



BARRATT
HOMES

Land to the North of Llewellyn Road
Penllergaer
Swansea

Welsh Language Impact Assessment
DRAFT FOR PAC
Barratt Homes South Wales Ltd

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Appendix 1 - Site Masterplan

1.0 Introduction

1.1 This Welsh Language Impact Assessment has been prepared by Barratt Homes South Wales Ltd (“the Applicant”) in support of a full planning application for 180 new homes at Land north of Llewellyn Road, Penllergaer, Swansea (“the Application Site”). The full application description (“the Proposed Development”) is as follows:

“Full planning application for the erection of 180 no. homes with associated access, landscaping, open space, drainage infrastructure and associated works”.

1.2 The Proposed Development will deliver a mix of one, two, three and four bedroom homes. There will be nine affordable homes and the remainder will be open market dwellings.

1.3 The Proposed Development is illustrated on the Masterplan reproduced at Appendix 1.

1.4 The Application Site is situated within the ward of Penllergaer. Using a figure given by the 2011 Census for the average household size in the Penllergaer Ward (2.4), the proposed development would result in a population increase of 432 (2.4 x 180).

1.5 Such a population increase could have an impact on the Welsh language in an area defined as a Welsh Language Sensitive Area. Planning Policy Wales states that *“The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places”*. Paragraph 3.28 states that *“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.”*

1.6 Section 2 of this report describes the Application Site and Surroundings; Section 3 sets out the Planning Policy context; Section 4 examines the Local Ward Context; Section 5 summarises consultation and engagement carried out to date and Section 6 comprises the Welsh Language Impact Assessment and discusses mitigation measures. Conclusions are set out in Section 7.

2.0 Application Site & Surroundings

- 2.1 The Application Site is located along the northern edge of Penllergaer, a village and community in the City and County of Swansea. It is situated 7 km north west of Swansea City Centre, approximately 0.5 km to the south of M4 Motorway Junction 47, alongside the A483 (which runs to the south towards Fforest-Fach and Swansea City Centre), and the A48/A4240 (which connects Gorseinon, 3 kilometres to the west, with Junction 47). Further south, the A484 connects with the A483 and runs west to Llanelli.
- 2.2 Penllergaer has a dispersed settlement structure, having grown along historic routes and subsequently the M4 and associated link roads constructed in the 1970s/80s. The settlement is predominantly residential in nature with facilities and services located along the main roads. There is a large area of open space in the centre and an extensive industrial/ trading estate to the south west.
- 2.3 The Application Site is located to the north of Llewellyn Road and is fairly regular in shape. It comprises two pasture fields with a combined area of 6.1 hectares. The fields were associated with an adjoining farm but they are no longer in agricultural use. The fields are bounded on the north, east, and west sides by hedgerows of variable quality and thickness with intermittent trees. A low hedge runs through the centre of the site in a north-south direction with a few small gaps and several mature trees. There is a small stream forming a ditch along the southern boundary, from east to west. Another ditch runs along the western side of the dividing hedgerow. The topography of the site falls relatively steeply from north east to south west.
- 2.4 There are existing residential properties located to the south whose rear gardens extend northwards towards the southern boundary of the Application Site. To the east of the site is Coedwig-Hywel farm house and associated farm buildings. To the west of the site lies a small group of dwellings which include Gelli-hyll farmhouse, these dwellings have vehicular access from a track leading from Talbot Road. To the north and north-west of the site lies open countryside. A mobile phone mast is located in the north-eastern corner of the site and a small area within this part of the site was previously used for open cast coal mining (which ceased in 1960 and does not present a constraint to the site). Further to the south-east of the site lies a common which includes a playing field and children's equipped play park.
- 2.5 The main access is via a farm access road located off Gors Road to the east of the site whilst the proposed access to the Application Site is located off Llewellyn Road via an access spur into what is currently a cul-de-sac (Mount Crescent).
- 2.6 The wider area is mainly residential in character, although there are a number of local shops, services and facilities. These are mainly spread along the A4240 Gorseinon Road and include a community hall, public house, church and adjacent cemetery, a fuel station with a small convenience shop, a nursery, local post office and Premier convenience store. There is also a Lidl foodstore and a large industrial/ trading estate which provides a number of services and local employment. Outdoor recreational facilities include sports pitches adjacent to the

community hall, and an extensive 'village green' north of Gorseinon Road which includes an equipped children's play area.

