

Appendix 1 Planning and the Welsh Language - June 2016 Engagement - Summary

	Contributor Comments	Summary of the Panel 1 February 2018	Summary of the Working Group 13 March 2018
1	Does the current SPG address the priorities for the Welsh language in terms of the use of land or buildings? If not, what other issues do you suggest?	It was suggested that the guidance should reflect the priorities for the Welsh language presented in national and local Welsh language strategies. In particular, the six key areas - family, children and young people, the community, workplace, Welsh language services and infrastructure should be considered. It was suggested that sensitive areas should be identified in accordance with the guidance set out in the prevailing and revised TAN 20	The need to strengthen the priorities in terms of protecting the Welsh language was noted, together with concerns that the Guidance was an inappropriate tool to achieve this.
1a	I take it that there is priority for Welsh because this is a guidance for the Welsh language?		
1b	Yes, but there is a real need to strengthen any priorities that protect the Welsh language		
1c	Yes.		
1ch	As the Welsh language is in a Guidance, and not in a Policy, the language will only be a consideration. It will be marginal only for developments, and less important than bats and similar. If the language was considered a priority, it would be the forefront i.e. the MAIN ISSUE.		
1d	Not sure		

	Contributor Comments	Summary 1 February 2018	Suggestion for an Alternative Summary
2	Does the current SPG address issues that should not be included within the SPG? If so, please provide details of these issues.	The majority of respondents considered that the guidance should distinguish between the types of development and that questions should be formed accordingly.	The need to distinguish between industrial and residential developments was noted; and small and large developments. Concern was noted that the current SPG was not effective in considering impact on the Welsh language.
2a	It may be an idea to distinguish between some types of development and treat them a little differently - e.g. The set of questions (see below) for industrial development (something		

	that would create jobs) should be different to questions about a housing estate, for example		
2b	No, as far as can be seen		
2c	Yes.		
2ch	It is difficult for this Guidance, which deals with all types of land use, to apply to all types of development. Consideration should be given to having one for residential developments, and another for all other types of development but divided into two parts - large and small developments.		
2d	Not necessarily - in the past there has been a naive reluctance to keep planning as if it did not have anything to do with language etc.		

	Contributor Comments	Summary 1 February 2018	Suggestion for an Alternative Summary
3	Is the current SPG clear enough about what type of developments will need to have Welsh language information?	On the whole, respondents agreed that the current guidance is vague and does not give developers clarity about what developments need to have a Welsh Language Impact Assessment. The thresholds were considered to be open-ended and that it was necessary to identify the types of developments that should be subject to assessment.	Respondents, on the whole, agreed that the current guidance is vague and does not give developers clarity about what developments need a Welsh Language Impact Assessment. The thresholds were considered to be open-ended and that it was necessary to identify the types of developments that should be subject to assessment.
3a	The current SPG does not clearly indicate what developments require a Welsh Language Impact Assessment that needs to be submitted as part of an application, in particular the thresholds in relation to 'Developments / Other Schemes'. The thresholds are open-ended and do not give clarity to developers at an early stage. The new SPG should provide clear thresholds about which developments need to include a Welsh Language Statement and a Welsh Language Impact Assessment, reflecting the approach that individual planning applications should include a Welsh		There is no meaningful linguistic planning context for the Guidance or clear and useful details.

	Language Impact Assessment within national planning policy guidance.		
3b	There is a need to change, and be clearer and unambiguous (as I indicated in the answer above)		
3c	Yes, after the additions		
3ch	Yes		
3d	The Guidance is very vague at the moment. In paragraph A, the first paragraph under 'Community and Linguistic Statement', it is stated '... for the types of development listed in paragraph 17'. Turning back to paragraph 17, there is no list in this paragraph. As it is, the direction is misleading and flawed. The developments in question need to be listed simply and unambiguously.		
3dd	The sociological journey of the language needs to be understood (see census data) and show how the visible trends are slowed down/ suspended by implementing the plan. This does not appear to happen – there is a tendency to just move on as if there was no problem/ hope for the best.		

