

APPENDIX B - OBSERVATIONS RECEIVED AND OFFICERS' OBSERVATIONS AND RECOMMENDATIONS

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
1	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	<p>In the first place, we would wish to note what we believe that the new Supplementary Planning Guidance should emphasise at the beginning, namely:</p> <ol style="list-style-type: none"> 1) The key importance of Gwynedd as the Welsh language's strongest heartland and the need for specific policies to protect its unique characteristics and to ensure a sustainable future for the language; 2) The objectives of relevant strategies to strengthen the language, including <ul style="list-style-type: none"> o Welsh Language Promotion Plan - Gwynedd Council language strategy. o The Gwynedd and Anglesey Joint Local Development Plan - which aims to increase the number of communities where over 70% of their population are able to speak Welsh. o Welsh Government Language Strategy - which aims to increase the number of Welsh speakers to one million by 2050. o Technical Advice Note 20: Planning and the Welsh Language o Language provisions of the Planning (Wales) Act 2015. 3) The need for every proposed development to be evaluated according to how in keeping it is with the above objectives. Therefore, it must be ensured that every development in question either makes a positive contribution towards achieving the objectives or, at least, that it would not on any account hinder the efforts to achieve them. 	<p>1) & 2) Parts of the Guidance already make reference to what is noted in the objection, e.g. Table 2, paragraphs C.2, C.19 - C.21. However, it is agreed that the order of some paragraphs can be changed and to include a cross-reference to paragraphs 5.12-5.15 in Chapter 5 of the Plan's Strategy in order to improve clarity. The proposed amendment can be seen in Appendix 2A, which also includes amendments to address relevant observations made by Lichfields and Menter Iaith Bangor</p> <p>3) The Plan's Policies, including Policy PS 5 and Policy PS 1, and material planning considerations provide the foundation for making decisions on planning applications.</p> <p><u>RECOMMENDATION</u> - include the amendments set out in Appendix 2A</p>
2	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	<p>Stop using the Community and Linguistic Statement, and make it mandatory for developers to prepare a Linguistic Impact Assessment in the cases where a Statement is mandatory at present. The evidence shows that the Statement is insufficient and that it does not achieve its work appropriately.</p>	<p>Policy PS 1 decides what type of impact assessment is necessary. Developments that meet criteria 1 a - c in Policy PS 1 need to undertake an assessment and for it to be submitted in the form of a Welsh Language Statement. Guidance cannot change a Policy or introduce a new Policy.</p> <p>In addition, the proposed new Guidance will introduce a new methodology for undertaking an impact assessment that would need to be submitted in the form of a Welsh Language Statement.</p> <p><u>RECOMMENDATION</u> - There is no statutory basis to make the change and it is considered that there is no need to amend the Guidance because Appendix 7 provides new details for undertaking an impact assessment that would need to be recorded in a Language Statement.</p>
3	Objection	Gwynedd and Anglesey Housing and Planning Campaign Committee	General	<p>Improve the Linguistic Impact Assessment methodology so that analysis and interpretation of evidence is more robust. Discuss with the Welsh Language Commissioner, local Mentrau Iaith, Mentrau Iaith Cymru, Welsh language campaigners regarding the best way of developing a more robust methodology, and review the methodology regularly to ensure that it is fit for purpose. Discuss with these bodies also regarding the need to define and</p>	<p>The commentator has not submitted evidence to support the viewpoint that there is a need to 'improve the methodology'. The process of preparing the methodology has included discussions with language development officers in the Councils, an officer representing Hunaniaith. A team of independent consultants, namely Cwmni Iaith and Burum, evaluated the draft methodology. A consultation was held with the Welsh Language Commissioner, the Anglesey</p>