- 2.7 Further retail and other services and facilities are found within the defined District Centre of Gorseinon (3 km to the west). Gorseinon is also served by large Asda and Aldi supermarkets and a Home Bargains located just beyond the District Centre to the east.
- 2.8 In terms of education, the Application Site is situated 0.8km walking distance from the nearest primary school, Penllergaer Primary School, on Pontardullais Road. Further afield, Y.G.G Pontybrenin and Gower College Swansea are situated in nearby Gorseinon.
- 2.9 The site is also located in close proximity to the Parc Mawr strategic development site, which will include a new school and local centre. These will be within a walking distance of less than a kilometre or approximately 8-10 minutes.
- 2.10 In terms of public transport, frequent bus services stop along Llewellyn Road to the south and A4240 Gorseinon Road to the south west of the site. These include the no. 46 Gorseinon/Morrison, the no. 53 Swansea/Tircoed and the no. X13 Swansea/ Ammanford services, which operate regular services in both directions.
- 2.11 The nearest railway stations are located at Gowerton and Pontardullais. Regular train services are available from here to Swansea, Cardiff and Llanelli, providing access to a number of further employment opportunities.
- 2.12 Cycle paths and Public Rights of Way are located to the south and west of the site with a national trail running south approximately 1 kilometre to the site's western boundary.
- 2.13 The Application Site is therefore accessible to a range of services and facilities including employment opportunities by a range of sustainable transport modes (i.e. foot, cycle and public transport).
- 2.14 Furthermore, the site is committed for residential development in the adopted Local Development Plan (see Section 5.0 for further details), further demonstrating the sustainability credentials of the Application Site.

3.0 Planning Policy Context

- 3.1 The Application Site forms is identified as a 'housing commitment' within the adopted City and County of Swansea Local Development Plan (LDP) (February, 2019). The site schedule at Appendix 8 of the LDP states that the site has an indicative capacity for 200 units to be delivered over the plan period.
- 3.2 LDP Policy HC 1: *Historic and Cultural Environment* states that the County's distinctive historic and cultural environment will be preserved or enhanced by safeguarding and promoting use of the Welsh language.
- 3.3 The site is situated within the Welsh Language Sensitive Area as defined in the LDP. LDP Policy HC3: *Development in Welsh Language Sensitive Areas* states that the Welsh Language will be supported and promoted throughout the County. Within the Welsh Language Sensitive Area the Council may subject major development proposals to a Welsh Language Impact Assessment. Planning applications for major developments on allocated sites within the Welsh Language Sensitive Area will be required to submit a Welsh Language Action Plan. This should set out the measures to be taken to protect, promote and enhance the Welsh language.
- 3.4 The supporting text states that 'wards located within the Language Sensitive Area are defined on the Constraints Map and comprise: Clydach, Gorseinon, Gowerton, Kingsbridge, Llangyfelach, Mawr, **Penllergaer**, Pontarddulais, Penyrheol, Pontarddulais and Upper and Lower Loughor. The wards are located in close proximity to each other, mostly within the Greater North West part of the County and collectively hold the highest percentage of individuals with Welsh language skills. The Plan seeks to protect the integrity of the Welsh language within the identified area, where an average of over 19% of the population speak Welsh.
- 3.5 The supporting text also states that during pre-application discussions for windfall developments located within the Language Sensitive Area, the Council will determine whether an Impact Assessment is justified, together with the scope of any such assessment. The Council will consult with stakeholders including the Welsh Language Commissioner to determine whether an Impact Assessment is necessary. Evidence from the language impact assessment may inform whether the LPA will require that measures to mitigate or enhance the impacts of the development on the use of Welsh language are applied to any planning permission.
- 3.6 As the site is a housing commitment, it has already been subject to an assessment through the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) process. However, at pre-application stage, the LPA advised that a full Welsh Language impact assessment is deemed necessary.
- 3.7 National Planning Policy and guidance is a material consideration in the determination of planning applications. This is set out in Future Wales ("FW") and Planning Policy Wales ("PPW") together with a series of Technical Advice Notes ("TANs").