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4	The SPG contains a number of questions to assist applicants to present a Linguistic and Community Statement. Are the questions clear enough? Should additional questions be asked? If you think there is a need to change, please suggest how the questions can be changed and/or what type of questions need to be asked?	<p>Two respondents felt that the questions in the current guidance were clear enough.</p> <p>Others noted that the guidance, as it was, was too simplistic and therefore applicants answered questions without sufficient evidence.</p>	<p>Two respondents felt that the questions in the current guidance were clear enough.</p> <p>The rest felt that the questions were not clear enough and as required, offered suggestions:</p>

4a	<p>If the SPG being developed is going to include questions to assist the applicants to undertake a Welsh Language Statement, the questions should be reviewed to reflect the latest priorities in terms of the Welsh language as set out in relevant national and local strategies referred to in our answer to question 1.</p> <p>The questions should also be more specific in terms of requesting details of how the development will seek to safeguard, promote and strengthen the Welsh language and culture.</p> <p>The Guidance should also make it clear that not every development needs to respond to each question, only those that apply to the proposal.</p> <p>When considering tourism developments, it may be appropriate to include an element that encourages the assessor to identify ways in which the tourist developments use the area's heritage and culture.</p>	<p>Questions should be specific when asking for details of how development will proceed to protect the language.</p> <p>It was also noted that some of the questions did not apply to all types of development and that assessments should be carried out independently and not by the applicant, in order to ensure transparency.</p>	<p>The questions need to reflect the latest priorities locally and nationally in terms of the Welsh language.</p> <p>Questions should ask how the development will secure the following for the Welsh language:</p> <ul style="list-style-type: none"> - Safeguarding - Promotion - Strengthening <p>It should be noted clearly if a statement needs to be made for the development or not.</p> <p>Clear guidance should be given in terms of tourism developments.</p> <p>The questions are too simplistic resulting in superficial solutions without sound evidence.</p> <p>The applicant or his/her agent should not compile the assessment. The assessment should be drawn up by independent language planning experts. This should be funded by the applicant and organised by the Council.</p>
4b	<p>The questions used are simplistic and lead the applicant to say yes or no as a matter of opinion - with little evidence as a basis for the answers.</p> <p>It is not reasonable for the applicant to make the assessment in the first place. Language planning specialists should be involved in the process and not lay people.</p>		

	The questions should be asking for relevant definite facts. Need more discussion on this.		
4c	The questions are sufficiently clear and sufficient.		
4ch	Yes		
4d	The Statement should not be made by the applicant. Instead the Statement should be made by an independent and competent person who is a recognised specialist in language planning for each application.		
4dd	Applicants for housing developments are not linguistic experts. And if such applicants want to achieve their aim, then they will find the desired answer. Applicants should pay for the Council to have an independent person to evaluate.		

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5	Undertaking a Linguistic Impact Assessment means editing a number of questions. Are the questions clear enough? Should additional questions be asked? Should questions be removed? If you think there is a need to change, will you explain your point of view and suggest how questions can be changed and/or what sort of questions need to be asked?	In general, it was agreed that the assessment questions in the guidance were too simplistic and did not apply to all types of development. Consideration should be given to streamlining the process by reducing the overall number of questions and attempting to combine some existing questions, where appropriate.	Two respondents felt that the questions in the current guidance were clear enough. Three respondents thought that the questions were too superficial and simplistic. Three respondents considered that there was a lack of credibility to the Assessment as the applicant or his/her
5a	The current SPG provides 18 questions. Not all questions apply to all types of development and		