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

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

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

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					<p><u>RECOMMENDATION</u> - amend paragraph C.13, move C.14 to be before Diagram 4 and move paragraphs C.15 and C.16 to be read under Stage 1 heading, not Stage 2. Amend the text in box in Diagram 4 in accordance with the following:</p> <p>C.13 Diagram 4 explains the process of screening proposed development and initial judgements. In accordance with the principle of communication and consultation with stakeholders throughout the process, it emphasises the benefit need to engage and consult with the planning service and other stakeholders during the pre- planning application stage in a manner that is proportionate to the scale and type of proposed development. If it is a 'major' development the Diagram raises awareness of the statutory requirement to undertake public consultation before submitting a planning application.</p> <p>When there is no need to hold a statutory public consultation before submitting a planning application, the applicant is expected encouraged to engage with local relevant stakeholders and record the and record the information in documents accompanying the planning application. The pre-application engagement method will need to be tailored for the nature of the proposed development and the matters that will need to be addressed. Examples of relevant local stakeholders can be seen in paragraph 18 in Appendix 7 and paragraph 16 in Appendix 8.</p> <p>When there is no need to submit a Welsh Language Statement or report about the Welsh Language Impact Assessment, it is expected for and when the Welsh language will be relevant to the development, the applicant will be encouraged to record how the development consideration was given makes a positive contribution to the viability of the Welsh language in a Planning and/or Design and Access Statement - see Appendix 5 for good practice ideas. The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement.</p>
14	Object	Lichfield on behalf of Bourne Leisure Ltd	Diagram 5	<p>Diagram 5 is at odds with Policy PS1. Diagram 5 introduces a flow chart that determines whether a Welsh Language Statement or Impact Assessment will be needed to accompany a planning application. There are two points of comment:</p> <p>The first stage of the chart requires consideration of whether the proposed development is for retail, industrial or commercial uses and then whether or not that development would create more than 1000 sq. m of floor space and/or whether the proposal will employ more than 50 employees. The SPG should clarify that for extensions to existing operations, such as at Bourne Leisure's parks, this threshold would apply to only the net increase in operational employees created by the proposal and would not be the gross number of employees when combined with the existing operations. This would ensure that the SPG is consistent with the wording of Policy PS1;</p>	<p>The intention of Diagram 5 is to provide a visual snapshot to explain the requirements of criteria 1 and 2 of Policy PS 1.</p> <p>It is agreed that there is a need to explain that the net increase in area or the number of workers is what is referred to in criterion 1a of Policy PS 1. It is not reasonable to control the effect of existing development that already has the benefit of planning consent. In order to ensure consistency the same amendment needs to be made to part B1 in Appendix 5.</p> <p><u>RECOMMENDATION</u> - amend the text in accordance with the following:</p> <p>Criterion 1a) - Would does the floor area of a building that is the subject of the planning application exceed 1,000sq.m and/or will the proposal mean that there will be a need to employ more than 50 additional workers ?</p>

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				<p>Holyhead to the north. Both Greenacres and Garreg Wen are located near Porthmadog, meaning that they are on the periphery of two travel to work areas. It would be entirely reasonable for a person in Harlech for example to travel to work at these two parks even though they are within different travel to work areas. Such an approach could result in the requirement to undertake unnecessary assessments and the criteria should be deleted.</p>	<p>is one part of the definition. Note that the proposed development would need to meet with a combination of factors in order for a Welsh language impact assessment to be required, namely that the development site is a windfall site from the perspective of the strategy and relevant policies of the Plan + that it is a major new development + the necessary skills are not available within the travel to work area.</p> <p>The text in the box refers to 'recognised Travel to Work areas' In order to improve consistency it is considered that it would be beneficial to name the areas.</p> <p><u>RECOMMENDATION</u> – amend the text to name the Areas as set out below:</p> <p>That the jobs must be marketed beyond the recognised following travel to work area in order to attract the workforce that have the relevant skills for the new jobs: Bangor and Holyhead; Pwllheli and Porthmadog; and Tywyn and Dolgellau. Please get in touch with the Department responsible for the development of the area's economy for information — see contact details in Appendix 4</p>
18	Object	Lichfield on behalf of Bourne Leisure Ltd	C.28	<p>The criteria used to identify a competent person to carry out a Welsh Language Statement or a Welsh Language Impact Assessment should be revised. The aspects that need revision/clarification are as follows:</p> <p>See Appendix 2B</p> <p>The SPG should be amended to state that the competencies are not a requirement but a potential method of identifying appropriate consultants.</p>	<p>In accordance with the expectations associated with assessments in other fields, e.g. archaeology, retail, biodiversity, it is reasonable to expect that a competent individual carries out Welsh language impact assessments. This improves the credibility of the assessment. Diagram 9 already offers guidance to the applicant to assist him to select the competent individual(s).</p> <p>In terms of the individual observations, it is believed that the commentator has raised valid matters:</p> <ol style="list-style-type: none"> i. Amend the text to refer to examples: For example, RTPI, ii. Amend the text to refer to specialist professional courses: Planning and the Welsh language, IAITH: The language planning centre; Postgraduate Certificate in Policy and Language Planning, University of Wales Trinity; MA Policy and Language Planning, Bangor University iii. The Guidance suggests that only some types of applications are likely to need more than one type of expert. iv. The Guidance does not state that the competent person needs to have carried out an assessment previously. It is common practice when an individual is looking for someone to carry out work on their behalf to make enquiries about the person's experience, before deciding whether to appoint them or not. v. The Guidance does not state that the competent person must be local. The Guidance offers advice. Nevertheless, it is agreed that the text could suggest that only a local person can provide the service for the applicant. It is believed that there are grounds to amend the text to improve consistency. <p><u>RECOMMENDATION</u> - amend the boxes describing a competent person in accordance with the above and below.</p>

