



WELSH LANGUAGE ACTION PLAN

PROPOSED RESIDENTIAL DEVELOPMENT (10 UNITS) **AT THE FORMER GWAUN CAE GURWEN COUNTY PRIMARY** **SCHOOL, WATER STREET, GWAUN CAE GURWEN,** **NEATH PORT TALBOT, SA18 1HA**

On behalf of
Messrs. D. & D. Davies

Our Ref: 0742.a
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1.0 INTRODUCTION

- 1.1 JCR Planning Ltd. has been instructed to prepare a Welsh Language Action Plan (WLAP) on behalf of Messrs D. and D. Davies in respect of the proposed residential development (10 units) of the former Gwaun Cae Gurwen County Primary School site at Water Street, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot, SA18 1HA.
- 1.2 Neath Port Talbot County Borough Council's Local Development Plan (LDP) Policy WL1 requires planning applications for residential developments of 10 dwellings or more, and which are located within 'Language Sensitive Areas' (LSAs), to be accompanied by a WLAP. Gwaun Cae Gurwen is considered to be an LSA and therefore this WLAP is required to set out the measures to be taken to protect, promote and enhance the Welsh language and which will mitigate any potential negative impact on the language.
- 1.3 The purpose of this WLAP is therefore to:-
- demonstrate that the Welsh language has been afforded full consideration throughout the formulation of this proposal;
 - establish any resultant potential impact on the Welsh language;
 - determine the required mitigation measures should there be a negative impact.
- 1.4 In accordance with both national and local planning policy and guidance, this WLAP is therefore submitted in support of the proposed development.

2.0 BACKGROUND TO THE PROPOSAL

2.1 THE APPLICATION SITE

- 2.1.1 The application site comprises that of the former Gwaun Cae Gurwen County Primary School. The original buildings have been demolished and removed and this brownfield site is now dominated by areas of hard standing, together with a smaller area of undeveloped land which was formerly the school's grassed play area.



Photograph 1

- 2.1.2 The application site measures approximately 0.35 ha and is relatively flat, fronting onto Water Street, from which access is obtained. The site is surrounded by existing residential development, with a public car park adjoining its south-eastern corner. The site boundaries are clearly defined by a mix of fencing, hedgerows and walls.
- 2.1.3 The application site is located centrally within Gwaun Cae Gurwen and is situated only approximately 30 metres from the village's commercial core along the main A474 road (Heol Cae Gurwen) where a relatively wide range of retail outlets, community facilities and local services are located.

- 2.1.4 A number of bus stops are also located within convenient walking distance of the site, linking the settlement with Ammanford to the west, Pontardawe and Swansea to the south, and Ystalyfera to the east. The application site's key sustainable accessibility characteristics and limited potential traffic generation, also ensure its compliance with LDP Policy TR2.

2.2 THE SURROUNDING AREA

- 2.2.1 Gwaun Cae Gurwen is located in the upper Amman Valley, approximately four miles to the east of the Carmarthenshire town of Ammanford, and approximately four miles to the north of Pontardawe in the Swansea Valley, with their extensive range of facilities and services.
- 2.2.2 Gwaun Cae Gurwen has a strong mining heritage, as do the majority of villages in the area. There is still a strong sense of community, to which the relatively high proportion of Welsh speakers contributes significantly.
- 2.2.3 Gwaun Cae Gurwen has good public transport links and is categorised within the LDP's settlement hierarchy as a 'Large Local Centre', namely a settlement *"....with adequate public transport links with clusters of one or more retail units and local services, with one or more community facilities and employment provision..."*.
- 2.2.4 The settlement is typical of a West Wales village community that has seen a decline in primary industry and manufacturing. It is now reliant on service industries, largely located elsewhere.

