares with average wages in the area.	As the types of jobs that would be offered are already available within the local area and that it would not be expected to need to search for skilled workers from outside the area, it is reasonable to expect salaries offered during construction and operation to be similar to those provided locally at present.	0	4	0				

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<p>Which language skills are essential and desirable for the jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory)</p>	<p><b>Construction</b></p> <p>In the short-term, the Proposed Development would be expected to provide additional opportunities for those which are employed in the construction sector locally.</p> <p>Whilst Welsh language skills are not expected to be essential or desirable for those working in the construction sector, given that 74.1% of the population of Gwynedd who work in the construction sector are Welsh speakers, it is likely that a high proportion of the construction workers employed in relation to this Proposed Development would therefore be able to speak Welsh. As it is expected that the employment demand during construction can be met locally, it is likely that the construction workers would be aware of the importance of the Welsh language as a community language.</p> <p>Construction companies usually have a Community Liaison Officer and it would be expected that this role, as a public facing role which would be responsible for liaising with the local community, would include the requirement the ability to communicate through the medium of Welsh.</p> <p><b>Operational</b></p> <p>It is expected that the new additional employment opportunities generated from the operation of the mixed-use development can also be met locally. Of the population of Anglesey who work in the accommodation and food service activities sector, 50.9% can speak Welsh. Staff who would be in public facing roles would be encouraged to communicate with patrons and visitors through the medium of Welsh.</p>	1	4	1
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Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs	As the construction and operational labour is expected to be met locally, these workers would be expected to include some Welsh speakers (as per the figures provided above) and they would be aware of the integral role of the Welsh language in the local community.	0	4	0
Will a front-line service be provided to the public?		1	4	1
Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	<p>Outline planning permission was originally granted in 2014 and for reasons set out earlier in this WLIA, a reserved matters application has not been submitted.</p> <p>The existing Holyhead Marina has suffered significant damage from Storm Emma in 2018 which has affected the marina's ability to fully operate. Whilst a screening opinion has been requested for the rebuilding of the existing marina, no planning application has been submitted/determined.</p> <p>There are no other similar developments within Holyhead and the surrounding area which would lead to possible cumulative effects on Welsh language in the area.</p>	0	4	0
Is the development likely to have a positive impact on current local businesses, e.g. by offering business opportunities to supply the requirements of the new business for goods?	<p>Construction and maintenance skills will be required during and after the development. The appropriate skills are to be found in the local area (Anglesey and Gwynedd etc); and it is expected that a high percentage of local companies will be able to communicate through the medium of Welsh. The development would therefore provide opportunities for local business suppliers, including the construction industry.</p> <p>The Proposed Development is also likely to lead to spin-off spending within local businesses in the town centre of Holyhead, including restaurants, bars and cafes.</p>	1	4	4

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	<p>Holyhead, similarly to many other towns in Anglesey and beyond, has seen the closure of many services and business located on the High Street during the past 10 years. Providing attractive housing, leisure and commercial development nearby has the potential to ignite further regeneration of the High Street by attracting businesses back into the town centre. The development would provide an all-year round need for service provision rather than seasonal additional influx. This, in turn, would provide more full time/all year jobs rather than seasonal jobs.</p> <p>As previously noted, the potential for the development to attract maritime sporting events offers potential to benefit Anglesey as a whole as a tourist destination, specifically attracting visitors to Holyhead. All of this could contribute towards the regeneration of Holyhead as an attractive place to visit.</p> <p>The ES estimates that the Proposed Development would create around 60 FTE jobs off-site from marina, other visitor spend and household spend. This is in addition to the 78 FTE additional jobs that would be supported directly as part of the development.</p> <p>The provision of new housing would also generate additional local expenditure and therefore support the creation of new jobs and businesses, as well as supporting existing local suppliers. The ES estimates that the total additional household expenditure per annum is estimated to be £0.59 million at the Anglesey level at current prices.</p>			
<p><b>Effect of the proposed development on employment over 20 years</b></p>	<p>The Proposed Development as a whole would contribute positively towards the economy of Holyhead, with the potential to contribute a transformational change which would regenerate Holyhead as an attractive place to live, work, visit and enjoy. The proposal would achieve that through its combination of delivering high quality housing along with employment</p>			