<p>this makes the assessment process laborious, unnecessary and not user friendly.</p> <p>Consideration should be given to reducing the number of questions and trying to combine, where appropriate, some of the existing questions.</p> <p>Here are some suggestions:</p> <p>1 1 Is the development likely to result in an increase or decrease in the population that could affect the balance of Welsh / English speakers positively or negatively?</p> <ul style="list-style-type: none"> - Could the development lead to an absolute or proportional reduction in the number of Welsh speakers? How could the development affect the use of the Welsh language in the community? <p>2 Is the development likely to result in an increase in inward or outward migration?</p> <ul style="list-style-type: none"> - How will this affect the number of Welsh speakers? - Would any change be permanent or temporary? <p>3 Is the Development likely to lead to a change in age structure in the community area?</p> <ul style="list-style-type: none"> - Would specific age groups be likely to move in or leave the area? - Could traditional social networks break down? 		<p>agent was expected to answer the questions themselves.</p> <p>The rest felt that the questions were not clear enough and time consuming and not user friendly;</p> <p>As required, a number of suggestions were offered:</p> <p>Consider reducing the number of questions and combine where appropriate.</p> <p>Ask questions about definite relevant facts.</p> <p>The Applicant should submit an Assessment that has been drawn up and evaluated by independent language planning specialists.</p> <p>This should be funded by the applicant and organised by the Council.</p> <p>The current SPG provides 18 questions. Not all questions apply to all types of development and this makes the assessment process laborious, unnecessary and not user friendly.</p> <p>Consideration should be given to reducing the number of questions and</p>
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<p>4 Is the development likely to have an impact on the quality of life of local people?</p> <ul style="list-style-type: none"> - Could the development have an impact on the health and amenities of the community? - Could it increase the risk of crime or violence in the community? <p>5 Is the development likely to have a detrimental impact on local businesses and local jobs?</p> <ul style="list-style-type: none"> - Is there any potential that the development could lead to the closure of local Welsh speaking businesses? - Could the development create or threaten local jobs? <p>6 Is the development likely to lead to greater economic diversity in the community (or wider area)?</p> <ul style="list-style-type: none"> - Is there potential for the development to increase the migration of non-Welsh speakers due to economic diversity? <p>7 Is the development likely to have an impact on wages/ pay levels and/or house prices?</p> <ul style="list-style-type: none"> - Could the development increase / reduce salary levels due to increased competition? Could the development force local Welsh speakers to leave the community because of housing prices, or prevent them from returning? 		<p>trying to combine, where appropriate, some of the existing questions.</p> <p>Here are some suggestions:</p> <p>1 Is the development likely to result in an increase or decrease in the population that could affect the balance of Welsh / English speakers positively or negatively?</p> <ul style="list-style-type: none"> - Could the development lead to an absolute or proportional reduction in the number of Welsh speakers? How could the development affect the use of the Welsh language in the community? <p>2 Is the development likely to result in an increase in inward or outward migration?</p> <ul style="list-style-type: none"> - How will this affect the number of Welsh speakers? - Would any change be permanent or temporary? <p>3 Is the Development likely to lead to a change in age structure in the community area?</p> <ul style="list-style-type: none"> - Would specific age groups be likely to move in or leave the area? - Could traditional social networks break down?
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<p>8 Is the development likely to have an impact on local construction and service provision?</p> <ul style="list-style-type: none"> - Could the development threaten or safeguard local Welsh-medium schools and/or healthcare facilities? - Could the development threaten or safeguard shopping / post offices / banks / local pubs in Welsh-speaking communities, or force some sections of the population out of the area? <p>9 Is there potential for the development to lead to social tension, serious conflicts or divisions within the (Welsh language) community?</p> <ul style="list-style-type: none"> - Could the development have a substantial disproportionate impact on different parts of the community? - Could it undermine the traditional values of specific parts of the community? <p>10 Is there any potential that the development will lead to changes in Welsh traditions / culture?</p> <ul style="list-style-type: none"> - Could the development force local members of local voluntary groups / activities / youth out of the area due to unemployment / high house prices? <p>11 Is the development likely to have an impact on the use of the Welsh language in the community?</p>		<p>4 Is the development likely to have an impact on the quality of life of local people?</p> <ul style="list-style-type: none"> - Could the development have an impact on the health and amenities of the community? - Could it increase the risk of crime or violence in the community? <p>5 Is the development likely to have a detrimental impact on local businesses and local jobs?</p> <ul style="list-style-type: none"> - Is there any potential that the development could lead to the closure of local Welsh speaking businesses? - Could the development create or threaten local jobs? <p>6 Is the development likely to lead to greater economic diversity in the community (or wider area)?</p> <ul style="list-style-type: none"> - Is there potential for the development to increase the migration of non-Welsh speakers due to economic diversity? <p>7 Is the development likely to have an impact on wages/ pay levels and/or house prices?</p> <ul style="list-style-type: none"> - Could the development increase / reduce salary levels due to increased competition? Could the development force local Welsh speakers to leave the
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	<ul style="list-style-type: none"> - Is the development likely to lead to less use of the Welsh language in the community? Reasons for this: - Welsh speakers form a smaller proportion of the population; - Language change in specific social networks; - Lack of Welsh-medium services as a result of the development; - Education; - Childcare etc. - Is the development likely to lead to increased use of Welsh in the community? 		<p>community because of housing prices, or prevent them from returning?</p> <p>8 Is the development likely to have an impact on local construction and service provision?</p> <ul style="list-style-type: none"> - Could the development threaten or safeguard local Welsh-medium schools and/or healthcare facilities? - Could the development threaten or safeguard shopping / post offices / banks / local pubs in Welsh-speaking communities, or force some sections of the population out of the area? <p>9 Is there potential for the development to lead to social tension, serious conflicts or divisions within the (Welsh language) community?</p> <ul style="list-style-type: none"> - Could the development have a substantial disproportionate impact on different parts of the community? - Could it undermine the traditional values of specific parts of the community? <p>10 Is there any potential that the development will lead to changes in Welsh traditions / culture?</p> <ul style="list-style-type: none"> - Could the development force local members of local voluntary groups/ activities/ youth out of the area due to unemployment / high house prices?
5b	A similar answer to question 4. The questions are superficial and simplistic that gives the applicant the opportunity to provide an opinion rather than a fact. This in turn leads to a report which is biased, and therefore worthless.		
5c	The questions are adequately clear and sufficient		
5ch	Yes		
5d	Repeat 4.		

