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Architecture + Building Surveying + Town Planning

6-8 Nant Hall Road, Prestatyn

**Community Linguistic Impact
Assessment**

14th May 2024

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1.0 INTRODUCTION

- 1.1 This Community Linguistics Impact Assessment has been prepared by Cassidy + Ashton on behalf of Nant Hall Developments Ltd ('the applicant') in support of a full planning application for:

Proposed change of use / conversion / part extension / part demolition to create mixed use development, comprising: 18no apartments (Use Class C3) 5no holiday lets (Use Class C6), Café/Bar/Commercial Unit, Office Hub, car parking, landscaping and all associated works.

- 1.2 This Community and Linguistic Impact Assessment is a planning application requirement in line with Local Development Plan Policy RD5.

- 1.3 **Policy RD5** – The Welsh language and the social and cultural fabric of communities:

In determining all planning applications, the needs and interests of the Welsh language will be taken into account. Development could be refused if its size, scale or location would cause significant harm to the character and language balance of a community. To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will normally be expected to submit a:

- i) Community Linguistic Statement to accompany a planning application for smaller developments within villages, hamlets or the open countryside comprising proposals of the following kind: 5 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 1000m² or more, development likely to lead to the loss of community facilities or employment opportunities, infrastructure projects with long term community impacts;
- ii) More detailed assessment in the form of a "Community and Linguistic Impact Assessment" to accompany a planning application in all settlements where developments are on a larger scale comprising proposals of the following kind: 20 residential units or more, commercial, industrial or leisure/tourism development with a floor area of 3000m² or more, large scale infrastructure projects with long term community impacts.

- 1.4 Whilst the proposed development is for 18 no residential units, with the addition of 5no holiday lets and commercial space, a Community and Linguistic Impact Assessment has been undertaken.
- 1.5 This Statement is structured as follows:
- Section 2: Proposed Development; describes the proposed development;
 - Section 3: Planning Policy Context; Identification of the relevant local and national planning policies;
 - Section 4: Welsh Language Profile; Demonstrates the current usage of the Welsh language within the development site area.
 - Section 5: Methodology; Poses a series of questions to demonstrate the level of impact from the application on the use of the Welsh language.
 - Section 6: Conclusion; Summarises the contents of this Statement.
- 1.6 This report should be read in conjunction with all other planning documents submitted with the application.

2.0 PROPOSED DEVELOPMENT

- 2.1 This application seeks conversion of existing 6-8 Nant Hall Road, along with part demolition / re-build.
- 2.2 The development involves the retention of original parts of the building, with a later existing extension to the rear proposed to be demolished and replaced with a new 5 storey extension. The re-build / new build elements are shown in light grey below. The development is to accommodate a combination of residential units, holiday units and commercial space within the building.