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				the usual course of action when determining a planning application. Diagram 11 should be amended to reflect this approach.	<p><u>RECOMMENDATION</u> - amend the text in accordance with the following:</p> <p>Under the legislation, the Planning Committee or the Chief Planning Officer must make a decision on an application in accordance with the Local Development Plan, unless other matters note that this is inappropriate. The applicant in submitting the planning application also has a responsibility to provide sufficient information to enable the decision maker to make an informed decision about the development's sustainability (i.e. contribute to the social, economic, environmental and cultural well-being). The role of the decision maker is to note the advantages, note the harm, consider all matters, and balance them all in order to make a robust decision:</p> <ul style="list-style-type: none"> i. Conformity with policies in the Local Development Plan, unless material planning considerations indicate otherwise;; ii. Planning considerations can include the views of the public. Local opposition or support in itself is not a basis to refuse or give planning consent, unless it is based on planning reasons; iii. Which planning conditions and/ or Section 106 Agreement obligations (i.e. suitable planning mechanisms) - see Appendix 6; iv. Would it cause substantial harm to the character and language balance in the community, which cannot be avoided or mitigated in a satisfactory manner through the use of appropriate planning mechanisms. The determination of whether there is a risk of significant harm is a matter of fact and degree and this will be decided on the merits of individual cases based on the analysis of compelling evidence.
21	Support	Llanengan Community Council	A.1	What is described is robustly reiterated in the local context.	<p>Note the comment of support.</p> <p><u>RECOMMENDATION</u> - no change needed to address this observation.</p>
22	Support	Llanengan Community Council	B.1	In response to the question: Does the Supplementary Planning Guidance identify the full 'family' of policies that will promote development that will contribute to maintaining or creating distinctive and sustainable communities? A positive response was received from the commentator.	<p>Note the comment of support.</p> <p><u>RECOMMENDATION</u> - no change needed to address this observation.</p>
23	Support	Llanengan Community Council	Section 3	In response to the question: Section 3: Does the Supplementary Planning Guidance give sufficient guidance regarding information that would be needed to support relevant planning applications? A positive response was received from the commentator.	<p>Note the comment of support.</p> <p><u>RECOMMENDATION</u> - no change needed to address this observation.</p>
24	Support	Llanengan Community Council	Section 2	In response to the question: Does the Supplementary Planning Guidance include a robust explanation of key considerations in Policy PS 1, e.g. what is meant by an unexpected windfall site, significant harm, etc. A positive response was received from the commentator.	<p>Note the comment of support.</p> <p><u>RECOMMENDATION</u> - no change needed to address this observation.</p>

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					<p>Diagram 10 presents the hierarchy of responses to negative and positive effects where the applicant is encouraged to try to avoid or reduce possible detrimental effects and to try to secure wider benefits linked to positive effects.</p> <p>National planning policy, including Technical Advice Note 20, notes when to consider mitigation measures and provides examples of them. The type of measures can differ from application to application, subject to the nature of the proposed development and associated circumstances. In general, their purpose is to manage risks of harm. They can be ones that lead to avoiding harm, reducing harm to an acceptable level in land use planning terms, and improving the positive effects of the development.</p> <p>Where mitigation measures are necessary to make a specific development acceptable in planning terms, the development cannot be approved unless it is possible to ensure the measures required by appropriate conditions or Section 106 agreements (namely the appropriate planning mechanisms).</p> <p>If the development does not comply with the various policies of the Plan from the outset and if it cannot be changed through using mitigating measures, as described above, the harm is likely to be substantial and the planning application can be refused.</p> <p><u>RECOMMENDATION</u> - no change.</p>
30	Observation	Penrhyndeudraeth Town Council	General	Who will assess development plans in terms of their impact on the Welsh language? Experts in the language fields, or the developers themselves?	<p>First and foremost, the applicant's role is to plan his/her development carefully in order to ensure that the proposed development is based on a thorough understanding of the situation. Subject to the location and nature of the development, the applicant will need to appoint people who are competent in specific fields to provide guidance to them. In the case of considering how their development will affect the Welsh language, the Guidance highlights the benefit of appointing a competent person to undertake work to assess the impact of a development on the Welsh language. Diagram 9 in the Guidance provides guidance on how to identify a competent person.</p> <p><u>RECOMMENDATION</u> - no change.</p>
31	Object	Llanystumdwy Community Council	A.1	In response to the question: Does the Supplementary Planning Guidance provide a robust description of a 'distinctive and sustainable community' in the local context, the commentator stated as follows: Reference is made to "distinctive and sustainable urban and rural communities". There is no right to do anything in the countryside, therefore, there will be nothing distinctive or sustainable about the countryside. Every "rural" should be changed to "village".	<p>Many policies in the Joint Local Development Plan promote various developments in the countryside. Table 1 in Section 1 of the Guidance identifies some of them. When revisiting this table, it was seen that it does not refer to opportunities to have new homes in the countryside. Doing so would improve clarity.</p> <p><u>RECOMMENDATION</u> - amend Table 1 to refer to Policies that promote housing developments in specific circumstances in the countryside.</p> <ul style="list-style-type: none"> • Supported: affordable housing for local need in Clusters in the countryside (Policy TAI 6), housing for rural enterprises (Policy PCYFF 2 and Technical Advice Note 6), living and working units in buildings in the countryside