2.3 THE PROPOSED DEVELOPMENT

- 2.3.1 The submitted development proposes 10 no. semi-detached dwellings arranged in five pairs on an area of brownfield land. It is evident from the accompanying drawings that the 0.35 ha site is capable of accommodating the proposed number of dwellings and associated parking and amenity space, etc., without detriment to any known amenity interest.

- 2.3.2 The proposed scheme comprises 6 no. three bedroom dwellings located towards the frontage of the site, and 4 no. four bedroom properties situated towards the rear of the site.
- 2.3.3 Access is proposed from Water Street with 3 no. shared driveways serving the six frontage properties. A new shared private driveway will provide access to the four dwellings at the rear.
- 2.3.4 The site layout is depicted in *Plan A* below.



Plan A

- 2.3.5 It is anticipated that the development will provide accommodation for ten households, which equates to between 20 and 36 persons. For the purpose of this report, a figure of 24 persons is considered representative. However, pre-judging the number and type of households that will occupy a proposed development is fraught with difficulty. The most robust way of evaluating potential occupancy characteristics is simply by applying the average household size figure to each proposed dwelling.
- 2.3.6 The application proposes two types of dwelling – 4 no. x 4 bedroom and 6 no. x 3 bedroom. Given their size, the expected occupation of these dwellings will be families, as opposed to retired couples or single persons. Applying an average

household size of 2.4, it is expected that there will be at least four children living within the ten dwellings.

- 2.3.7 The anticipated impact on existing services is likely to be positive, in the sense that the expected limited number of children will not result in an excessive burden being placed on the local school system. Likewise, it is not thought that the anticipated twenty adults will place undue demand on health services given their anticipated average age.
- 2.3.8 The submitted scheme relates to the provision of ten dwellings and does not include any other associated new facility, with the exception of informal grassed areas/street landscaping.
- 2.3.9 The application site lies within the settlement limits for Gwaun Cae Gurwen, as defined in the LDP. Therefore, the principle of development is already established for this site and the proposal satisfies LDP Policies SP3 and SC1. Furthermore, the redevelopment and regeneration of a central brownfield site is supported by both national and local planning policy and will bring a previously community significant site back into efficient use.
- 2.3.10 Overall, it is considered that due to the limited scale of the proposal there will not be a negative impact on the community of Gwaun Cae Gurwen.

3.0 POLICY

- 3.1 There is a significant amount of policy, both national and local, relating to maintaining and protecting Welsh speaking communities, the most relevant of which is:-

PLANNING (WALES) ACT (2015)

- 3.2 The Planning (Wales) Act 2015 revises Section 70 of the Town and Country Planning Act 1990 by adding “...*any considerations relating to the use of the Welsh language, so far as material to the application...*” (Section 31 refers). Thereby there is a duty to take account of all relevant Welsh language considerations when determining planning applications.

THE WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

- 3.3 The use of the Welsh language is further promoted in the Well-Being of Future Generations (Wales) Act 2015 which requires a positive approach, namely “...*public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle*”.

- 3.4 Seven ‘well-being goals’ are listed in the Act, one of which is specifically relates to the Welsh language:-

“A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation”.

- 3.5 In addition, the goal is expressed in the following manner:-

“Through promoting and protecting our culture and heritage, we come to value their role as mechanisms for social change and their potential to achieve prosperity and resilience.”

CYMRAEG 2050: A MILLION WELSH SPEAKERS (2017)

- 3.6 This 2017 document set out the Welsh Government's strategy for the "...*promotion and facilitation of the use of the Welsh language...*". It aims to secure:-
- a target number of one million Welsh speakers by 2050.
 - percentage of the population speaking Welsh on a daily basis, and able to speak more than just a few words of Welsh, to increase from 10 per cent (in 2013–15) to 20 per cent by 2050.
- 3.7 The document emphasises the importance of safeguarding Welsh-speaking communities as a means to promote the wider daily use of the language.