			<p>11 Is the development likely to have an impact on the use of the Welsh language in the community?</p> <ul style="list-style-type: none"> - Is the development likely to lead to less use of the Welsh language in the community? Reasons for this: <ul style="list-style-type: none"> - Welsh speakers form a smaller proportion of the population; - Language change in specific social networks; - Lack of Welsh-medium services as a result of the development; - Education; - Childcare etc. - Is the development likely to lead to increased use of Welsh in the community?
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	Contributor Comments	Summary 1 February 2018	Suggestion for an Alternative Summary
6	Is the current SPG clear enough about obtaining input from local language initiatives and language planners to assist applicants to formulate the proposal that will be the subject of a planning application? If you think there is a need to change, will you explain your point of view and suggest how it can be improved?	Although two respondents considered that the guidance was clear in this regard, other respondents felt that there was a lack of guidance on how Mentrau Iaith can help develop mitigation / improvement measures, and that consultation with community and Mentrau Iaith cohorts should be an integral part of the language impact assessment process.	Two respondents thought the current guidance was clear in this regard. The rest noted that the current guidance was unclear in terms of input from <ul style="list-style-type: none"> - Mentrau Iaith - Language Planning Specialists
6a	No - the current SPG is flawed in terms of giving guidance on how local language enterprises can contribute to the development of mitigation measures and/or strengthening the Language Statement and the Language Assessment.		It should not be a matter of supporting the applicant, but an issue of evaluating the situation.

	<p>The SPG should encourage developers to hold discussions with local language organisations such as Mentrau Iaith in order to understand current good practice that may affect mitigation or strengthening measures.</p>		<p>It was noted in the responses that there was some confusion as to what a 'local language initiative' is.</p> <p>Lack of resources and expertise in Hunaniaith.</p> <p>The following suggestions were made:</p> <p>Encouraging developers to discuss with local language organisations / initiatives.</p> <p>Use measures and develop new ones to evaluate the position of Welsh as a living community language.</p> <p>Produce robust central guidance.</p>
6b	<p>It should not be a matter of assisting the applicant, but rather a matter of evaluating and assessing the situation.</p> <p>This could be improved by using measures and developing new ones to evaluate the situation in order to try to keep percentage of Welsh speakers within some areas, that would mean that the language is a living language in those areas.</p> <p>This is a major debate, and justice cannot be done to it within a few comments like these.</p> <p>It is a discussion that emerges every now and again, and there is a need to air it again soon or there will be no Welsh-speaking communities left to preserve.</p>		
6c	<p>What local language initiatives are there e.g. in the Dwyfor area?</p> <p>We oppose the word 'assist' in the question as it gives the impression that the language planners are part of the developer's team, rather than being independent experts.</p>		
6ch	Yes		
6d	Yes		