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					<p>To avoid any misunderstanding, the clarity of the text can be improved in the box to confirm that there is no expectation for the competent person to be a town and country planner <u>and</u> possess one of the other qualifications.</p> <p><u>RECOMMENDATION</u> - amend the text in accordance with the following:</p> <p>...research in linguistic planning, and/ or a Town and Country Planning qualification.</p>
36	Object	Llanystumdwy Community Council	Appendix 2	In response to the question: Is there another acknowledged source of information that I should refer to, the commentator said: It is ironic that the Young Farmers Organisation is included in the Appendix and yet they are not funded by the Council.	<p>Appendix 4, not Appendix 2, refers to the Young Farmers Organisation. Appendix 4 is not intended to include Council-funded groups. Its intention is to identify local stakeholders that could be useful to the applicant.</p> <p><u>RECOMMENDATION</u> - no change.</p>
37	Object	Llanystumdwy Community Council	Appendix 5	In response to the question: Do you have any observations on the screening process, the commentator said; This is the clearest part of the entire document.	<p>Note the comment of support.</p> <p><u>RECOMMENDATION</u> - no change needed in response to this observation.</p>
38	Object	Llanystumdwy Community Council	Appendix 7	<p>In response to the question: Is the methodology for considering the impact of a development on the Welsh language and submitting necessary evidence in a Welsh Language Statement clear, the commentator said:</p> <ol style="list-style-type: none"> 1) The difference between a Welsh Language Statement and Welsh Language Impact Assessment is unclear. Paragraphs 6 and 7 on page 73 are identical to paragraphs 4 and 5 on page 82, save changing "Statement" into "Assessment". 2) p 77. Visual Elements - bullet point 3 and p 92 - bullet point 2. The words "if practical" should be omitted at the end, as practicality is a matter of opinion. Any developer who would not be eager to use the Welsh language could use this as an excuse not to do so. 3) p 78. Quality of Life - bullet point 4. If the development increases the demand for using the language immersion Centres, it is essential that these Centres remain as effective as ever. 	<ol style="list-style-type: none"> 1) Appendix 7 and Appendix 8 provide methodology details for two types of assessments. As both aim to achieve the same, it is inevitable that the paragraphs describing their purpose are very similar. The grounds for making an assessment for a Language Statement and Impact Assessment are different. In simple terms, the first is for a development that is likely to have been considered already when preparing the Plan but that some information is required on it, and the second is for windfall developments on a scale where the applicant needs to undertake a statutory consultation before submitting a planning application and detailed information is needed about it. <p>When the reader reaches Appendix 7 or Appendix 8 it is expected that the applicant has already come to a conclusion about what type of impact assessment is required for the development in question.</p> <p>Nonetheless, paragraph C.25 can be amended to support the message in paragraph C.16 and in Diagram 5 and include a cross reference in paragraph 1 in Appendix 7 to refer to paragraph C.16.</p> <p><u>RECOMMENDATION</u> – amend as follows:</p> <p>C.25 Paragraph C.16 and Diagram 5 above explain the circumstances when a Welsh Language Statement will be required with an application.</p> <p>Appendix 7</p> <p>Diagrams 5 and 6 have concisely described set out the requirements in relation to when a Welsh Language Statement will be required.</p>