PLANNING POLICY WALES (PPW) EDITION 10 (DECEMBER 2018)

- 3.8 Planning Policy Wales seeks 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. (Para. 1.2)
- 3.9 PPW further acknowledges that the Welsh language is part of the social and cultural fabric and its future depends upon factors such as, education, demographic change, community activities and a sound economic base. (Para. 3.2.5)
- 3.10 The land use planning system is obliged to take account of the Welsh language and to promote the 'Thriving Welsh Language' well-being goal. (Para. 3.2.5) In so doing, planning authorities are expected to ensure that development "...*takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language...*". (Para. 3.2.6)
- 3.11 PPW however includes a caveat which effectively only allows the use of the Welsh language to be taken into account during decision making "...*so far as they are material to applications for planning permission...*". It is clearly stated that "...*any element of discrimination between individuals on the basis of their linguistic ability...*"

or seeking to “...control housing occupancy on linguistic grounds...” should not be introduced. (Para. 3.2.8)

TECHNICAL ADVICE NOTE (TAN) 20 (PLANNING AND THE WELSH LANGUAGE)(OCTOBER 2017)

- 3.12 The manner in which the Welsh language may be given appropriate consideration in the planning system is outlined in Technical Advice Note (TAN) 20. (Section 1.3)
- 3.13 Paragraph 1.7.3 of the TAN stipulates that the planning system can contribute to the future well-being of the Welsh language, by establishing the conditions to allow sustainable communities to thrive. It is acknowledged however that the future of the Welsh language is dependent upon a wide range of factors outside the scope of the town and country planning system, including education, demography, and socio-economic activities.
- 3.14 When determining planning applications, TAN 20 reiterates previous guidance in that “...considerations relating to the use of the Welsh language may be taken into account so far as they are material...”. It does emphasise that no additional weight is to be given to the Welsh language above any other material consideration and decisions on all applications for planning permission must be based on planning grounds only and be reasonable. (Para. 3.1.2)

NEATH PORT TALBOT CBC LOCAL DEVELOPMENT PLAN (LDP)(2016)

- 3.15 The LDP acknowledges that “...the Welsh language is an integral part of the social fabric...” of Neath Port Talbot. Through LDP Objective 25, the Council has adopted a committed and proactive approach to the protection, promotion and enhancement of the Welsh language:-

OB 25: Preserve and enhance the area's cultural heritage and identity with a focus on the Welsh language in language sensitive areas.

- 3.16 The Council's policy framework for the Welsh language is contained in LDP Policies SP22 and WL1. Strategic Policy SP22 'Welsh Language' sets the context and meets

the aim of Objective 25, whilst Policy WL1 'Development in Language Sensitive Areas' requires developments of a certain size, proposed in LSAs, to submit a WLAP, setting out mitigation measures to address any negative impacts resulting from the proposed development.

- 3.17 Within the framework provided by these policies, Gwaun Cae Gurwen is categorised as an LSA in the LDP. All residential development proposals within LSAs over the threshold of 10+ units are required to submit a WLAP and make a financial contribution of £500 per unit (to cover 3 years) towards the creation of a framework of activities to mitigate any negative effects on the Welsh language.
- 3.18 The Council's accompanying SPG document 'Development and the Welsh Language' Supplementary Planning Guidance (July 2017) provides further guidance and outlines the methodology for undertaking a WLAP. The document details the relevant matters that need to be considered in respect of developments planned for the designated LSAs.
- 3.19 The SPG acknowledges that new development can place both positive and negative impacts upon a community. Many of these impacts have already been assessed by means of the LDP's Welsh Language Impact Assessment (WLIA). The document concludes that any proposed mitigation which aims to protect, promote and enhance the Welsh language will therefore be addressed through the use of planning obligations.
- 3.20 Of relevance is the SPG's guidance in respect of outline applications. In these instances, developers will be required to provide a minimum framework of a WLAP, which would include for example, a list of groups/organisations to be consulted. It is acknowledged that a condition will be added to any outline permission granted, requiring the submission of a detailed WLAP at the reserved matters stage, which may require the developer to enter into a S106 agreement.