6dd	<p>Two (?) working for Hunaniaith - I do not know whether they have sufficient resources and expertise to provide a significant input, besides stating the obvious.</p> <p>There should be more robust central guidance - not something casual</p>		
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	Contributor Comments	Summary 1 February 2018	Suggestion for an Alternative Summary
7	<p>Is the current SPG clear enough about what type of planning conditions or planning commitments can be made to ensure appropriate mitigation measures, compensation, and/or improvement measures related to development proposals to maintain or strengthen the Welsh language, and how the Councils can proceed to get planning conditions or commitments?</p>	<p>Respondents generally agreed that there was not enough information in the guidance on how planning obligations should be drawn up, to ensure that the mitigation / improvement measures offered were implemented.</p> <p>Examples of various types of development should be included.</p>	<p>One respondent considered that the current guidance was clear in this regard and one stated 'To some extent'.</p> <p>The rest noted that there was not enough information in the guidance on how planning obligations should be drawn up, to ensure that the mitigation and strengthening measures proposed were considered by the developer and implemented.</p>
7a	<p>The current SPG is flawed in terms of suggested guidance regarding mitigation measures that may be relevant to different types of development.</p> <p>The new SPG should provide examples of suitable mitigation and/or strengthening measures for different types of development.</p> <p>No information is provided about how planning implications in relation to the Welsh language will be formulated to ensure that mitigation measures and/or proposed strengthening measures are implemented as part of the planning permission.</p>	<p>In particular, it was proposed that planning conditions for residential development should include a condition for a gradual development over five years.</p>	<p>The following suggestions were made:</p> <p>The new SPG should provide examples of suitable mitigation and/or strengthening measures for different types of development</p> <p>The new SPG should include examples of standard conditions / planning implications</p>

	Examples of standard conditions / planning implications should be included as part of the new SPG to ensure that developers are aware of what is expected of them at an early stage in the planning process. This will help to improve the viability of plans in the early stages.		There is a real need for stronger measures. Examples of various types of development should be included. In particular, it was proposed that planning conditions for residential development should include a condition for a gradual development over five years. There should be strong central guidance.
7b	As part of the discussion referred to above, it is necessary for the requirements to be at a higher level than a Supplementary Guidance and we should keep up the pressure for this.		
7c	Planning conditions for residential development (that is why we say in answer 2 that different Guidance is necessary for the different types of development) should include a condition that the development should take place incrementally (e.g. up to 20%) over a period of 5 years. This would help to mitigate any negative impact on the language.		
7ch	Yes, to some extent, but from reading the Independent Assessment of the Linguistic Impact of the LDP by Hanfod, there is a real need for stronger measures.		
7d	Yes		
7dd	There should be strong central guidance.		

	Contributor Comments	Summary 1 February 2018	Suggestion for an Alternative Summary
8	Do you have any other comments about the content of the current SPG? If so, we would	Here are other comments made:	Comments:

	appreciate it if you could make the comments as clear and concise as possible, referring to relevant parts of the document (e.g. paragraph number)		
8a	<p>Consideration should be given to the effectiveness of the scoring system in the SPG.</p> <p>The methodology is currently leading the proposer to identify mitigation measures where an adverse effect is identified and encourages the identification of strengthening measures where beneficial effects can be identified.</p> <p>The scoring system could be considered too simplistic.</p>	<ul style="list-style-type: none"> • The importance of the Welsh language in Gwynedd should be clearly outlined. • Consideration should be given to the effectiveness of the SPG scoring system. The scoring system can appear too simplistic. • The cumulative impact of developments on the Welsh language should be considered as part of the assessment process. • As part of the process, the impact of development on the Welsh language in areas should be assessed further from a specific development site. • Linguistic Statements should be replaced by Linguistic Impact Assessments as Linguistic Statements are not effective. 	<p>The current methodology does give some guidance to the proposer.</p> <p>The scoring system is too simplistic</p> <p>The SPG considers very limited boundaries in terms of space and time.</p> <p>It must be remembered that developments often affect the whole or most of the county.</p> <p>External developers do not have any sympathy with the language.</p> <p>Councillors supported the principle that a balance should be struck between the need for development and a desire to protect the local way of life and the Welsh language.</p> <p>The need for developers to consult with local communities is welcomed.</p> <p>The Councillors considered that the balance indicated in the guidance was fair and reasonable.</p> <p>Since 2011, 75 Community and Linguistic Statements have been introduced by developers to support their planning applications, and none of the statements concluded that the development in</p>
8b	<p>When considering AREAS, the guidance should consider wider AREAS than just the village or town where the development takes place.</p> <p>Also, this should be in the context of what has happened in that (wide) area within the last five years,</p> <p>The SPG is currently within very limited boundaries in terms of space and time.</p>	<p>Attention was given to the above in preparing the draft new Supplementary Planning Guidance.</p>	
8c	<p>The Guidance often mentions the development area, and that is usually defined as an area very close to the development.</p> <p>It must be remembered that developments often affect the whole or most of the county.</p>		