- 3.8 Future Wales, recently published by the Welsh Government in February 2021, states that Welsh is a living language, with over 562,000 speakers across all parts of the nation. WG's ambition for the Welsh language is to reach a million Welsh speakers, as well as increasing the percentage of people who speak Welsh daily by 10%, by 2050.
- 3.9 FW's Outcome No. 4 sets out the WG' aim to have a million Welsh speakers in Wales by 2050 which is an increase of almost 80% on current levels. It states that the language will be an embedded consideration in the spatial strategy of all development plans. Where Welsh is the everyday language of the community, development will be managed to ensure there are jobs and homes to enable the language to remain central to those communities' identities. Elsewhere development will be a positive force towards encouraging the creation of education and social infrastructure to enable the language to develop as a natural, thriving part of communities.
- 3.10 FW's Spatial Strategy supports sustainable growth in all parts of Wales. It states that any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy. There is such a thing as too much development or the wrong type of development, whereas sustainable development should foster a stable or growing population to ensure a healthy natural environment and economic and social stability.
- 3.11 PPW, Edition 11 was published by the WG in February 2021. The primary objective of PPW, as set out at Paragraph 1.2, is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.
- 3.12 One of the key Well-being Goals is "A Wales of vibrant culture and thriving Welsh language."
- 3.13 In terms of the Welsh Language and Placemaking, Paragraph 3.25 states that the Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal.
- 3.14 Paragraph 3.26 states that planning authorities must consider the likely effects of their development plans on the use of the Welsh language as part of the Sustainability Appraisal. Planning authorities should seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language.
- 3.15 Paragraph 3.27 states that Development plans should include a statement on how planning authorities have taken the needs and interests of the Welsh language into account in plan preparation and how any policies relating to the Welsh language interact with other plan policies. Paragraph 3.28 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. Policies and decisions must not introduce any element of discrimination between individuals on the basis of their linguistic ability, and should not seek to control housing occupancy on linguistic grounds.
- 3.16 Paragraph 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.
- 3.17 *Technical Advice Note 20: Planning and the Welsh Language (2017)* provides guidance on how the Welsh language may be given appropriate consideration in the planning system, both in terms of local plan preparation and development management.
- 3.18 Paragraph 1.7.1 states that the Welsh language is part of the social and cultural fabric of Wales. It is spoken by 19% of the population, and many others have some knowledge of the language or are in the process of learning it. There are substantial variations between the proportions of Welsh speakers in different communities, ranging from less than 8% in Blaenau Gwent to more than 85% in some parts of Gwynedd.
- 3.19 Paragraph 1.7.2 states that the Welsh Government's aims and ambitions for the Welsh language are set out in the Welsh Language Strategy – Cymraeg 2050. The strategy recognises the need to provide Welsh speakers with easily accessible opportunities to use their skills in social and work settings. The strategy also identifies the imperative need to create favourable circumstances to encourage the number of Welsh speakers. This involves securing goodwill towards the language and providing language infrastructure such as technology and legislation, but is also concerned with securing an economic and social future for Welsh speaking communities.
- 3.20 Paragraph 1.7.3 states that the future of the language across Wales will depend on a wide range of factors beyond the town and country planning system, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities. The planning system can contribute to the future well-being of the Welsh language, by establishing the conditions to allow sustainable communities to thrive. For example, creating conditions for well-paid employment opportunities and a range of quality housing options are integral to planning for sustainable communities.
- 3.21 Paragraph 2.7.1 states that LPAs may define areas within their LDP where the Welsh language is considered to be of particular sensitivity or significance. Any such areas must be made clear on the LDP Proposals Map. Paragraph 2.7.2 advises that defining such areas will enable the LPA to make it clear to communities and developers where the use of the Welsh language may be a consideration. It will also signal the areas where the LPA may outline a need for measures to mitigate the impacts of development on the Welsh language. Examples of such mitigation measures may include Welsh/bilingual signage and bilingual marketing material (for residential sites); features that promote Welsh Language as an intrinsic element of design and layout, provision of Affordable Housing for Local Needs, provision of bilingual signs and support for the provision of Welsh.

4.0 Local Ward Data

- 4.1 The Application Site is situated within the Penllergaer Ward, which is situated approximately 7 kilometres north-west of Swansea City Centre. Adjoining wards are Gorseinon to the west and Llangyfelach to the east.
- 4.2 In terms of demographics, the 2011 Census shows that of the overall population of 2,868 in the ward, 2,357 were born in Wales (82.2% compared with 77.7% in Swansea as a whole).
- 4.3 The 2011 Census found that the population of the Penllergaer Ward was 2,750 (aged 3 and over). Of this population, 422 (15.3 %) were able to speak Welsh. The equivalent percentage for the City and County of Swansea was only 11.4%. On a national level, this figure was 19%. This data is summarised in Table 4.0 below.

Table 4.0 – Penllergaer Ward - 2011 Census Data

	Penllergaer	Swansea	Wales
All people 3+	2,750	231,155	2,955,841
Understands spoken Welsh only	183 (6.7%)	37,201 (16.1%)	672,828 (22.8%)
Speaks Welsh	422 (15.3%)	26,332 (11.4%)	562,016 (19.0%)
Can speak, read or write Welsh	280 (10.2%)	18,634 (8.1%)	430,717 (14.6%)

- 4.4 As a result of the fact that the ward within which the site is located has a greater proportion of individuals with an understanding of Welsh than at a County level, it is evident that the Welsh language forms an important role and feature of this community. As a result, any proposed development within this community must wherever possible protect and promote the Welsh Language, as well as mitigate any negative impacts such a development may introduce.