- 3.21 On this occasion, the Applicant has undertaken a full WLAP for submission with this outline application, which it is hoped will fully assist in helping to inform the mitigation measures required for the development proposal.

4.0 WARD / LOCAL INFORMATION

4.1 This section provides a detailed review of the available information relating to the local community in respect of demography, language and infrastructure.

4.1 DEMOGRAPHIC PROFILE

4.1.1 According to the 2011 census, the population of Wales was 3.1 million. This represented an increase of 5.3% or 153,000 during the 10 years since the 2001 census figure of 2.9 million.

4.1.2 This increase was reflected both in the population of Neath Port Talbot in 2011 (139,812) as compared with 134,380 at the time of the 2001 census, and that of the Gwaun Cae Gurwen ward, where the total population in 2011 was 4,240, having increased from 2,827 in 2001. (ONS)

Age Profile		
Gwaun Cae Gurwen Ward (2011 Census)		
	Number	%
All residents	2910	100
Age 0 to 4	142	4.9
Age 5 to 7	108	3.7
Age 8 to 9	69	2.4
Age 10 to 14	172	5.9
Age 15	42	1.4
Age 16 to 17	72	2.5
Age 18 to 19	61	2.1
Age 20 to 24	178	6.1
Age 25 to 29	179	6.2
Age 30 to 44	556	19.1
Age 45 to 59	615	21.1
Age 60 to 64	190	6.5
Age 65 to 74	287	9.9
Age 75 to 84	176	6.0
Age 85 to 89	37	1.3
Age 90 and over	26	0.9
Mean Age	41	

Table 1 – Age Profile of Gwaun Cae Gurwen Ward 2011 (UK Census Data)

4.1.3 The 2011 age profile for Gwaun Cae Gurwen ward is shown in *Table 1*, with a mean age of 41.

4.1.4 The population can be further broken down into gender, with there being equal numbers of males and females in Gwaun Cae Gurwen in 2011, i.e. 1455. Furthermore, Gwaun Cae Gurwen's 2,910 population was accommodated in 1,260 households, giving an average household size of 2.3 persons in 2011.

4.1.5 It is evident from *Table 1* that 52.5% of the population is within the 'family raising' cohort (20 – 59 years of age). It is expected that the residents of the proposed development will fall within this age range and the development will therefore have a positive impact upon the language by increasing the number of potential users.

4.2 LANGUAGE PROFILE

4.2.1 At the time of the 2011 census it was recorded that 19.0% (562,000) of Wales' population (aged 3 and over) could speak Welsh. This represented a 2% drop from the 21% (582,000) recorded in the 2001 census.

4.2.2 At a county level, the proportion of Welsh speakers recorded within Neath Port Talbot in 2011 was 15.3%, i.e. approximately 20,698 people. This decline from 18% in 2001 mirrored both the national picture and locally in Gwaun Cae Gurwen itself, as *Table 2* illustrates. However, the decline experienced at a local level was considerably greater, with the percentage change in the number of those speaking the language in Gwaun Cae Gurwen between 2001 and 2011 being a drop of 12.11%.

% of Welsh Speakers		
	2001	2011
Wales	20.8	19
Neath Port Talbot	18	15.3
Gwaun Cae Gurwen	67.91	55.8

Table 2 – Percentage of Welsh Speakers (NPTCBC)

4.2.3 The vast majority of the communities that comprise Neath Port Talbot county borough have lower numbers of Welsh speakers when compared to both national and county averages. However, there are Welsh language strongholds within the county, where the language is spoken on a daily basis by high numbers of the local population. Evidently, Gwaun Cae Gurwen is one such community and in an effort to safeguard its Welsh language status, Neath Port Talbot designated the Gwaun Cae Gurwen ward as an LSA in the LDP.

