

APPENDIX 2 - LANGUAGE UNIT CHECKLIST

Application Number	
Developer:	
Nature of application:	
Document submitted:	
Prepared by:	
The risk/impact on the language identified by the applicant:	
Language Unit's brief opinion: Agree or Disagree that the document includes a fair analysis of key factors. Evidence to support the opinion and the assessment of impact. Any changes that are needed.	

Statement of purpose:

The role of the Language Unit is to offer an objective and independent opinion on the content of the Linguistic Assessment and Statement submitted by the developer as a part of their planning application. We do not offer an assessment of the likely impact of the development ourselves, but rather we look at the opinion provided in the documents and the evidence submitted to support that view. We look at the accuracy of the evidence, and if we believe there is insufficient evidence to support the view presented, we can provide recommendations to the developer about issues they should consider and changes that should be made to the documentation so that they can offer a fair assessment of the likely impact on the community and language. Any changes are expected to be incorporated into the documents by the time an application goes to Committee.

The main issues we consider when looking at the contents of the documents:

Issues to consider/check	X / ✓	Comments
Statistical picture: Does the statement/assessment include an adequate assessment of census statistics for the area concerned?		
Residential		
Number and percentage of Welsh-speakers in the latest census.		
Changes in the number/percentage of speakers since the previous census.		
Breakdown by age groups. <i>e.g. Are there more speakers in one age group than another? What does this tell us about the nature of the area in question?</i>		

<p>Is the "study area" adequate? <i>Depending on the size of the development it may be necessary to look beyond the ward where the development is located and look at the wider area. This is especially true in urban areas.</i></p>		
Commercial		
<p>Does the statement/assessment include an analysis of the area's employment profile? <i>How does the development add to existing employment opportunities? Does it offer the kind of opportunities needed to enrich the local labour market and to encourage young people to see opportunities</i></p>		
Nature of development:		
<p>Is there enough general information in the documentation about the nature of the development and what change it represents to the local area? <i>Size of development/ number of units/jobs (direct and indirect)</i></p>		
Nature of potential change:		
<p>Is there sufficient evidence of how it contributes to local housing need or demand? of need for housing development? <i>(Tai Teg, Council Housing Register statistics) (Housing Market Questions)</i></p>		
<p>Does the document include information about the potential market price of the development <i>(and how this compares to market price figures and numbers priced out of the market locally)</i></p>		
<p>Is there a consideration of cumulative and indirect effects? <i>How does the development contribute to other developments within the same area (applications or approved) and any indirect impact on house price, housing stock etc</i></p>		
<p>Number of people the development could attract (maximum possible plus median) <i>Potential age profile of new residents / "target market". The number of children likely to be in the development.</i></p>		

<p>Is there any evidence in the content of the document that the development could attract new residents from outside the local area/Gwynedd/Wales?</p> <p><i>The location of the development and the type of other developments in the surrounding area.</i></p> <p><i>Remember that local is not synonymous with Welsh-speakers. If the new residents are likely to come from the surrounding local area, what does that mean in terms of a change to the demographic profile of the local wards?</i></p>		
<p>Does the document contain evidence that they have considered the impact of the population changes on the local community?</p> <p><i>Number of children that could go to the local schools.</i></p> <p><i>Opportunities or competition for local businesses.</i></p> <p><i>(Infrastructure Questions)</i></p>		
<p>Visual elements</p> <p>Is there evidence that the developer has considered all possible uses of the Welsh language – beyond signage.</p> <p><i>(if relevant to the nature of the development)</i></p> <p><i>e.g. marketing/websites/social media</i></p>		
<p>Economic Factors</p>		
<p>Is there enough information on how the development contributes to/enriches the local economy?</p> <p><i>Type of jobs. High value. Create employment diversity.</i></p>		
<p>Is there consideration of the likelihood that it would be necessary to look beyond the local area for labour skills</p> <p><i>(and consequently affecting the above inward-migration element)</i></p>		
<p>Are there considerations about language use in service delivery? Employee language skills?</p>		
<p>Is there a consideration of the opportunities for other businesses within the community – supporting local businesses?</p>		