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<p>opportunities. Improving the attraction to live and work in Holyhead could make the development attractive to skilled and key workers. Retaining these and attracting such workers back to Anglesey would be beneficial for the local communities and the Welsh language.</p> <p>Employment opportunities are presented during the construction phase and the operational phase of the development. Operational employment opportunities would include those in retail, commercial and leisure, sailing centre and marina.</p> <p>Additional construction employment is expected to be created at an Anglesey level. Given that 64.8% of the population on Anglesey who work in the construction industry are Welsh speakers, this would beneficially affect local people. Additional employment would also be created during the operational stages, these mainly being in the tourism/commercial related sector.</p> <p>The economic benefits associated with the Proposed Development, during construction and operation, would support the local economy and in turn support and maintain Welsh language and culture. Support for the local economy will be in the form of generating additional employment opportunities and additional spend in the economy. Ensuring a prosperous economy with quality, long-term jobs for local people is an important contributor towards maintaining and strengthening communities.</p> <p>The employment opportunities offered as part of the development are beneficial for local people including Welsh speakers especially as part of the wider regeneration of Holyhead where new jobs must be available. A small beneficial effect on the proportion of Welsh speakers (up to 2%, more than the project number) is identified.</p>			
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## Summary of findings and conclusions

- 5.61 It can be seen from table 5.6 to 5.10 that the proposal would result in a low risk to the Welsh language within the Holyhead area, and that the development along with any future similar development proposed, would have an insignificantly positive effect upon the Welsh language of the area through the regeneration opportunities that it presents in the form of high quality homes and employment opportunities.
- 5.62 The need for projects such as the Proposed Development to contribute to the transformational change of Holyhead as an attractive place to live, work, visit and enjoy is clear, and the need for employment opportunities for local people plays a key part. In addition to employment opportunities at the site, the development would be expected to lead to spin-off spending elsewhere supporting and attracting businesses and services back to Holyhead's town centre.
- 5.63 The economic benefits associated with the Proposed Development, during construction and operation, would support the local economy and in turn support and maintain Welsh language and culture. Support for the local economy will be in the form of generating additional employment opportunities and additional spend in the economy. Ensuring a prosperous economy with quality, long-term jobs for local people is an important contributor towards maintaining and strengthening communities.
- 5.64 If this development was not to come forward, there is the potential that local people may leave Holyhead and the wider area due to lack of employment opportunities, leading to an out-migration of local people. Holyhead has seen a very low increase in its population between 2001 and 2011 and given that Holyhead is the largest town on Anglesey and identified as an area of growth and regeneration in the JLDP, it is considered to be a suitable and sustainable location for population growth. Population growth is important for communities' viability and is therefore important in order to maintain and strengthen communities (and therefore strengthen Welsh language and culture for the future).
- 5.65 Whilst the Proposed Development is not expected to lead to an effect on the housing market which would lead to an identifiable effect and harm to the Welsh language in Holyhead, it is acknowledged that the cost of the open market units would be above the average price for apartments and houses in Holyhead. Whilst this reflects the difference between this particular project as a high value development in a waterfront

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location, in comparison to the relatively small, terraced properties in Holyhead, the assessment takes a conservative approach of identifying a potential for a small decrease in the proportion of Welsh speakers (up to 2% less than the projected number) if local people were unable to afford higher value homes.

- 5.66 The provision of 26 affordable units or a financial contribution subject to viability would enable local people who are unable to meet their housing need on the open market to remain in/return to Holyhead.
- 5.67 Providing new housing, long term employment opportunities and increasing economic activity would all contribute towards sustainable communities where the Welsh language play an integral part.

## 6. Sustainability assessment

6.1 The adopted SPG requires the WLIA to consider the likely impact of the development on sustainability assessment objectives and a general assessment is provided in Table 6.1.

