

Community Linguistic Impact Assessment

Land off Longdown Street
St Dogmaels

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amity
planning consultants



Introduction		
Client	This Community Linguistic Impact Assessment been prepared in support of a Full Planning Application, submitted on behalf of Obsidian Homes for residential development of 29 dwellinghouses together with associated works including landscaping scheme, ecology strategy and drainage at land off Longdown Street, St Dogmaels.	
Context	<p>The assessment highlights the careful attention given to safeguarding the Welsh Language in relation to the proposed development in Longdown Street, St Dogmaels. This development site, which is partially allocated within the existing Pembrokeshire County Council Local Development Plan for residential purposes, has been specifically identified as a Welsh Language Sensitive Area according to the Supplementary Planning Guidance (SPG) document titled 'Development Sites' (December 2016).</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 County Council Local Development Plan (LDP) and its successor, Pembrokeshire County Council Replacement Local Development Plan 2, serves as the foundational resource for this assessment.</p> <p>Furthermore, Policy SP9 of the Pembrokeshire County Council Local Development Plan 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, emphasising its integral presence within the social fabric of the county's various communities. By considering the principles outlined in Policy SP9 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. 29 dwellinghouses is may result in a minor population increase, however having regard to the site's partial allocation which identifies a 5% affordable housing contribution for the scheme, which has been exceeded by the proposals by 2.5%, as well as directly targeting local market housing demand, it is contended that the development will likely accommodate a proportion of people who already live in the area as well as those who are on the housing register.</p> <p>The development may have an increase in a small number of English speakers but will not cause a proportionate decline in the number of Welsh speakers in the local area, notably as near half of the population of St Dogmaels are recorded to be Welsh Speakers as per the 2011 Census.</p>	Neutral Impact.

<p>Is the development likely to lead to increased in-migration?</p>	<p>The scheme may lead to a small amount of in-migration of English speakers, however, it is expected that the distinctive presence of the Welsh Language in this area will positively influence the promotion of the Welsh language to any new occupiers. The presence of Welsh-speaking peers and an environment that values the Welsh language can indirectly encourage non-Welsh speaking children and adults to engage in learning Welsh. As families settle and integrate into the community, there is an opportunity for language exchange and a greater appreciation for the cultural heritage of the area.</p>	<p>Neutral Impact.</p>
<p>Is the development likely to lead to increased out-migration?</p>	<p>The site is allocated for the purpose of new residential development and does not involve replacing any existing use.</p> <p>Consequently, the implementation of the proposal will not result in out-migration from the area.</p>	<p>Neutral Impact.</p>
<p>Is the development likely to lead to a changing age structure of the community?</p>	<p>The highest proportion of Welsh speakers are in age groups 16 – 24, 25 – 34 and 35 – 44. As such, these are likely to be the ages of people who have families and will occupy these new dwellings (National Survey for Wales 2017 – 2018).</p> <p>Moreover, the provision of a mix of unit types throughout the entirety of the scheme will ensure a balanced age demographic is maintained.</p>	<p>Positive Impact.</p>

2. Quality of Life

<p>Is the development likely to have an impact on the health/finances of local people?</p>	<p>The proposals do not involve any risks which would cause undue harm to the health/finances of local people.</p> <p>The development aligns with the aims and objectives of PPW and the Pembrokeshire County Local Development Plan for creating healthy communities.</p> <p>The development will not exacerbate financial problems for local people, and allows for a sustainable development of much needed housing in a strategic location, which is served by suitable facilities. Furthermore, the introduction of a new supply of housing will help to stabilise the housing market in the area and in turn contribute into making homes in the area more affordable.</p>	<p>Positive Impact.</p>
<p>Is the development likely to have an impact on the amenity of the local area?</p>	<p>The development site is partially allocated for residential development and the wider land to be included has been agreed with the Local Planning Authority as being a suitable extension to the allocation.</p> <p>The development seeks to provide high-quality well-designed homes inclusive of new amenity areas. The environmental</p>	<p>Neutral Impact.</p>