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					<p>2) It will not be possible to give a new Welsh name on a property based on historical, geographical or local link to the area when the links do not exist. The Guidance must be realistic and must not set expectations that are beyond the regulations that relate to naming of streets. Nevertheless, it is agreed to change the text as suggested by the commentator as well as include links to webpages that deal with naming streets and estates in paragraph C.30.</p> <p>The opportunity is also taken to amend paragraph C.29 which refers to signs and advertisements. It is believed that there is an opportunity to mention more about signs and advertisements which provides information on issues such as opening hours, goods or services offered by the business.</p> <p>RECOMMENDATION - change in accordance with the following:</p> <p>C.30 <u>Place names</u> – criterion 6 of Policy PS 1 encourages developers to use Welsh place names for developments, new house and street names in order to strengthen the linguistic character of communities. Both Councils encourage developers to retain old Welsh place names – Gwynedd Council's requirements and Anglesey Council's requirements. Using a new name that derives from historical, geographical or local links to the area would be a good idea. If the existing name is an original one or has been the name of the property for a number of years, particularly if it is a Welsh one, the Council will ask the applicant for the new name to reconsider, even if the proposed new name is a Welsh one. However, the final decision lies with the owner. The Welsh language Commissioner's Office has published "Guidance to standardise Welsh place names" (see Appendix 3).</p> <p>C. 29 <u>Signs and advertisements</u> - Signs have a clear visible effect on the character of the area, including its linguistic character. They also provide an opportunity to promote the area's unique culture, which is significant in terms of the identity of different communities and the tourism industry. In the case of signs and advertisements that are subject to planning control, criterion 5 of Policy PS 1 promotes the provision of bilingual signage in public places that are part of the development. The Authorities recognise that some organisations and companies have strong brands and images already in use outside of Wales. If that brand and/or logo is one that depends on words (rather than an image) and it is not part of the identity of the organisation or company, the Authorities are keen to discuss the possibility of adjusting the brand to reflect its location in the Plan area. All organisations and companies will be able to ensure that all other signs and advertisements are bilingual. In circumstances where the signs/ advertisements (which could be, e.g. on an awning, window, door) it is an expectation within the Plan area for the wording on the signs/ advertisements to be bilingual, in Welsh and English. The Welsh language Commissioner's Office has published a "Guide to bilingual design", which contains references to the design of bilingual signs (see Appendix 3).</p>

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
					<p>3) Note the observation about the language immersion centres.</p> <p><u>RECOMMENDATION</u> - no change needed in response to this observation.</p>
39	Object	Llanystumdwy Community Council	Appendix 8	<p>In response to the question: Is the methodology for considering the impact of a development on the Welsh language and submitting necessary evidence in a Welsh Language Statement clear, the commentator said:</p> <ol style="list-style-type: none"> 1) See comments for Question 9. 2) p 92 Language and Population Movement - bullet point 5. Change the words "nad oes gan" to "heb" in the Welsh version. 3) p 98 Economic Factors - bullet point 2. Change "Ydi o'n o feithrin..." to "Ydi o'n meithrin..." in the Welsh version. 	<p>1) See response to Observation 38</p> <p>2) Agree to change "nad oes gan" to "heb" in the Welsh version.</p> <p>3) Agree to change "Ydi o'n o feithrin..." to "Ydi o'n meithrin..." in the Welsh version.</p> <p><u>RECOMMENDATION</u> - amend the text in accordance with the following:</p> <p>Is it likely that there will be a change in the balance between Welsh speakers (including learners) and individuals that do not have without any Welsh language ability.</p> <p>Ydi o'n e meithrin amrywioldeb economaidd yn yr ardal leol, h.y. creu swyddi sydd ddim ar gael yn lleol?</p>
40	Object	Llanystumdwy Community Council	Diagram 3	<ol style="list-style-type: none"> 1) Step 4 is missing in the English version and the Welsh version is noted as Cam 1 to 8 and the English version is noted as A to E. There is a need to reconcile this. 2) Monitoring Who will be doing this? Does the Authority have the resources/will to do this? 	<p>1) To agree to make the changes to reconcile the documents</p> <p>2) Paragraphs C.33 - C.37 (page 32) provide information about the monitoring stage</p> <p><u>RECOMMENDATION</u> - amend the text in accordance with the following:</p> <p>Include Stage 4 and change the numbering in the English version to refer to 1-8 instead of A-E.</p>
41	Object	Llanystumdwy Community Council	Table 2	<p>Reference is made in the first paragraph to the 70% figure in order for the Welsh language to be the day-to-day language of the community. No other reference is made to this in the rest of the document or the steps to reach this.</p>	<p>Part of the SPG's purpose is to provide more detailed advice to help interpret and implement policies and proposals in the Joint Local Development Plan. As explained in the "General Information" section, the SPG's purpose isn't to introduce new planning policy and it isn't part of the local development plan. Policy PS 5 and Policy PS 1 were included in the Plan to address one of the Plan's aims, which has been influenced by the sustainability objective. The policy target is to have new developments that contribute to maintaining or strengthening the Welsh language. The Guidance provides guidance on how to apply the Policies that can achieve that.</p> <p><u>RECOMMENDATION</u> - no change.</p>
42	Object	Llanystumdwy Community Council	Diagram 5	<p>There is no reference here or in many other places about the possibility of being able to refuse a planning application.</p>	<p>Criterion 3 explains when planning applications can be refused on the basis of its effect on the character and Welsh language balance in a community. Part of the Guidance's purpose is to provide advice about how to undertake a language impact assessment and to describe the arrangements to deal with a planning application, not to make a decision.</p> <p>It is noted in paragraph C.14 that the purpose of Diagram 5 is to explain when an assessment will need to be undertaken for a Welsh Language Statement and an</p>