5.0 Consultation and Engagement

- 5.1 At the date of preparation of this Draft Welsh Language Impact Assessment, the 'PAC' exercise has yet to be undertaken. Responses on any relevant issues raised which relate to impact on the Welsh Language and which merit changes will be included in the final version of this assessment.
- 5.2 In terms of the pre-application advice received from the LPA in November 2020 in respect of the Application Proposal, it was confirmed that a Welsh Language Impact Assessment would be required to be submitted with the planning application. It was also confirmed that there was surplus capacity within some of the local schools to accommodate the likely pupil numbers that would be generated from the Proposed Development.
- 5.3 The design of the Application Proposal has taken into consideration the comments received from the LPA at pre-application stage, and further amendments will be incorporated, if necessary, to take into account any comments submitted during the PAC process.

6.0 Welsh Language Impact Assessment

- 6.1 The following assessment utilises the 18 questions set out in Appendix C of Planning and the Welsh Language: The Way Ahead (December 2005), which is a widely accepted method of assessing the potential impacts of development proposals on the Welsh Language.

Is the development likely to lead to a population increase/decrease?

(a) Will it affect the balance of English/Welsh Speakers (in a negative/positive way);

or

(b) Lead to an absolute or proportional decline in the number of Welsh speakers?

- 6.2 The development of new homes will result in an increase in the population of the ward of Penllergaer, introducing an additional 180 dwellings to the existing stock, and increasing the population of the area by some 432 persons. Although the proposed development will lead to an increase in the population of Penllergaer, these new residents are likely to come from either within the County or the local community itself.
- 6.3 Barratt Homes are currently building a new residential development at Chapel Fields, Loughor (some 5 km to the west). Information from Barratt Homes' Sales Director on the origin of purchasers has been sought and it has been confirmed that the majority of sales have originated from SA postcodes, which have a high proportion of Welsh speakers. A similar pattern has been noted at other completed residential developments in the area, including Bellway Homes at Parc Penderri, Penllergaer; the Elan Homes development at Parc Gwyn-Faen, Gorseinon and the Horizon Walk development by Barratt Homes, at Cae Duke, Loughor. Bellway has previously confirmed that 86% of sales at the Parc Penderri development were from the local area with a further 8% of sales originating from other areas with a high proportion of Welsh speakers, i.e. Ammanford and Llandeilo. The final phase of the Barratt Homes development at Horizon Walk comprised 106 dwellings, of which 30 were affordable units, and 80% of buyers were from the local area, i.e. the SA4 postcode. These include some 30% of purchasers who had part-exchanged homes in the locality. As with the Bellway Homes and Elan Homes sites, a large proportion of the remainder originate from other SA postcode areas.
- 6.4 On the basis of the above figures, it is possible to ascertain the minimum number of additional Welsh Speakers the proposed development will generate. From the above it can be reasonably assumed that 80% of the prospective occupiers and buyers are likely to be from within the area.
- 6.5 Consequently, taking Census data into account, the number of the new residents able to read, write or speak Welsh would amount to 35 persons (80% of 432 = 346 x 10.2% = 35 persons).
- 6.6 It is also acknowledged that the actual number of people moving to the development from Welsh speaking communities could be greater, resulting in the number of additional people who can read, write or speak Welsh in the community also being greater. Moreover, any children who move to the new development are likely to be learning Welsh at school which will also increase the number of new residents with the ability to read, write or speak Welsh.

Impact: Neutral Effect – Low Change

Mitigation:

Promotion of Welsh education among children and adults in the area, i.e. highlighting proximity of Welsh schools in sales promotions (website?) and drawing purchasers' attention to local Welsh language classes (change)...

Strong local advertising/marketing.

Bilingual sales/marketing to be made available on request.

Is the development likely to lead to increased in-migration?

(a) Might this result in a permanent increase in the proportion of non- Welsh speaking households; and

(b) Would such a change be permanent or temporary?

- 6.7 As outlined above, the development will lead to a degree of population increase to Penllergaer of some 432 new residents. However, as outlined above, this increase in the population may not necessarily have a detrimental impact on the Welsh language and culture of Penllergaer.
- 6.8 The new development is likely to draw largely from local first time buyers and those wishing to upgrade but remain in the area. The percentage of 'local buyers' given by previous market research may be a minimum and in fact likely to be greater, which would in turn increase the number of Welsh speaking households on the development and decrease the number of non-Welsh speaking households anticipated.
- 6.9 In addition to the above, it is likely that in order to become part of the local community, some new non-Welsh speaking residents may wish to learn the language. Furthermore, any children living at the new development will learn the language at school in line with the current national curriculum. Both these factors will help reduce further the number of non-Welsh speaking households.

Impact: Neutral effect – Low change

Mitigation:

Promotion of Welsh education among children and adults in the area (as above).

Strong local advertising/marketing.

Is the development likely to lead to increased out-migration? Might:

(a) The process of out-migration likely result in a loss of Welsh speaking households; and

(b) Would such a change be permanent or temporary?