*Table 6.1 Sustainability Assessment*

Sustainability Assessment Objectives	Assessment	Summary
<p>1. Maintain and enhance biodiversity benefits and connectivity (SEA topics: biodiversity, fauna, flora, soil)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species</li> <li>• Protect and enhance wildlife habitats on land and at sea (including the significant woodland asset found in the plan area), and wider biodiversity in rural and urban areas</li> <li>• Maintain and improve the provision of green infrastructure</li> <li>• Protect and enhance the designated geological sites and the wider diversity ground</li> <li>• Maintain and enhance the role of ecological connectivity</li> </ul>	<p>+/-</p>	<p>The ES which accompanies the application presents an assessment of potential effects on local ecological resource. Potential effects on the Holy Island Coast Site of Special Scientific Interest, protected species and protected marine mammals are discussed. No significant effects are identified.</p> <p>Please see Chapter 11.0 to 14.0 of the ES for more detail.</p>

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<p>2. Promoting viability, cohesion, and community health and wellbeing (SEA topics: human health, population). Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Meet the needs of an ageing population</li> <li>• Reduce the number of work-age people who are out-migrating, in order to support communities that are balanced in terms of age of the population</li> <li>• Improve the provision and access to facilities and services to disadvantaged communities and rural areas.</li> <li>• Promote community interaction and social inclusion</li> <li>• Get rid of barriers and create opportunities for people to lead healthier lives, e.g. promoting exercise (walking, cycling)</li> <li>• Reduce health inequalities between areas and social groups</li> </ul>	+	Please see Table 5.6 of this WLIA.
<p>3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage) Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Protect and enhance the opportunities to promote and develop the Welsh language.</li> </ul>	+	Please see Section 5 of this WLIA.
<p>4. Preserve, promote and enhance cultural resources and historic heritage assets (SEA topic: cultural heritage) Will the proposed development...</p>	+/-	The application site lies within the Holyhead Conservation Area and there are numerous historic assets nearby. The ES identifies that there are instances where the proposal would have either a major or moderate direct impact on a number of heritage assets

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<ul style="list-style-type: none"> <li>• Ensure that local, historic and archaeological and cultural assets (including protection from new developments) are protected, and are maximized for the benefit of residents and visitors</li> <li>• Promote access to the historic environment for education and tourism purposes/economic development</li> </ul>		<p>within the study area, resulting in a moderate to large significance of effect. Mitigation measures are proposed.</p> <p>Please see Chapter 20.0 of the ES for more detail.</p>
<p>5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities (SEA topic: Population)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Promote and facilitate investment to local businesses across a variety of economic sectors</li> <li>• Improve and maximise employment opportunities, including in rural areas</li> <li>• Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure</li> <li>• Provide access to opportunities for training, education and skills development for all sectors in the community</li> <li>• Treat the Welsh language less favourably than the English language in providing services to the public</li> <li>• Create opportunities for workers to use the Welsh language in the workplace</li> </ul>	+	<p>The economic benefits associated with the Proposed Development, during construction and operation, would support the local economy and in turn support and maintain Welsh language and culture. Support for the local economy will be in the form of generating additional employment opportunities and additional spend in the economy. Ensuring a prosperous economy with quality, long-term jobs for local people is an important contributor towards maintaining and strengthening communities.</p> <p>Please see Table 5.10 of the WLIA for a more detailed assessment.</p>

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<p>6. Provide good quality housing, including affordable housing that meets local need (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Improve the quality and availability of existing housing stock for deprived communities</li> <li>• Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas</li> <li>• Introduce adapted housing that addresses the individual needs of the communities</li> </ul>	<p style="font-size: 24px; color: green;">+</p>	<p>The Proposed Development would provide residential dwellings as part of a mixed use development. The types of units proposed would differ from those currently available in Holyhead, especially the apartment and townhouses which would provide a completely different offer to the small traditional terraced properties predominantly available in Holyhead.</p> <p>Please see Table 5.9 of this WLIA for a more detailed assessment.</p>
<p>7. Appreciate, conserve and enhance the rural landscapes and townscapes of the plan area (SEA topic: landscape)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> <li>• Protect and enhance the special features of the landscape in the plan area, including Areas of Outstanding Natural Beauty, the coastal/ marine landscape and townscape</li> <li>• Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment</li> <li>• Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area</li> </ul>	<p style="font-size: 24px; color: yellow;">+/-</p>	<p>The ES presents an assessment of potential effects upon landscape and seascape. Significant effects are identified on the physical fabric of the site. Significant effects are also identified upon character, which would be confined to the harbour area. Specific effects on seascape character would not be significant. Significant visual effects would be limited to the immediate surrounds of the site, where the Proposed Development would change the relationship between receptors and the harbour. The nature of these effects, whether adverse or beneficial, would vary depending upon location.</p> <p>Please see Chapter 10.0 of the ES for more detail.</p>