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

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				planning,” Whilst we support the statement, we do not believe that it is comprehensive enough or goes far enough as it does not make specific reference to 'protecting and strengthening' circumstances within communities that are important to the cornerstones of linguistic planning. In itself, promotion is merely a process and does not guarantee success, be that in terms of strengthening, maintaining or reinforcing a linguistic situation. Therefore, in terms of ensuring actual linguistic planning, the statement 'promote, protect and strengthen' needs to be added to the text. In other words, a development can promote, but not necessarily lead to the adoption or strengthening of circumstances within communities. This would also be consistent with the references made to 'protect and strengthen' in diagram 2, part A of the SPG (and referred to in point C.18).	"With respect to the Welsh language, a sustainable development involves the promotion, protection and strengthening the situations in communities that are important to the cornerstones of linguistic planning..."
48	Objection	Menter Bangor laith	B1 Table 1	<p>In response to the question, the commentator said: Overall, we agree that the context in relation to the family of policies seems complete, but we are concerned about one of the statements, as noted below. The first bullet point of Table 1 (Section 1, page 11), notes: ☐ communities need residents from different backgrounds, ages, and who live in different types of houses, if they are to be places where people desire to live in the long-term. On the contrary, not doing so could lead to a community in which the population declines in the long-term, and one that could lose its unique local nature and its connections to cultural heritage;</p> <p>We presume that the definition of 'different backgrounds' also encompasses residents from different linguistic backgrounds; and numbers, if incommensurable and inappropriate in terms of numbers to that community, could lead to the loss of the local distinctive nature and its connections to cultural heritage. The statistics of many Censuses for a number of wards, such as those in Bangor (Arfon), coastal wards in Meirionnydd and Abersoch and Aberdaron in Dwyfor, confirm this. In such wards, the number and percentage of Welsh speakers have seen a huge decline because of inward migration and the Anglicization of people from a different linguistic and cultural background.</p>	<p>Agree with the observation, within a context whereby it is not possible to control the occupancy of houses in the current stock and that the Plan's policies or guidance thereof cannot discriminate on the grounds of individuals' linguistic ability. In order to improve clarity refer to Tabl 1 in paragraph B.1 and improve the clarity of this section of the Table, reference can be added to the fact that the point should be read collectively and to add 'commensurate mix' when referring to the background and ages of resident in the first bullet point.</p> <p><u>RECOMMENDATION</u> - amend the text in accordance with the following:</p> <p>Diagram 2 above (paragraph A.1) shows that a number of different developments are needed to provide different opportunities that will help maintain and create distinctive and sustainable communities. Table 1 below part succinctly describes how different types of developments can contribute to this. In so doing, it identifies the main planning policies that are relevant to the developments. Individual policies in the Local Development Plan's Written Statement are available to read on both Authority's websites (www.gwynedd.llyw.cymru/ldp & www.anglesey.gov.uk)</p> <p>Table 1</p> <p>The way the development helps maintain or create unique and sustainable communities (the points have not been listed in any particular order and the table should be read as a whole:</p> <ul style="list-style-type: none"> communities need a commensurate mix of residents from different backgrounds, ages, and who live in different types of houses, if they are to be places where people desire to live in the long-term. On the contrary, not doing so could lead to a community in which the population declines in the long-term, and one that could lose its unique local nature and its connections to cultural heritage;
49	Objection	Menter Bangor laith	Section 3	In response to question 4, the commentator said:	Note the comment. Table 3 identifies the type of evidence that could be necessary for an applicant to submit with his/her planning application, subject to the location, nature and scale of the proposed development.