- 6.10 It is unlikely that the proposal for new homes will lead to an increase in out-migration amongst either Welsh speaking or non-Welsh speaking households. A range of new homes are needed in the area to sustain the community.

- 6.11 Based on the findings outlined in this study, the number of Welsh speakers within the new development is likely to increase by at least 35 residents, as such, the development is unlikely to lead to a loss in Welsh speaking households.
- 6.12 In addition to the above, it is noted that 50 of the total number of units proposed will be 3-bedroom homes which is the typical size for an average family home. Through the provision of this type of unit, out-migration caused by young families moving out of an area due to a lack of suitable housing opportunities to upgrade to is likely to be avoided. In addition, 48 homes will be traditional 2-bed starter homes which are also important in terms of retaining the younger population, in addition to providing suitable opportunities for the older generation who might perhaps be looking to downsize but stay within the local community.

Impact: Positive Effect – Low change

Is the development likely to lead to a changing age structure of the community?

Might it lead to young/middle-aged/older Welsh speaking people leaving/moving into the area, leading to:

- (a) Changes in traditional activity patterns, resulting in an increasing desire to move away; or**
(b) Social tensions/break up of traditional social networks?

- 6.13 The proposed development of 180 new homes will facilitate the delivery of a mix of units catering for a range of household sizes, types and tenures. The proposed mix, which will include a number of affordable units, is based on local needs and market research into demand patterns for the local area. As a result, the proposal will provide units of a size and type that will suit most types of households, and although the development will result in an increase in the general population, the house type mix will ensure that this increase does not favour/discriminate any one particular age group. The housing mix proposed will help cater for people of different ages and economic status, with differing lifestyles and levels of independence.

Impact: No change

Mitigation Required: None

Is the development likely to have an impact on the health of local people? Might it:

- (a) Increase the risk of illness, therefore reducing the desirability to live in the community; or**
(b) Potentially make life more expensive, therefore increasing the risk of financial problems/stress of the local Welsh speaking population?

- 6.14 It is unlikely that the development would have any impact on the health of local people or increase risk of illness, therefore the proposal will not reduce the desirability to live in the community.

- 6.15 Market research will be undertaken by Barratt's in-house Sales and Marketing team to ensure that house prices within the proposed development will be reflective of the needs and demand of the local market. Furthermore, the proposed range of house types is complementary to the existing housing stock within Penllergaer. As such, it is unlikely that the risk of financial problems/stress to the Welsh speaking population will be increased.

Impact: Neutral - No change

Mitigation Required: None.

Is the development likely to have an impact on the amenity of the local area?

Might it: Deteriorate the environmental quality, therefore reducing the desirability to live in the community?

- 6.16 The vision is to create a vibrant and attractive neighbourhood with a distinct sense of place as an integrated addition to Penllergaer village, and to provide areas of formal and informal public open space in a landscaped setting.
- 6.17 Local facilities, including shops, leisure facilities, public open spaces and schools are within easy travel distance and provide the essential local services. The close proximity of the development to local facilities encourage walking and cycling as primary modes of travel, and the design proposals address this .
- 6.18 There are also frequent, local bus services available within close proximity of the site.
- 6.19 All of the above will ensure that there is no deterioration in the environmental quality experienced by the locality and so have no detriment on the desirability to live in the community.

Impact: Neutral - No change

Mitigation Required: None

Is the development likely to lead to the threat of increased crime or violence in the community?

Might it: Increase the risk of crime or violence, therefore reducing the desirability to live in the community?

- 6.20 It is not anticipated that there will be an increase in either crime or violence in the community as a result of this proposed residential development. Furthermore, the proposal is well-designed with regard to 'Secured by Design' principles, which consider the reduction of crime and anti-social behaviour in new development. South Wales Police Crime Prevention Design Officers were consulted during the pre-application process and commented that they were generally pleased with the proposed site layout. They advised that pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. They

should not undermine the defensible space of neighbourhoods. Routes should not ideally be segregated from one another or provide access to rear gardens as such paths have been proven to generate crime. These comments have been addressed in the revised layout and the Crime Prevention Officer will be consulted further during the planning application process.

- 6.21 Whilst it is difficult to predict the nature of the residents that will occupy the proposed units, it is positive that an increase in population will result in an increase in 'natural surveillance' within the development and the local community.

Impact: Neutral - No change

Mitigation Required: None.

Is the development likely to have a detrimental impact on local businesses?

Might it potentially lead to local, Welsh speaking businesses closing down due to:

- (a) A decline in overall local population: or**
- (b) An increase of non-Welsh speaking residents; or**
- (c) An increase in harmful/helpful competition?**

- 6.22 The proposal lies in close proximity to and within a relatively short distance of the facilities and services in Gorseinon and Penllergaer. In addition, public transport facilities to the wider area are very accessible, with regular services serving stops along Llewellyn Road and A4240 Gorseinon Road to the south west of the site. These include the no. 46 Gorseinon/Morrison, the no. 53 Swansea/Tircoed and the no. X13 Swansea/ Ammanford services which operate regular services in both directions.