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<p>8. Support and enhance good transport links to support the community and the economy (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"><li>• Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres</li><li>• Reduce the need for private car travel, by improving the public transport infrastructure</li><li>• Prioritise accessibility by having sustainable transport options for new developments</li></ul>	<p>+/-</p>	<p>The ES presents an assessment of potential effects arising in terms of traffic and transportation. With mitigation, negligible or slight adverse effects would be predicted.</p> <p>Please see Chapter 8.0 of the ES for more detail.</p>
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## 7. Mitigation and enhancement measures

7.1 An assessment of the effects of the Proposed Development on Welsh language and the community is presented in sections 5-6 which has identified beneficial and adverse effects on the Welsh language. Some mitigation measures are considered to be necessary to make the Proposed Development acceptable along with measures to enhance beneficial effects and these are set out below:

- Commitment to provide a Welsh name for the development.
- External signage for the Proposed Development should be bilingual (Welsh and English).
- Commitment to supporting the local supply chain where possible during construction through early and proactive engagement with the potential supply chain in order to maximise benefits for businesses in Anglesey and North Wales.
- Commitment to source construction and operation labour locally, where possible.
- Potential support towards educational establishments based on school and immersion centre capacity. Discussions are being held with the Local Education Authority during the determination of the planning application.
- Support may also be required to raise awareness of opportunities to use the language socially outside schools and in the community, aiding confidence and use of the Welsh language.

7.2 It is proposed that a Welsh Language Mitigation and Enhancement Statement is submitted, to be informed by discussions with the Local Planning Authority and local Menter Iaith Môn.

## 8. Conclusion

- 8.1 The proposal, without mitigation, also has the potential to have an adverse effect on the Welsh language through the provision of high-quality residential accommodation which is likely to be priced beyond the reach of local people, which could lead to a reduction in the proportion of Welsh speakers in Holyhead.
- 8.2 It is concluded that the Proposed Development would have beneficial effects on the Welsh language and the community of Holyhead through the provision of quality housing including affordable housing or financial contribution in lieu of on-site affordable housing and employment opportunities for local people, with the potential to contribute towards a transformational change to the regeneration of Holyhead as an attractive place to live, work, visit and enjoy. The Proposed Development has the potential with the right impetus to support, safeguard and further promote the use and development of the Welsh language.

# Appendix A

## SIONED EDWARDS

<b>AREA OF SPECIALISM</b>	<p>Eight years experience in planning working as a private planning consultant.</p> <ul style="list-style-type: none"> <li>• Community and Linguistic Impact Assessment for proposals in Wales;</li> <li>• Planning appeals;</li> <li>• Housing and mixed use developments;</li> <li>• Tourism and leisure development;</li> <li>• Consultation and project management;</li> <li>• Planning &amp; Development Appraisals;</li> <li>• Section 106 Negotiation.</li> </ul>
<b>PROFESSIONAL ORGANISATIONS</b>	<ul style="list-style-type: none"> <li>• Chartered Member of the Royal Town Planning Institute (RTPI)</li> </ul>
<b>QUALIFICATIONS</b>	<ul style="list-style-type: none"> <li>• BA (Hons) Geography</li> <li>• MSc (Dist) Planning, Practice and Research</li> </ul>
<b>RELEVANT WORK EXPERIENCE</b>	<ul style="list-style-type: none"> <li>• Working alongside Director of Cadnant Planning, Rhys Davies, Sioned has acted as lead author for the Wylfa Newydd Welsh Language Impact Assessment since 2011, leading on stakeholder and Steering Group discussions relating to Welsh language and culture. Sioned has worked closely with Arad Research on the development of the Welsh Language and Culture Mitigation and Enhancement Strategy (WLCMES).</li> <li>• Expert witness for Welsh Language and Culture in relation to Wylfa Newydd development.</li> <li>• Lead author of WLIA and Mitigation Statement for residential developments (schemes of up to 154 dwellings) in Conwy and for private house builders and landowners.</li> <li>• Lead author of WLIA for mixed-use development for 54 residential units and commercial floorspace in Conwy and hotel and leisure developments in Anglesey and Gwynedd.</li> <li>• Lead author of WLIA for Wylfa Newydd Site Preparation and Clearance.</li> <li>• Lead author of WLIA for A5025 On-line Highway Improvements.</li> </ul>

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