	<p>quality of the site has also been retained through the necessary ecological buffer zones and the appropriate ecological mitigation measures.</p> <p>It is therefore contended that there is no adverse impact to amenity as a result of the development.</p>	
<p>Is the development likely to lead to the threat of increased crime or violence in the community?</p>	<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>	<p>Neutral Impact.</p>
<p>3. The Economy.</p>		
<p>Is the development likely to have a detrimental impact on local businesses?</p>	<p>The proposed scheme aims to address the pressing housing needs of St Dogmaels, 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 St Dogmaels (49% as per 2011 Census) it is anticipated that a proportion of new residents will still be Welsh speakers. Any new occupiers will moreover be diluted into an area where the presence of Welsh is significant, and therefore will not cause detriment.</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>Furthermore, due to the variety of house-types proposed, this will result in a diverse range of residents both at high income and low income level who may seek employment in the local area.</p>	<p>Positive Impact.</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.	
Is the development likely to have an impact on local wage / salary levels?	The construction jobs created through the delivery of the development will not impact any existing businesses. Furthermore, the development is solely for residential purposes and therefore does not lead to business competition.	Neutral impact.
Is the development likely to have an impact on the average cost of housing?	The scheme will help to relieve housing need through the provision of market and affordable homes, with a diverse mix of house types. Therefore, the proposal contributes positively to the impact of the cost of housing within St Dogmaels.	Positive impact.
4. Infrastructure		
Is the development likely to have an impact on local schools?	There is a large proportion of Welsh speakers in St Dogmaels as a whole (49% as per Census 2011). It is therefore likely that occupiers for new dwellings may be Welsh speaking families who will send their children to the local schools. Furthermore, the scheme is located where children of new occupiers will be able to attend the local Welsh School. A suitable financial contribution for education will be sought from the scheme should this be deemed a requirement by the Local Authority and the Local Education Association.	Neutral Impact.
Is the development likely to have an impact on health care provision?	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.	Neutral Impact.
Is the development likely to have an impact on the provision of local community, leisure or recreation facilities / services / participation?	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. The scheme will contribute positively to the existing community fabric without jeopardising the availability or accessibility of current facilities.	Neutral Impact.
Is the development likely to have an impact on the provision of local services, such as shops / post offices / banks / pubs?	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.	Neutral Impact.

5. Community

<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 can find suitable accommodations that align with their specific circumstances and lifestyles.</p>	<p>Neutral Impact.</p>
<p>Will the development potentially lead to changes in local – Welsh – traditions/culture?</p>	<p>The development is only for residential purposes, to meet the local demand of housing for St Dogmaels. Therefore, the delivery of this development does not have any adverse impact to local Welsh traditions/culture.</p>	<p>Neutral Impacts.</p>
<p>Is the development likely to have a potential impact on local voluntary / activity / youth groups?</p>	<p>The proposals seek to cater for a shortfall of housing for the local area and no voluntary/community/youth groups will be harmed or displaced due to the proposals.</p>	<p>Neutral impacts.</p>
<p>Conclusion</p>	<p>In summary, it is concluded that the proposed development will not have any detrimental effects on the preservation of the Welsh Language or the cultural traditions of local community of St Dogmaels. The assessment of the proposals resulted in a total of 13 neutral impacts, 6 positive impacts, and 0 negative impacts.</p> <p>The primary objective of the proposals is to deliver a range of housing options that specifically target the local population. The design of the scheme has been carefully planned to ensure positive integration within the broader context of the area.</p> <p>The scheme demonstrates sensitivity towards the local surroundings, which are safeguarded under Policy SP9 due to the distinct linguistic profile of the local area. It is contended that the scheme is compliant with Policy SP9 of the Pembrokeshire County Council Local Development Plan.</p>	