- 6.23 As outlined above, the proposed development will result in an increase in the overall local population, of which at least 35 will be able to read, write or speak Welsh, based on past trends/ Census data. This potential increase of new Welsh speakers to the area is likely to have a positive impact on local Welsh-speaking businesses and it is unlikely they will close due to the development. The proposed development by its residential nature would not introduce any businesses that would harm local Welsh businesses in terms of competition. On the contrary, the increase in population and the number of new Welsh speakers is likely to benefit local Welsh speaking businesses through increased custom.

Impact: Positive – Low change

Mitigation Required: None.

Is the development likely to have a detrimental impact on local jobs? Might it:

- (a) Create jobs for local, Welsh speaking population (perhaps by virtue of local Welsh speaking people having the right skills?); or**
- (b) Threaten jobs of the local, Welsh speaking population (perhaps by causing the closure of local businesses)?**

- 6.24 It is unlikely that the proposal would have any detrimental impact on employment in the area. During the construction phase, there is a strong probability of employment being offered/ provided to local people in terms of trades and other associated businesses. The increase in population is also likely to help support and sustain local businesses.

Impact: Positive

Mitigation Required: None

Is the development likely to lead to greater economic diversity? Might it:

- (a) Potentially lead to a greater number of different jobs for the local, Welsh speaking population due to economic diversification; or**
- (b) Lead to increased in-migration of non-Welsh speakers?**

- 6.25 As outlined above, the proposed residential development is unlikely to deliver any employment related impacts other than during the construction phase. The proposal is unlikely to result in an increase of in-migration to the area of either Welsh speaking or non-Welsh speaking workers as the development does not include any long term employment.

Impact: Neutral - No change

Mitigation Required: None.

Is the development likely to have an impact on local wage/salary levels?

Might it: Potentially increase/decrease wage/salary levels due to increase work force/business competition?

- 6.26 There is nothing to suggest that the residential proposal will have any impact on local wage/salary levels.

Impact: Neutral - No change

Mitigation Required: None

Is the development likely to have an impact on the average cost of housing? Might it:

- (a) Force local, Welsh speaking people to leave the community; or**
- (b) Potentially lead to an increase in homelessness/housing stress amongst local, Welsh speaking households; or**
- (c) Prevent local Welsh speaking people from returning to the area?**

- 6.27 The price structure for the proposed new homes will be based on detailed analysis of the local housing market and market demand, derived from sales and marketing information obtained from other nearby sites, including for example the Barratt Homes development at

Heol Pentre Bach, Gorseinon and the Bellway Homes developments at Parc Penderi and Parc Mawr (once this goes live). Final pricing will be based on market advice received from local agents at the appropriate time.

- 6.28 It is unlikely that the cost of housing on the proposed development would force local Welsh-speaking people to leave the community and there is no reason to believe that the development would lead to an increase in homelessness.
- 6.29 On the basis of the above, the provision of new residential units at the site will not affect the local housing market in terms of prices, but will provide a wider range and choice, enabling more Welsh- speakers to remain in the local community and not be 'priced out' of the local housing market, as well as enabling those who have left to possibly return to their roots.

Impact: Positive – Low change

Is the development likely to have an impact on local schools? Might it:

- (a) Threaten/secure local schools due to an increase/decrease of studentrolls?**
(b) Alter the balance between Welsh-speaking and non-Welsh speaking students?

- 6.30 The nearest Welsh speaking primary school is Ysgol Gynradd Gymraeg Pontybrenin, which lies some 1.5 kilometres to the west. This has a roll of some 593 pupils. It is a feeder Primary School to the nearest Welsh Secondary School of Ysgol Gyfun Gwyr in Gowerton some 4 kilometres to the south. This has a roll of 1118 pupils. The school's website states that only a third of the pupils come from Welsh speaking homes.
- 6.31 The number of pupils that are likely to be generated by the development can be projected by applying the formula set out in the SPG for planning obligations/ education contributions in Swansea, which assumes that the average number of school-children per dwelling will be:
- Primary: - 0.31 pupils per dwelling
 Secondary: - 0.22 pupils per dwelling
 Post 16 - 0.04 pupils per dwelling
- 6.32 Based on the above, the proposed development would generate 56 children of primary age, 40 children of secondary school age and 7 post 16s.
- 6.33 During pre-application discussions with the LPA, the Education Department advised that the Welsh medium primary (Y.G.G. Pontybrenin) currently has surplus capacity of 1.40% and this is expected to increase to 12.97% surplus capacity by September 2026. The Welsh medium secondary school (Y.G. Gwyr) currently has 2.62% surplus capacity, however by September 2026 it is expected that they will be over capacity by -15.62%. The English medium primary (Penllergaer Primary) is currently over capacity by -6.31%, however by September 2026 is expected to have surplus capacity of 5.65%. The English medium secondary school (Pontarddulais Comprehensive) currently has 2.97% surplus capacity this is expected to decrease to 1.43% surplus capacity by September 2026.
- 6.34 There is also a proposed new 3 form entry Primary School school at Parc Mawr, however the timing and agreement of this is still being discussed, however the school would need to be delivered during early phases of the scheme to serve new and existing residents.

