

Community Linguistic Impact Assessment

Land between Bro Dawel and Maes-Y-Mor, Solva
Pembrokeshire

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amity
planning consultants



Introduction		
Client	<p>This Community Linguistic Impact Assessment been prepared in support of a Full Planning Application, submitted on behalf of Ateb Group for Hybrid planning application for affordable housing exceptions development, flexible open space and associated works. Full planning permission is sought for a first phase of development comprising of 17 social-rented dwellings, flexible open space, landscaping, highways and drainage infrastructure, and other associated works. Outline planning permission is sought for a second phase of residential development (all matters reserved for future consideration).</p>	
Context	<p>The assessment highlights the careful attention given to safeguarding the Welsh Language in relation to the proposed development in Solva, Pembrokeshire. This development site, which is located promoted under the Pembrokeshire Coast National Park Local Development Plan for residential purposes, has been specifically identified as a Welsh Language Sensitive Area according to Policy 13.</p> <p>To ensure a comprehensive evaluation of the scheme's impact on the Welsh Language, this Community Linguistic Impact Assessment relies on the 'Welsh Language Background Paper' (2019). This paper, an integral part of the evidence base for the review of the Pembrokeshire National Park Local Development Plan 2 serves as the foundational resource for this assessment.</p> <p>Furthermore, Policy 13 of the Pembrokeshire Coast National Park Local Development Plan 2 offers valuable insights into the significance of the Welsh Language within the communities of Pembrokeshire. This policy establishes a contextual framework for understanding the role and importance of the Welsh Language. By considering the principles outlined in Policy 13 and the 'Welsh Language Background Paper (2019)' this assessment aims to ensure a thorough examination of the scheme's potential impacts on the Welsh Language.</p> <p>For the purposes of the assessment methodology, the development will be scored as a negative, neutral, or positive in impact to each criterion in line with the 'Planning and the Welsh Language: The Way Forward' (2005) Appendix B and C. This rationale is acknowledged as representing an accurate and up to date guideline for undertaking Community Linguistic Impact Assessments in Wales.</p>	
Assessment		
1. Population Characteristics		
Is the development likely to lead to a population increase/decrease?	<p>The proposed development of circa. 28 dwellinghouses will not result in a direct population increase as the entirety of the proposals are for affordable housing, meaning that new occupiers will be local people who are on the social housing register.</p> <p>Of the current population of Solva, over 30% of residents speak Welsh (as per 2011 Census). The proposals encourage the local community to remain in the area.</p>	Positive Impact.
Is the development likely to lead to increased in-migration?	<p>It is expected that the distinctive presence of the Welsh Language in this area will be protected as proposals will allow for the local population and Welsh speakers to remain living locally, minimising the potential of language dilution from in-migration.</p>	Positive Impact.

Is the development likely to lead to increased out-migration?	The implementation of the proposal will not result in out-migration from the area.	Neutral Impact.
Is the development likely to lead to a changing age structure of the community?	The provision of a mix of unit types throughout the entirety of the scheme will ensure a balanced age demographic is maintained.	Positive Impact.
2. Quality of Life		
Is the development likely to have an impact on the health/finances of local people?	<p>The proposals do not involve any risks which would cause undue harm to the health/finances of local people.</p> <p>The scheme provides a 100% contribution of affordable dwellings for local residents on the social housing waiting list. This helps to prioritise individuals and families who are facing financial challenges and are actively seeking social housing.</p> <p>The scheme recognises the significance of affordable housing in preventing displacement and ensuring the stability of families. By providing affordable dwellings for local residents facing financial challenges, the proposals reduce the risk of families having to relocate due to unaffordable housing costs.</p> <p>Furthermore, the development aligns with the aims and objectives of PPW and the Pembrokeshire Coast National Park Local Development Plan 2 for creating healthy communities.</p>	Positive Impact.
Is the development likely to have an impact on the amenity of the local area?	<p>The development seeks to provide high-quality well-designed homes inclusive of new amenity areas, a sports pitch and public footways. The environmental quality of the site has also been retained through the necessary and appropriate ecological mitigation measures.</p> <p>It is therefore contended that there is no adverse impact to amenity as a result of the development, and that the site offers betterment to the current sports pitch.</p>	Positive Impact.
Is the development likely to lead to the threat of increased crime or violence in the community?	<p>The scheme has been thoughtfully designed to “design out crime” through ensuring suitable lighting, natural surveillance and safety of pedestrian movement through the site.</p> <p>The scheme will not exacerbate the threat of increased crime/violence in the local community.</p>	Neutral Impact.
3. The Economy.		