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations	
				therefore, if the developer introduces a series of measures to support linguistic benefit, that all shall be well. The truth about it with many types of development is that it is not possible to mitigate some negative impacts on the Welsh language and therefore, the weight given to benefit does not encompass the fullest possible context.		
51	Objection	Menter Bangor	laith	Section 2	<p>On the grounds of previous points regarding holiday home (second home) proportionality in Gwynedd and population movement patterns from outside Gwynedd and Wales to the county, we welcome bullet points 4 and 5 (Table 1, page 11):</p> <ul style="list-style-type: none"> ☑ housing developments that add to the existing housing stock in Centres and Villages identified in Policy TAI 5 must be local market housing and affordable housing, if Policy TAI 15 is a material consideration; ☑ having a sufficient number of local houses for a mix of households is more likely to mean a viable use of facilities and services in the settlement or in a nearby settlement, which can be important places for the Welsh language. 	<p>Note this comment of support.</p> <p><u>RECOMMENDATION</u> - no change needed in response to this observation.</p>
52	Objection	Menter Bangor	laith	C.8	<p>Point C.8 (page 15) refers to, "When the Welsh language is a material planning consideration, determining whether a development has a positive or negative impact and determining the scale of the impact on the linguistic character of an area is highly complex. Even with all the information, it would not be easy to measure it as the planning system cannot anticipate or manage personal attributes (such as the ability to speak Welsh in the future or the dynamics of its use)."</p> <p>We agree that it is a complex process but we disagree with the second sentence because anticipating the cumulative personal attributes of individuals/families/residents/households who are likely to purchase houses in a development is the whole aim and purpose of carrying out an impact assessment or linguistic statement. Projections can be maximised and minimised in an attempt to identify the likely scale of the impact on linguistic character and based on this, reach an objective and the most likely conclusion regarding the cumulative impact on the Welsh language.</p> <p>Of course, it is possible for the planning process to revisit a permitted development in order to establish, in reality, the cumulative impact on the character of the Welsh language and compare this with the scales of the projections in order to develop an understanding and record case studies to contribute towards refining and developing the process for the future.</p> <p>Therefore, we believe that the statement in its current form is incorrect and to an extent undermines the credibility and purpose of carrying out an impact assessment or language statements by omitting the value and importance of monitoring post-planning consent. In order to develop an understanding and expertise over time, it is essential that the overview extends beyond the process of submitting a planning application only and there is a need to revisit the development over this period of time to establish the actual linguistic impacts. We also believe that this is the only way to develop and increase</p>	<p>Overall, change in the housing stock or employment stock will change gradually from year to year. On average that change happens on a scale of less than 2% net per annum. So trying to predict linguistic composition of new development is highly problematic, - the households can be derived from the existing stock either within the area or from the creation of new households. In addition, the linguistic composition of household can change over time as new speakers is produced or there is loss of current speakers. The model attempts to predict based on the experience of similar developments in areas of similar linguistic minorities.</p> <p>We agree that research of the type described would be useful. This will be considered when monitoring housing developments that have been built after they receive planning permission under the Plan's housing policies. This will be done in consultation with Gwynedd Council's Research and Information Unit, Housing Associations and input will be sought from a competent person (according to the description in Diagram 9 of the Guidance). Paragraph C.36 refers to monitoring the effect of schemes permitted under the Plan's policies. Paragraph C.8's clarity can be improved by removing the word 'anticipate'. Its inclusion implies that it is possible to produce population projections based solely on the act of building houses.</p> <p><u>RECOMMENDATION</u> – amend as set out below.</p> <p>Even with all the information, it would not be easy to measure it as the planning system cannot anticipate or manage personal attributes (such as the ability to speak Welsh in the future or the dynamics of its use).</p>