- 6.35 Given the above, it can be assumed that local schools have adequate capacity to accommodate new placements, however if there is any deficit between the required placements and the number of vacancies, this would need to be met via an appropriate financial contribution (subject to detailed viability considerations) thus mitigating any negative impact. The Education department will review this further during the course of the determination of the planning application.
- 6.36 It is difficult to assess the potential impact of the new pupils on the Welsh language. Based on this assessment, at least 10.2% would already be Welsh -speakers. Given that approximately 66% of pupils at the nearest Welsh Secondary school are from non-Welsh speaking households, it is likely that a proportion of English speaking households may opt for Welsh Language education.
- 6.37 As a result of the limited number of pupils generated it is unlikely that the proposal would alter the balance between Welsh-speaking and non-Welsh speaking students. However, the local education authority's policy of ensuring that all students have a choice to become bilingual will ensure that such an impact will be addressed immediately and so will be short term. As a result, the impact of the development in relation to this issue will therefore be neutral.

Impact: Neutral -No change

Is the development likely to have an impact on health care provision?

Might it: Threaten/secure local – Welsh medium – facilities/services?

- 6.38 There is no evidence to suggest that the proposal would have an impact on health care provision in the area, due to the proposed mix and nature of the development. The site is identified in the LDP as a housing commitment and health care provision would have been taken into account at that stage.

Impact: No change.

Mitigation Required: None.

Is the development likely to have an impact on local services, such as shops/post offices/banks/ pubs?

Might it: Threaten/secure local shops/post offices/banks/pubs in Welsh speaking communities, therefore forcing certain sections of the population out of the area/community e.g. the elderly or disabled of the young?

- 6.39 As the proposed development will lead to an increase in local population (which is likely to include at least 10.2% of people who have the ability to read, write or speak Welsh) it is likely that the development will have a positive effect on local services with the introduction of more local customers to support them, particularly as the site is located within walking distance of a number of these local services. As such, the new residents will be encouraged

to use these convenient local shops and services which will in turn ensure the viability of local shops and services for existing residents in Penllergaer. This would have a positive impact for the community as a result of the proposed development.

Impact: Positive – Moderate change

Will the development potentially lead to social tensions, conflict or serious divisions within the Welsh speaking community?

Might it:

- (a) Have a significant uneven effect on different parts of the local community, potentially advantaging some groups and disadvantaging others; or**
- (b) Violate traditional values of certain parts of the community?**

6.40 The proposed development will seek to ensure that it is sympathetic with both the physical and social environment of the existing settlement through its design, varied tenure and mix of properties.

6.41 As a result of the above, the development itself should not lead to increase social tension in the settlement. However, to ensure that existing residents are made aware of the proposal, Barratt will undertake pre-application consultation with the local community and will address any concerns raised.

6.42 In terms of any impact on specific groups within the community, the proposal will ensure that a mix of housing type and tenure is delivered, catering for all groups of the local population.

Impact: No change, but potentially Positive

Mitigation Required: None.

Will the development potentially lead to changes in local, Welsh-speaking, traditions/culture?

Might it:

- (a) Result in local, Welsh-speaking households moving away from the stress; or**
- (b) Lead to significant increase of non-local, non-Welsh speaking households; or**
- (c) Lead to an erosion of family ties or other social networks; or**
- (d) Lead to significant changes to the economic or social context, threatening traditional lifestyles; or**
- (e) Impact on local, Welsh-speaking households by introducing/accelerating social change?**

6.43 There is no evidence to suggest that local Welsh-speaking households will leave the settlement as a result of the proposed development and so there is unlikely to be any negative impacts on local Welsh traditions and culture.

6.44 The scale of development would not lead to significant changes to the linguistic social context of the settlement nor accelerate or introduce social change.

Impact: Neutral -No change

Mitigation Required: Promotion of the Welsh language wherever practical

Is the development likely to have an impact on local voluntary/activity/youth groups?

Might it force local people active in local groups to move out of the community due to:

(a) Drive an increase in unemployment/economic stress; or

(b) Drive an increase in house prices/housing stress?