<p>Is the development likely to have a detrimental impact on local businesses?</p>	<p>The proposed scheme aims to address the pressing social housing needs of Solva, ensuring that residents can access suitable housing options within the area. This will result in increased utilisation of local services and facilities by the new residents, thereby providing valuable support to local businesses. By actively contributing to the local economy, the development will have a positive impact on the sustainability and prosperity of local businesses.</p> <p>In terms of protecting the Welsh speaking workforce, although there is a possibility of some English-speaking residents to occupy the new dwellings, due to the proportion of Welsh Speakers within Solva (30.9% as per 2011 Census) it is anticipated that a large proportion of new residents will still be Welsh speakers. Moreover, the scheme is catered directly to the local population, who are seeking social housing options.</p>	<p>Positive Impact.</p>
<p>Is the development likely to have an impact on local jobs?</p>	<p>The scheme will create jobs during the construction phase of the development and will thereafter house residents in the local area closer to employment opportunities within the village.</p> <p>The scheme will not threaten any existing local jobs. No local business will be impacted by the proposed development, only supported through additional people living in the local area.</p>	<p>Positive Impact.</p>
<p>Is the development likely to lead to greater economic diversity?</p>	<p>During the construction phase of the development a variety of both skilled and unskilled jobs will be created including builders, plumbers, project managers and so forth.</p> <p>The introduction of the new homes will create more demand for local businesses, thereby generating a positive impact on the local economy at the micro level. There will be a heightened need for various goods and services, ranging from everyday essentials to professional services.</p>	<p>Positive Impact.</p>
<p>Is the development likely to have an impact on local wage / salary levels?</p>	<p>The construction jobs created through the delivery of the development will not impact any existing businesses.</p> <p>Furthermore, the development is solely for residential purposes and therefore does not lead to business competition.</p>	<p>Neutral impact.</p>
<p>Is the development likely to have an impact on the average cost of housing?</p>	<p>The scheme will help to relieve affordable housing need through the provision of 100% affordable homes, with a diverse mix of house types.</p>	<p>Positive impact.</p>

4. Infrastructure

<p>Is the development likely to have an impact on local schools?</p>	<p>There is a large proportion of Welsh speakers in Solva as a whole (30.9% as per Census 2011). It is therefore likely that occupiers for new dwellings may be Welsh speaking families. Furthermore, due to the scheme being delivered for social housing, the families who occupy the dwellings will have children who are already be enrolled into the local schools.</p> <p>The scheme incorporates measures to support and encourage local children to remain within the area. This stability allows children to remain in the area and continue attending their local schools, fostering continuity in education, social connections, and community involvement.</p>	<p>Positive Impact.</p>
<p>Is the development likely to have an impact on health care provision?</p>	<p>There may be some minor additional pressure to local healthcare services, however this would be deemed negligible. The site has been agreed with the Local Authority as a suitable area for accommodating new residents.</p>	<p>Neutral Impact.</p>
<p>Is the development likely to have an impact on the provision of local community, leisure or recreation facilities / services / participation?</p>	<p>While the development may introduce some changes to the immediate vicinity, our assessment indicates that it will not result in disruptions to the provision of existing community, leisure, or recreation facilities and services.</p> <p>The applicant seeks to provide a flexible green space, capable of being used as an under 11/12s football pitch as part of the agreement between Pembrokeshire County Council, Solva Football Club, and Solva CLT.</p> <p>The scheme will contribute positively to the existing community fabric without jeopardising the availability or accessibility of current facilities.</p>	<p>Positive Impact.</p>
<p>Is the development likely to have an impact on the provision of local services, such as shops / post offices / banks / pubs?</p>	<p>The development is expected to contribute positively by generating potential customers and employees for local services such as shops. It is anticipated that the impact on local banks and post offices will be minimal.</p>	<p>Neutral Impact.</p>
<p>5. Community</p>		
<p>Will the development potentially lead to social tensions, conflict or serious divisions within the community?</p>	<p>The development would not lead to social tensions, conflict or serious divisions within the community. The proposals target the local population and seek to provide a variety of homes for families of varying sizes at a suitable and strategic location.</p> <p>The provision of a variety of homes reflects an understanding of the diverse requirements and preferences within the local community. This approach promotes social cohesion by accommodating families with varying needs. The availability of different housing types ensures that individuals and families</p>	<p>Neutral Impact.</p>

	can find suitable accommodations that align with their specific circumstances and lifestyles.	
Will the development potentially lead to changes in local – Welsh – traditions/culture?	The development is only for residential purposes, to meet the local demand of social housing for St Dogmaels. Therefore, the delivery of this development does not have any adverse impact to local Welsh traditions/culture.	Neutral Impacts.
Is the development likely to have a potential impact on local voluntary / activity / youth groups?	The proposals seek to cater for a shortfall of social housing for the local area and no voluntary/community/youth groups will be harmed or displaced due to the proposals.	Neutral impacts.
Conclusion	<p>In conclusion, a thorough assessment of the proposed development indicates that it will not pose any adverse impacts on the preservation of the Welsh Language or the cultural traditions of the local community of Solva. On the contrary, the development holds the potential to foster the retention of the local community and mitigate out-migration, whilst also providing a betterment to the existing sports pitch on the Site for community use.</p> <p>The scheme acknowledges the significance of Welsh and seeks to create a harmonious balance between development and local context. By providing affordable housing options within the local area, the scheme promotes the retention of local people, reducing the likelihood of losing Welsh speakers from the locality.</p> <p>The assessment of the proposals resulted in a total of 8 no. neutral impacts, 11 no. positive impacts, and 0 no. negative impacts.</p> <p>The scheme demonstrates sensitivity towards the local surroundings, which are safeguarded under Policy 13 due to the distinct linguistic profile of the local area. It is contended that the scheme is compliant with Policy 13 of the Pembrokeshire Coast National Park Local Development Plan 2.</p>	