4.2.4 *Table 3* compares the 2011 census data in respect of the population's Welsh language skills at a community, county and national level.

% Welsh Language Skills Profile (2011 Census) %			
	Wales	Neath Port Talbot	Gwaun Cae Gurwen Ward
No skills in Welsh	73.3	75.2	33.3
Can understand spoken Welsh only	5.3	6.4	9.6
Can speak Welsh	19.0	15.3	55.8
Can speak but cannot read or write Welsh	2.7	2.7	9.4
Can speak and read but cannot write Welsh	1.5	1.6	6.2
Can speak, read and write Welsh	14.6	10.8	40.1
Other combination of skills in Welsh	2.5	3.3	1.5

Table 3 – Welsh Language Skills Profile 2011 (UK Census Data)

4.2.5 The data in *Table 3* shows that the Welsh language skills levels of the population of Neath Port Talbot largely reflect those of Wales in 2011. However, the significance of the Gwaun Cae Gurwen ward is evident in the above average proportion not only speaking Welsh, but also having writing and reading skills.

4.2.6 More specifically, *Table 4* shows a breakdown of the total population of Gwaun Cae Gurwen ward in 2011 (aged 3 and over) in terms of their Welsh language skills. With over half of the population (55.8%) having the ability to speak Welsh, it is clear why Gwaun Cae Gurwen is considered a 'language sensitive area'. In fact, Gwaun Cae Gurwen ward had the second highest number of Welsh speakers in Neath Port Talbot in 2011 (1,576), with only Pontardawe ward having more (1,624). Furthermore, a significant proportion of the population (40.1%) is able to speak, read and write in Welsh, suggesting a level of fluency lacking in the majority of Neath Port Talbot.

Welsh Language Skills Profile		
Gwaun Cae Gurwen Ward (2011 Census)		
	Number	%
All residents age 3 & over	2823	100
No skills in Welsh	941	33.3
Can understand spoken Welsh only	272	9.6
Can speak Welsh	1576	55.8
Can speak but cannot read or write Welsh	264	9.4
Can speak and read but cannot write Welsh	174	6.2
Can speak, read and write Welsh	1131	40.1
Other combination of skills in Welsh	41	1.5

Table 4 – Welsh Language Skills Profile of Gwaun Cae Gurwen Ward 2011 (UK Census Data)

4.2.7 However, as already noted, despite the relatively high levels of Welsh language use, Gwaun Cae Gurwen did experience a noticeable decline in Welsh speakers between 2001 and 2011, and if we examine data from the 1991 census, the decline is even more significant, with a 23.31% reduction in the proportion of Welsh speakers.

4.2.8 In light of these linguistic trends, it is important that any proposed development within this community seeks to protect and promote the Welsh language, through the mitigation of any potential negative impacts.

4.3 INFRASTRUCTURE PROFILE

4.3.1 Gwaun Cae Gurwen is categorised as a 'Large Local Centre' in the LDP's settlement hierarchy, due to its public transport links, retail units, local services, community facilities and employment provision.

4.3.2 The settlement is well served by bus routes, with several bus stops being within convenient walking distance of the application site on the main A474 road. The bus routes linking Gwaun Cae Gurwen with the wide range of services and facilities in settlements both nearby and further afield include:-

- 64 Ammanford – Ystradgynlais
- 124 Ammanford – Brynamman
- 905 Cwmtwrch – Pontardawe
- X26 Brynamman - Swansea

4.3.3 The sustainable credentials of the application site are further reinforced by its close proximity to the local retail outlets and facilities of Gwaun Cae Gurwen itself, the majority of which are located within walking distance along the A474 road, including supermarkets, cafes, public houses, Places of Worship, a library, takeaways, doctors surgery, dentist, etc. Several local businesses are also based in Gwaun Cae Gurwen, providing valuable employment opportunities for local residents.