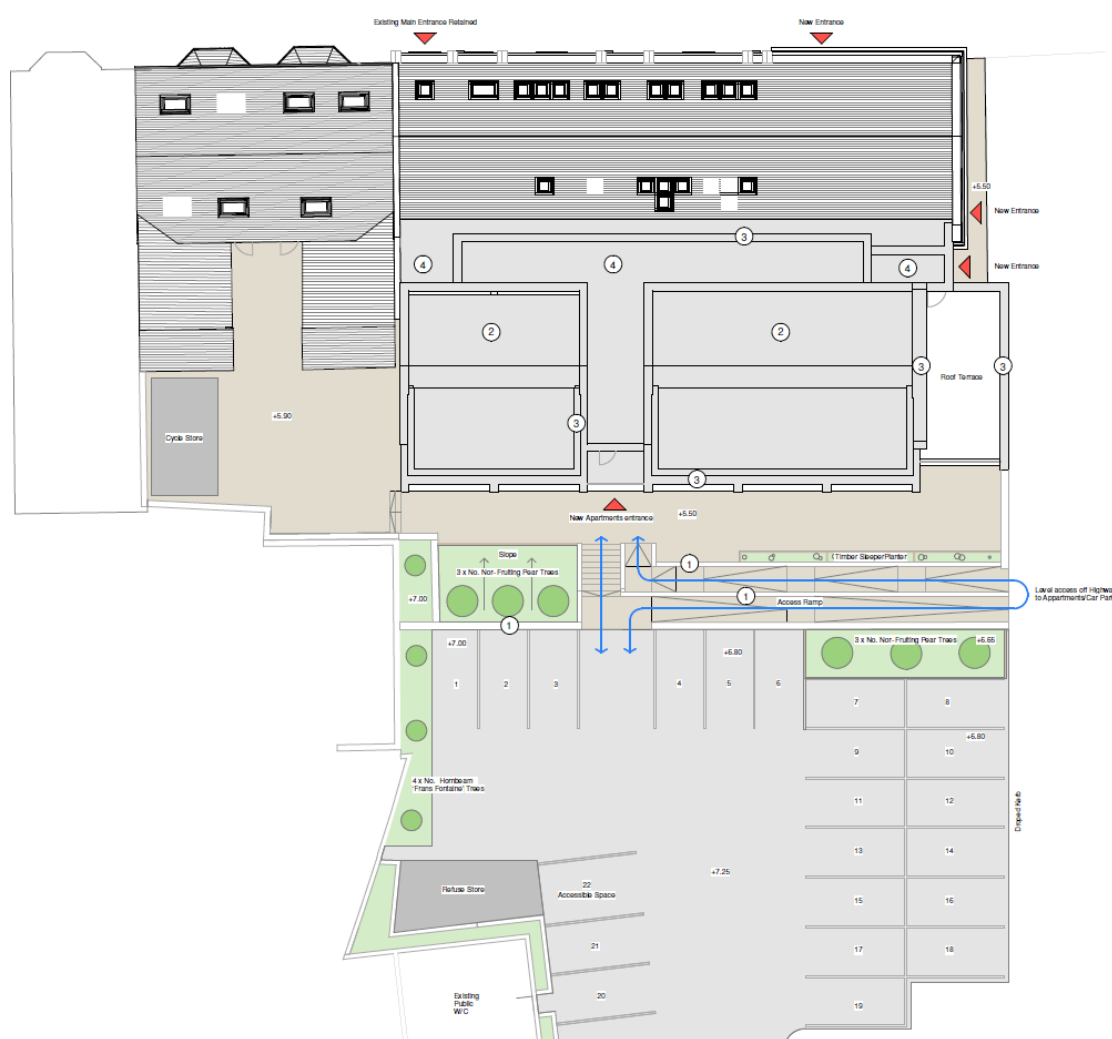


Fig. 2 Proposed Site Plan

- 2.3 The landscaping works to the rear include restructuring the car park to maximise parking spaces. The current step down to the building level is proposed to be re-worked to reflect the

- building redevelopment and create a landscaped area with stepped and ramp access, tree planting and planters.
- 2.4 The number of car parking spaces is proposed to be increased. The layout as shown above accounts for an increase from 7no to 22no, this would involve a new dropped kerb off the highway facilitating access.
- 2.5 The proposed development is set out in detail in the Planning, Design and Access Statement.

3.0 PLANNING POLICY CONTEXT

Introduction

- 3.1 The adopted development plan for Denbigh currently comprises the adopted Denbighshire County Council Local Development Plan (2013).
- 3.2 An emerging local development plan is currently under development, however due to ongoing delays the adoption of the replacement LDP is not anticipated before 2026.
- 3.3 Relevant material planning considerations include Planning Policy Wales (2021), the Technical Advice Notes (TAN) and Supplementary Planning Guidance.

Planning Policy

- 3.4 **Policy RD5 ‘The Welsh language and the social and cultural fabric of communities’** is contained within the adopted Denbighshire County Council Local Development Plan (2013). The policy requires a Community and Linguistic Impact Assessment to be prepared for developments of 20 residential units or more and commercial, industrial or leisure/tourism development with a floor area of 3000m² or more.
- 3.5 Denbighshire County Council have also published and adopted Supplementary Planning Guidance document ‘Planning and the Welsh Language (2014)’. The purpose of the SPG is to provide further advice and guidance on how the Welsh language is to be considered in new development proposals submitted via the planning system. It supplements the adopted Denbighshire Local Development Plan Policy RD5.
- 3.6 The SPG also sets out the requirements of the Community and Linguistics Impact Assessment and poses a series of questions which need to be addressed as part of the assessment.
- 3.7 These questions are assessed in full in Section 5 of this report as well as the proposed mitigation measures included in the development.

4.0 WELSH LANGUAGE PROFILE

4.1 In order to assess the impact that the development may have on the use of the Welsh language, it is important to understand the existing use of the language within the town. The development site is located in the Prestatyn East ward of Denbighshire, Wales.

The data included in this section of the report has been collected from the 2021 Census Data and the Denbighshire Council Welsh Language Strategy 2023-2028.

Denbighshire

4.2 The 2021 census data identifies that 20,940 people in Denbighshire can speak Welsh (22.5% of the population).

4.3 In 2011, this figure was 22,240, which was 24.6% of the population.

Prestatyn East

4.4 In 2011, the percentage of the population with no skills in Welsh was 75%.

4.5 The 2021 censuses demonstrated that 76.3% of the population now have no skills in Welsh.

5.0 METHODOLOGY

- 5.1 This Chapter of the statement responds to the questions included in the '*Planning and the Welsh Language*' SPG.
- 5.2 Ultimately the development will result in a net balance of population within Prestatyn, being that the development will provide new apartments in the town centre. The development will also provide additional opportunity for holiday accommodation, a flexible office hub and a commercial unit that is likely to be used as a café/bar.
- 5.3 It is not expected, however, that the increase in population, will have any negative affect on the balance of Welsh speakers or lead to a decline in the use of the language.
- 5.4 Residents of the units are expected to come from the Prestatyn / Denbighshire area and therefore it is not expected that there will be an impact upon the population profile.
- 5.5 Whilst the holiday accommodation will bring users from further afield, this will not be permanent accommodation and therefore the population profile of the area will not be impacted. The accommodation will complement existing tourism attractions and promote the identity of Wales, the Welsh language being an important component of this.