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				<p>linguistic understanding within a more holistic planning process. Indeed, this was the conclusion of a Welsh language affordable housing impact assessment methodology drawn up on behalf of the Welsh Language Board, Hunaniaith, Cymdeithas Tai Eryri in 2010 (Drawing up a methodology to assess the linguistic and community impact of affordable housing projects, the impact of such projects on the housing sector and rental market, methodology trialled at Congl Meinciau, Botwnnog). The methodology was subsequently piloted in similar developments at Waunfawr and Llanfrothen by the Gwynedd Rural Housing Enabler.</p>	
53	Objection	Menter laith Bangor	Diagram 3	<p>Diagram 3, Step 1 (page 17), refers to "formulating initial views", however, in reality, should it read "formulate an objective assessment of the cumulative impact on language"?</p>	<p>We do not agree with the notion, because the purpose of the first step is to screen developments in order to reach a conclusion as to whether an assessment in the form of a statement or impact assessment is required, and reach a conclusion about the actions required. To improve the clarity of diagram 3, the text "formulate initial views" should be removed.</p> <p><u>RECOMMENDATION</u> - amend the text for Step 1 and amend the heading of Diagram 4 so that it does not refer to 'formulate initial views'.</p>
54	Objection	Menter laith Bangor	Diagram 4	<p>Diagram 4, third box (and green circle) (page 18), refers to the following, "to gain an understanding of how the proposed development will contribute positively to the viability of the language". We believe that this phrasing is misleading as the core function is to assess the cumulative impact on the Welsh language, be it positive, negative or neutral. As a result, one must establish WHETHER the development makes a positive contribution to the viability of the Welsh language, whilst accepting that this will not be possible in a number of cases. The phrasing also, therefore, presumes this to be the case, without grounds, and skews the fundamental duty.</p> <p>We also believe, although ascertaining public opinion is important, that this in itself does not equate to ascertaining the views of a body or organisation with linguistic expertise. For example, compare this to the necessity for a developer to respond to the views of bodies such as Natural Resources Wales regarding environmental or conservational matters. Also, who in all honesty will establish whether or not a statement or assessment is objective and offers the most likely conclusions as the public views are likely to deal increasingly with support or objection to the development on linguistic grounds? As this function has not been designated to any specialist organisation, we propose that the views of Menter laith Cymru, Hunaniaith (Gwynedd Language Initiative), Menter laith Bangor, Menter laith Môn and similar bodies such as Cyfeillion Llŷn and Menter laith Ogwen, should be sought. We believe that the instructions in terms of holding a public consultation should direct the applicant to the necessity to consult with these types of organisations.</p>	<p>It is agreed that the text in the third box needs to be amended so that it does not refer to " will contribute positively to the viability of the language" and include alternative text, namely a reference to using the period to familiarise themselves with information about the influential community / area in order to be best placed to carry out an assessment.</p> <p><u>RECOMMENDATION</u> - amend the text in the third box in accordance with the following:</p> <p>"The pre-application period should be used to familiarise oneself with information about the influential community / area in order to gain an understanding of the range of matters requiring attention when drawing up the development and to be in the best position to carry out an assessment. how the proposed development will contribute positively to the viability of the language. See Appendix 2 - data sources and useful information about the Welsh language. The nature and level of engagement and consultation will be commensurate to the proposed development "</p> <p>The regulations regarding pre-application statutory public consultation for major developments determine who must be consulted. They include nearby property owners, community consultees (Community Councils and Local Councillors) and specialist consultees. Consulting with Community Councils and Local Councillors provide a rich source of local information and they can advise the applicant on the best way of engaging with the local community. Therefore, the applicant is expected to seek public opinion. It is believed that this is relevant for developments that are not major developments.</p>

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

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

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

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

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

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

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

Observation ID No.	Type of observation	Commentator	Part	Observations	Observations of officers and the recommendations
				<p>ensure, to the best of their ability, that this impression is not conveyed in any way, be that verbally or in writing. On the contrary in Gwynedd and Anglesey, they would be of great importance, bearing in mind the special linguistic context of Gwynedd and Anglesey.</p>	<p>can benefit from effective engagement / consultation. Firstly, it conforms to one of the ISO 31000 principles which is "<i>activities to communicate and consult with stakeholders throughout the process</i>"² Secondly, identifying the characteristics of the community and the factors that influence the places (domains) that are important to the viability of the language at an early stage offers the best opportunity to ensure that Welsh is a consideration in the development of the proposal. Diagram 5 in the Guidance sets out the expectations of the Councils in terms of engagement and consultation during the pre-application period. Development that needs to be the subject of a Welsh Language Impact Assessment will be a 'major' development under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO). Under the Planning Act 2015, applicants for 'major developments' will need to carry out a pre-application statutory consultation. The number of consultation activities that the applicant needs to carry out before submitting the planning application will be set. They include consulting with three groups of people, namely</p> <ul style="list-style-type: none"> • People who occupy or own property near the application site; • Community consultees, including Community Councils and Councillors (Local Member); and • Specialist consultees. Details on the identity of these and when they should be consulted with are provided in Schedule 4 of the DMPWO. The identity of the specialist consultees listed in Schedule 4 which are relevant to the proposed development, will be determined by carrying out tests on the description of the development. Appendix 2 of the handbook Pre-application Community Consultation: Best Practice Guidance for Developers (2017) published by Welsh Government, provides those tests. <p>Welsh Government notes that the applicant may identify additional, valuable consultees not listed in Schedule 4 of the DMPWO. The applicant will be expected to consult with the relevant language initiative. Creating a timetable of consultation activities at the beginning of the project will assist to achieve the non-statutory, and statutory, engagement activities, at the correct time. It can also assist to ensure that the statutory requirements are met.</p> <p>Engagement and consultation includes neighbours, community and voluntary groups, specific groups and community councils. The Planning Authority/Councils will often have useful local and specialist information and will be able to provide preliminary advice about the area of influence and those aspects of the proposal that are likely to be of particular concern to the Planning Authority. Both Planning Authorities offer a pre-application advice service (link to the websites to be included here). Appendix 4 of the Supplementary Planning Guidance includes the addresses of key stakeholders. The timing of such informal discussions is at the discretion of the applicant; but, in general, it will be extremely beneficial for these to happen as soon as the applicant is in a</p>

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

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

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

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

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

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

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