4.4 WELSH LANGUAGE EDUCATION PROVISION

4.4.1 Welsh medium education is generally considered to have a significant influence on the numbers of those with the ability to speak the language. Consequently, the impact of any development on school places will be of relevance.

4.4.2 At present, there are nine Welsh medium primary schools and one Welsh medium 'all-through' school in Neath Port Talbot (3 to 18 years of age). The Local Education Authority (LEA) states that Welsh medium education is an option for all pupils from

both Welsh and non-Welsh speaking households and provides courses for primary age pupils to improve Welsh language skills.

- 4.4.3 Primary school education is provided by Ysgol Gynradd Gymraeg Gwaun Cae Gurwen, which is a Welsh medium school situated within convenient walking distance of the application site (approximately 350 metres). Pupils range from 3 to 11 years of age. The school has 191 pupils on the roll, including a nursery class. The school aims to “...*encourage and inspire our children to use Welsh in all aspects of their lives...*” according to its website.
- 4.4.4 Ysgol Gyfun Ystalyfera provides Welsh medium secondary education for the northern part of Neath Port Talbot, with one of its aims being “...*to enable each pupil to communicate effectively in both spoken and written Welsh and English...*”. It presently has a school capacity of 1,330 and interestingly, the school website states that approximately 86% of its pupils come from non-Welsh speaking households. Schools bus service 995 provides transport from Gwaun Cae Gurwen to the school.
- 4.4.5 Ysgol Gyfun Ystalyfera has received considerable investment from the Local Authority’s ‘21st Century Schools’ programme with the improvement of existing facilities and new-build boosting Welsh medium education provision in the county.
- 4.4.6 The Local Authority’s ‘Welsh in Education Strategic Plan’ (2017 – 2020) acknowledges that “...*language and culture are essential parts of an individual’s identity...*” and is “...*committed to promoting and celebrating the Welsh language and culture in a pro-active and inclusive way across all its schools...*”. The document aims to support the Welsh Government’s 2050 target of a million Welsh speakers by increasing the use of Welsh in all aspects of education.
- 4.4.7 Cwmtawe Community School in Pontardawe is an 11 – 16 years of age comprehensive school. Pupils have the option of continuing their education at Neath Port Talbot College. The school has 1,270 pupils on the roll, with an admission limit of 1,280. As is mandatory under the National Curriculum, Welsh is taught as a second-

language up to 16 years of age. Schools bus service 909 provides transport from Gwaun Cae Gurwen to the school.

4.4.8 In addition to the Welsh language opportunities provided by schools, Menter Iaith Castell Nedd Port Talbot has advised that, in addition to themselves, the following Welsh language medium groups presently operate in Gwaun Cae Gurwen:-

- Urdd Gobaith Cymru
- Cymraeg i Blant
- Mudiad Meithrin

4.4.9 The foregoing confirms that Gwaun Cae Gurwen is a vibrant and sustainable community, where the Welsh language is a key element of the population's daily lives.

5.0 CONSULTATION AND ENGAGEMENT

- 5.1 Due to its scale (10 dwellings), this proposal just falls within the definition of the 'major' development classification, and this outline planning application will be the subject of Welsh Government Pre-Application Consultation (PAC) procedures (Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Order 2016).
- 5.2 Members of the public, statutory bodies, and other third parties, will therefore have a minimum period of 28 days within which to make representations in respect of the proposed development. All representations received as a result of the PAC process will be carefully considered prior to finalising the formal planning application and will be included within the pre-application consultation report accompanying the submitted application.
- 5.3 The following will be consulted as part of the PAC process:-
- Local residents (to be defined)
 - Occupiers of adjoining land and property
 - Cllr. S. Reynolds
 - Gwaun Cae Gurwen Community Council
 - Dwr Cymru/Welsh Water
 - Natural Resources Wales
 - The Coal Authority
 - Neath Port Talbot Highways
- 5.4 Those comments received as a result of the PAC process in respect of the impact of the proposal on the Welsh language will be carefully considered and included within the submitted planning application. These comments will assist in producing the mitigation measures appropriate to the proposed development which will help in the protection, promotion and enhancement of the language within the Gwaun Cae Gurwen ward.