	<p>Therefore, not every development should be considered a small island in itself.</p> <p>Any development should be made in the context of other recent developments made in an area (the size of Dwyfor, Arfon or Meirionnydd) i.e. the cumulative consideration.</p> <p>The 'recent' in this case should be at least 5 years - the last five years.</p> <p>Without taking this into account, we will only be adding a problem on top of another problem.</p>		<p>question would have a negative impact on the Welsh language</p> <p>However, linguistic impact assessments by the language consultancy Hanfod on some of these developments come to a completely different conclusion, that they would be likely to harm the situation of the Welsh language.</p> <p>The evidence shows that the Statement is insufficient and does not carry out its work appropriately.</p> <p>Suggestions to improve:</p> <p>Improve scoring system</p> <p>The guidance should consider areas that are wider than just the village or town where the development takes place, up to Arfon level, Meirion, Dwyfor.</p> <p>This should be in the context of what has happened in that (wide) area within the last 5 years.</p> <p>The conditions regarding use of the Welsh language on signs and so on should be strengthened; and also prevent the changing of old Welsh names into English.</p>
8ch	<p>The only additional comment that the Council has is that the importance of the Welsh language in Gwynedd, especially this community, needs to be emphasised given the latest developments in Abersoch, which will be second homes for buyers from over the border due to their high prices that are beyond local residents.</p> <p>External developers do not have any sympathy with the language.</p>		
8d	<p>The conditions regarding use of the Welsh language on signs and so on should be strengthened; and also prevent the changing of old Welsh names into English.</p>		
8dd	<p>Given that there is considerable mobility within Gwynedd, the boundaries of existing community councils are too small to measure</p>		

	<p>the impact, and impact should be measured in depth not by the move of one family to a house, without looking at who fills the gap after them somewhere else etc.</p>		<p>Consideration should be given to who fills the gap (empty house) as Welsh-speaking local people buy new houses.</p>
8e	<p>Councillors supported the principle that a balance should be struck between the need for development and a desire to protect the local way of life and the Welsh language. The need for developers to consult with local communities is welcomed. The Councillors considered that the balance indicated in the guidance was fair and reasonable.</p>		<p>The key importance of Gwynedd as the main Welsh language stronghold should be identified at the beginning of the new SPG and the need for specific policies to protect its unique features and to ensure a sustainable future for the language.</p>
8f	<p>We appreciate the opportunity to participate in the review of the Supplementary Planning Guidance - Planning and the Welsh Language, and we trust that our comments will contribute to its strengthening and thereby make it more effective in its objective of safeguarding the Welsh language.</p> <p>We would like to initially note what we believe that the new Supplementary Planning Guidance should be emphasised at the outset, namely:</p> <ul style="list-style-type: none"> • The key importance of Gwynedd as the main Welsh language stronghold and the need for specific policies to protect its unique features and to ensure a sustainable future for the language. • Objectives of relevant strategies to strengthen the language, including <ul style="list-style-type: none"> - Gwynedd Language Strategy 2014-2017 which aims to achieve a 5% 		<p>The objectives of relevant strategies to strengthen the language should be noted in the new SPG, including</p> <ul style="list-style-type: none"> - Gwynedd Language Strategy 2014-2017 which aims to achieve a 5% increase in the percentage of population able to speak Welsh by 2021. - The Gwynedd and Anglesey Joint Local Development Plan which aims to increase the number of communities with 70% of their population able to speak Welsh. - The Welsh Government which aims to increase the number of Welsh speakers by a million by 2050. - Welsh Technical Advice Note 20 based on the language provisions of the Planning (Wales) Act 2015.