Population Characteristics

- 5.6 **Is the development likely to lead to a population increase / decrease that might: Affect the balance of Welsh speakers (positive or negative way); or Lead to an absolute or proportional decline in the number of Welsh speakers?**

Residents are expected to come from the Prestatyn / Denbighshire area and therefore it is not expected that there will be an impact upon the population profile.

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

Potential for minor increased in-migration, but residents are expected to come from the Prestatyn / Denbighshire area.

- 5.8 **Is the development likely to lead to increased out-migration?**

No – retains a net balance of population.

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

The development would be expected to attract a range of ages, consistent with the current age structure of the community.

Quality of Life

5.10 **Is the development likely to have an impact on the health of local people?**

The development is likely to have a neutral impact on the health and wellbeing of local people within Prestatyn. The site is currently vacant and will provide an office hub, to accommodate flexible working opportunities, along with a commercial unit which is likely to be used as a café/bar which will benefit the local community.

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

The new office hub and commercial unit, likely to be used as a café/bar will benefit the amenity of the local area, making use of a currently redundant building. The improved landscaping and site appearance to the rear will contribute to the overall experience of the wider area and contribute to public realm.

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

No - the development is likely to lead to a decreased threat of crime or violence in the community. The development itself will bring additional activity and vitality to the area during the day and evenings, potentially increasing the security of the development and surrounding areas. Natural surveillance will also be heightened.

Economic Factors

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

No - the development will not have a detrimental impact on local businesses. The development will increase footfall in the town centre which will benefit the existing businesses. The holiday accommodation will facilitate prolonged visits and therefore spend within the town centre.

5.14 **Is the development likely to have a detrimental impact on local jobs?**

No - the development will not have a detrimental impact on local jobs and will create employment opportunities through the construction phase of the development as well as

through the café/bar and management of the development as a whole. The holiday accommodation will facilitate prolonged visits and therefore contribution to local businesses and jobs.

5.15 Is the development likely to lead to greater economic diversity?

The development is unlikely to generate a significant increase in economic diversity, although the holiday lets will allow for overall contribution to the area's tourism economy. The office hub will provide a distinct opportunity for flexible working.

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

The development is not likely to have a negative impact on the local wage levels in Denbigh.

5.17 Is the development likely to have an impact on the average cost of housing?

It is considered that there would be no direct consequence expected on the average cost of housing. The proposed development will deliver a range of residential units, including affordable housing.

Infrastructure Supply

5.18 Is the development likely to have an impact on local schools?

The development is not expected to have a significant impact on local schools, the residential units are a combination of 1 and 2 bedrooms. The 1-bedroom units would not accommodate families.

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

The development is unlikely to have an impact on health care provision.

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

The development will have a positive impact on the provision of local services. The scheme accommodates a café/bar and over time, the provision of services should increase through ongoing investment into the area, associated with the new residential units and tourism accommodation.

Social and Cultural Aspects

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

The development will not lead to social tensions, conflict or divisions within the Welsh speaking community.

5.22 **Will the development potentially lead to changes in local Welsh traditions/culture?**

The development is unlikely to lead to any significant changes in local Welsh traditions or culture.

Prior to the application being submitted to the Council, public consultation is to be undertaken for a period of 28 days. This will give residents, interested parties and local stakeholders the opportunity to comment on the proposed plans as well as raise any concerns in regard to the Welsh culture and local traditions that will then be considered by the applicant ahead of any formal planning submission.

5.23 **Will the development be likely to have a potential impact on local voluntary / activity / youth groups?**

The development is unlikely to impact opportunities for local voluntary, activity, and youth groups.

Mitigation Measures

5.24 This Community & Linguistic Statement demonstrates that the proposed development would not result in negative impacts upon the linguistic and social character and the locality.

5.25 Whilst this is the case, and in order to further safeguard the Welsh Language the applicant will promote the use of the Welsh language as part of the proposed development through activities and events appropriately, e.g. bilingual signage.

6.0 CONCLUSION

- 6.1 This Statement has identified that in preparing the proposed development, due consideration has been given to any effects of the proposal on the Welsh language.
- 6.2 We consider that the proposal provides an opportunity to promote the use of the Welsh language as well as introduce a range of social and economic benefits to the area.
- 6.3 Ultimately the development will result in a net balance of population within Prestatyn, being that new residential units will be introduced, along with tourism accommodation. It is not expected, however, that the increase in population, will have any negative affect on the balance of Welsh speakers or lead to a decline in the use of the language.
- 6.4 Overall, we do not consider there to be any negative impacts resulting from the development.
- 6.5 We believe that this statement and the accompanying planning documents have demonstrated that the application is compliant with local and national planning policy and that every effort will be made to ensure the promotion of the Welsh language and its retention within Denbigh.

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