5.5 In addition, the following will be consulted specifically in relation to the WLAP and their comments will be given careful consideration and will form part of the submitted application:-

- Menter Iaith Castell Nedd Port Talbot
- Cllr. S. Reynolds
- Gwaun Cae Gurwen Community Council
- Headteacher Ysgol Gynradd Gymraeg Gwaun Cae Gurwen

5.6 At this stage, the only certainty relates to the fact that the population of Gwaun Cae Gurwen will increase. No firm conclusions can be drawn in respect of socio-cultural impacts, as the demographic and linguistic abilities of the prospective occupiers are unknown. However, it is considered that the construction of this limited number of dwellings will not impact negatively upon the Welsh language due to its relative strength within the community.

5.7 It is evident therefore that full consultation will be undertaken in respect of the proposal and all responses will be given due consideration.

6.0 MITIGATION

- 6.1 The proposed development at Water Street comprises 10 no. three and four bedroom semi-detached dwellings and is likely to introduce 24 new residents to Gwaun Cae Gurwen. It is anticipated that the existing percentage of Welsh speakers in the Gwaun Cae Gurwen ward will be reflected in the proportion of future occupiers of the development who speak Welsh.
- 6.2 Whilst it is important to address the issue of potential new non-Welsh speaking occupiers of the dwellings, attention should also be paid to the need to ensure that current Welsh speaking households are not lost from the community, either as a result of moving elsewhere or as a result of losing their language skills due to lack of opportunity.
- 6.3 It is considered that the ten dwellings proposed at Water Street are likely to have an overall positive impact on the Welsh language within the Gwaun Cae Gurwen ward. Despite there being no anticipated negative language impacts, the following mitigation measures are proposed:-
- a developer contribution of £500 per unit (S106 agreement) to assist in creating a framework of activities to mitigate any negative effects of the development on the Welsh language over a 3 year period.
 - the signage and all aspects of the scheme's marketing will be bilingual.
 - any new name given to the development will take into account both the site's local linguistic heritage and its importance within the community as the site of the former primary school.
 - every effort will be made to source a local workforce at the construction stage, where appropriate.
 - a 'Welcome Pack' will be provided placing the language in its context and setting out local Welsh language provision, such as the location of Welsh medium schools and Welsh language classes and social groups.

- 6.4 The aim of these mitigation measures is to assist in the protection, promotion and enhancement of the Welsh language within the community of Gwaun Cae Gurwen. It is hoped that the introduction of these measures will ensure the language's future daily use by both current and new users.

7.0 CONCLUSION

- 7.1 The proposed development represents an opportunity to regenerate a sustainable, centrally located, brownfield site, thereby making an important positive contribution, by means of environmental improvement and the provision of much needed quality housing.
- 7.2 The provision of ten quality dwellings will help in sustaining local services, facilities and businesses. Through enabling sustainable communities to develop and thrive, the planning system can make an important and significant contribution to securing the future of the Welsh language.
- 7.3 Furthermore, it is expected that the proposed development will have no overall negative effect on the Welsh language.
- 7.4 It is anticipated that the proposed development will assist in retaining Welsh speakers within the local community who will continue to use the language on a daily basis.
- 7.5 Should non-Welsh speakers occupy any of the new dwellings, the proposed mitigation measures will ensure that they are aware of the importance of the language within Gwaun Cae Gurwen and they will be encouraged to learn to speak Welsh.
- 7.6 It is therefore concluded that the proposed development, through the promotion and support of the Welsh language in the local community, and by providing residents with the opportunity to learn and use the language, will have a positive impact on both the local community and the language itself.