	<p>increase in the percentage of population able to speak Welsh by 2021.</p> <ul style="list-style-type: none"> - The Gwynedd and Anglesey Joint Local Development Plan which aims to increase the number of communities with 70% of their population able to speak Welsh. - The Welsh Government which aims to increase the number of Welsh speakers by a million by 2050. - Welsh Technical Advice Note 20 based on the language provisions of the Planning (Wales) Act 2015. <ul style="list-style-type: none"> • The need for each proposed development to be evaluated according to its compatibility with the above objectives. It should be ensured therefore that all the developments in question either contribute positively to the realisation of the objectives or, at least, that it would not in any way obstruct the efforts to achieve them. <p>In terms of the specific questions on the form, we cannot, in our opinion, respond meaningfully to them in the review of the current Supplementary Planning Guidance - Planning and the Welsh language, without knowing the extent to which the guidance has succeeded since it became operational in 2009. It cannot be reviewed without carrying out a language assessment of developments from 2009 to the present, in order to ascertain</p>		<p>The need for each proposed development to be evaluated according to its compatibility with the above objectives. It should be ensured therefore that all the developments in question either contribute positively to the realisation of the objectives or, at least, that it would not in any way obstruct the efforts to achieve them.</p> <p>In terms of the specific questions on the form, we cannot, in our opinion, respond meaningfully to them in the review of the current Supplementary Planning Guidance - Planning and the Welsh language, without knowing the extent to which the guidance has succeeded since it became operational in 2009.</p> <p>Before proceeding, a linguistic assessment of the developments from 2009 to date should be carried out, to determine if the current version of the guidance has contributed to safeguarding, promoting and reinforcing the Welsh language.</p> <p>Stop using a Community and Linguistic Statement, and require developers to provide a Linguistic Impact Assessment in the cases where a Statement is required at present.</p>
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	<p>whether the current version of the guidance has contributed to safeguarding, promoting and reinforcing the Welsh language. Such an assessment should have been carried out before reviewing the Guidance.</p> <p>Since 2011, 75 Community and Linguistic Statements have been introduced by developers to support their planning applications, and none of the statements concluded that the development in question would have a negative impact on the Welsh language. These statements were appraised by the Planning Authority, all of which were approved. We specifically refer to two proposed developments, namely the planning application to build 69 houses at Coetmor (a neighbourhood of around 140 houses), Bethesda, and the planning application to build 366 houses at Pen-y-ffridd, Penrhosgarnedd, Bangor. In both cases, the Community and Linguistic Statement was of the opinion that Welsh would not be harmed, and the applications were approved by the Planning Authority. However, linguistic impact assessments by the language consultancy Hanfod on some of these developments come to a completely different conclusion, that they would be likely to harm the situation of the Welsh language.</p> <p>It is clear that such a situation is totally unsatisfactory, and that fundamental changes</p>		<p>Make it a requirement for a Linguistic Impact Assessment to be produced by those with knowledge and understanding of the field.</p> <p>Make it a requirement for the Planning Authority to ensure that the Linguistic Impact Assessment is evaluated by those with knowledge and understanding of the field.</p> <p>That consultation with community councils, language initiatives and language organizations is a key part of a Linguistic Impact Assessment.</p>
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	<p>should be made to the current Guidance. We recommend the following changes:</p> <p>1 Stop using a Community and Linguistic Statement, and require developers to provide a Linguistic Impact Assessment in the cases where a Statement is required at present. The evidence referred to above shows that the Statement is insufficient and does not carry out its work appropriately.</p> <p>2 Make it a requirement for a Linguistic Impact Assessment to be produced by those with knowledge and understanding of the field.</p> <p>3 Make it a requirement for the Planning Authority to ensure that the Linguistic Impact Assessment is evaluated by those with knowledge and understanding of the field.</p> <p>4 That consultation with community councils, language initiatives and language organizations is a key part of a Linguistic Impact Assessment.</p>		
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