6.45 Due to its very nature, it is not expected that the proposed development will have any impact on local voluntary, activity or youth groups. Similarly there is no evidence on any grounds to suggest that the proposal will result in local people active in local groups to move out of the community due to unemployment/ economic stress or an increase in house prices. On the contrary, the development will provide a greater range and choice of housing for the local community.

Impact: Neutral - No change

Mitigation Required: None.

7.0 Conclusion of Linguistic Impacts

- 7.1 This assessment has identified 7 positive impacts, 0 negative impacts and 11 neutral impacts, with no change anticipated. Using the scoring system set out in *Planning for the Welsh Language*, this amounts to an overall score of +7, which would indicate that the proposed development would have a positive impact on the Welsh language in the settlement of Penllergaer and its surrounding area.
- 7.2 The assessment considers it likely that a large proportion of buyers and affordable home occupiers will be Welsh in origin, with the majority from Swansea and West Wales, given the demographics of the purchasers of nearby developments. The proportion of Welsh speakers who live in the future development are likely to reflect the existing percentage of Welsh speakers in the local ward area.
- 7.3 In assessing the impact of a new residential development on the Welsh language, immigration of non-Welsh speaking households into an area with a high proportion of Welsh-speaking households can be seen as a threat to the future of the Welsh language. However, a positive impact is the likely retention of existing Welsh-speaking households within communities with high percentages of people with Welsh language skills through the provision of a wider range and choice of housing stock, particularly traditional 2-bed starter homes and 3/4 bed family homes, such as that proposed. This will have a positive impact on the future of the Welsh language, in line with the outcomes and objectives of FW and PPW.
- 7.3 Whilst no negative impacts have been identified in this assessment, there may be a need to consider some mitigation measures to promote and encourage further use of the Welsh Language, as follows:
- Promotion of Welsh education among children and adults in the area, such as highlighting proximity of Welsh schools in the sales promotions for the site and, if necessary, having literature available providing details of locally held Welsh lessons;
 - Strong advertising/marketing in the local area;
 - Bilingual sales/marketing to be made available on request;
 - Encouragement will also be given to using traditional Welsh names for the street names within the new development.
- 7.4 In conclusion, the provision of a range of well-designed, energy efficient, high quality market and affordable housing at Land north of Llewellyn Road, Penllergaer, will contribute to the creation of sustainable places and will have an overall positive impact on the Welsh language and its future in the local community of Penllergaer. Certain impacts may need some mitigation as outlined above, to ensure this continues to be the case.

Appendix 1

APPENDIX 1

Site Masterplan

	Housetype	No of Beds	Total
Open Market	Kenley	2	48
	Ellerton	3	30
	Moresby	3	2
	Kingsville	4	22
	Ennerdale	3	11
	Chester	4	19
	Hesketh	4	7
	Alderney	4	11
	Radleigh	4	16
Andover	3	5	
			171
Affordable	Larch	3	1
	Alder	1	4
	Olive	2	3
	Beech	3	1
			9
			180



- 2.5 storey property
- Existing tree
- Existing hedgerow
- Proposed tree
- Private access gate
- Publicly accessible space
- Bio-swale drainage feature
- Attenuation drainage feature
- Block paved area - shared surface feature
- Grasscrete parking
- LEAP
- ★ Affordable property

NOTES:
 NOT FOR SITE PURPOSES: This drawing is a general arrangement plan only and is not intended for site purposes.
 SCALE: As per notes on this drawing.
 SETTING OUT: All setting out levels, dimensions to be agreed on site. Do not use the information on this drawing without checking all dimensions on site. Any discrepancies between drawings, specifications and site work are to be reported to The Urbanists. Order of construction and setting out is to be agreed on site.
 CHECK: This drawing must be the latest revision, read in conjunction with all other drawings, details, specifications and schedules. All dimensions are in millimetres unless otherwise stated. Where and contradiction or uncertainty arises between the drawings and/or the schedule of works, it is the contractor's responsibility to seek verification from The Urbanists before proceeding. No claims will be met by The Urbanists, where the contractor continues work in absence of such confirmation.

No.	Date	By	Revision Notes
I	01/04/2021	LP	Accommodate revised 36, 60, 65, 108, 127, 164 handed
J	08/04/21	LP	Plots 1-10
K	12/04/2021	LP	Plot 10 boundary/parking

PROJECT STATUS:
 S4 (SUITABLE FOR APPROVAL)

theurbanists
 planning & design

Client: Barratt Homes
 Project: Llewellyn Road, Swansea
 Title: Planning Layout

Project ID	Organiser	Role	Block	Level	Type	Series	Drawn	Rev.	Status
1698	URB	UD	XX	XX	DR	80	001	K	S4

Drawn: LP/CK Date: 12/04/2021 Checked: LP Scale: 1:500@A0