

**PLANNING APPLICATION FOR EXTENSION TO CAE'R GLAW QUARRY, GWLCHMAI AND  
CONSOLIDATION OF**

**WELSH LANGUAGE STATEMENT**

**October 2023**

**Prepared by: House Associates Hill Farm, Mill Lane Moston  
Sandbach  
Cheshire CW11 3PS**



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## 1. INTRODUCTION

- 1.1 This Welsh Language Statement has been prepared on behalf of the Hogan Group and Cae'r Glaw Ltd in support of their planning application for the extension of Cae'r Glaw Quarry and the consolidation of planning permissions for the whole of the quarry site. The Assessment should be read in conjunction with the supporting documents submitted with the planning application.
- 1.2 Technical Advice Note 20 – Planning and the Welsh Language sets out guidance on how the Welsh Language may be given appropriate consideration in the planning system and on compliance with the requirements of planning and other relevant legislation.
- 1.3 Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan requires the preparation of a Welsh Language Statement for proposals for retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more. The purpose of the Welsh Language Statement is to consider the possible positive and negative effects of the proposed development on the community and its linguistic balance.
- 1.4. In July 2019, Anglesey and Gwynedd Councils published a Supplementary Planning Guidance Document “Maintaining and Creating Distinctive and Sustainable Communities”. The purpose of the Guidance is to:
- assist applicants and their agents in preparing planning applications and in guiding them in discussions with officers before submitting planning applications;
  - assist members of the public and other interested stakeholders to understand the relevant policy requirement and expectations and to help them to prepare meaningful comments and input into the decision making process;
  - assist officers to assess planning applications, and officers and councillors to make decisions on planning applications, and
  - help Planning Inspectors make decisions on appeals.

## 2. POLICY REVIEW

2.1. This Assessment has been prepared in accordance with the advice contained within the following policy and advisory documents:

- Planning Policy Wales (Edition 11 Feb 2021)
- Technical Advice Note 20 (October 2017) - Planning and the Welsh Language
- Anglesey and Gwynedd Joint Local Development Plan (July 2017); and
- Supplementary Planning Guidance Document “Maintaining and Creating Distinctive and Sustainable Communities”. July 2019

### Planning Policy Wales

2.2 Paragraph 3.25 of 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”.

2.3 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. Policies and decisions must not introduce any element of discrimination between individuals on the basis of their linguistic ability.

### Technical Advice Note 20 – Planning and the Welsh Language

2.4 Technical Advice Note 20 provides guidance on how the Welsh Language may be given appropriate consideration in the planning system. It refers to the Wellbeing of Future Generations (Wales) Act 2015 which seeks to improve the social, economic, environmental and cultural wellbeing of Wales, establishing seven goals that local authorities and others must seek to achieve, including one relating to a vibrant culture and thriving Welsh language.

2.5 The land use planning system is required, where feasible and relevant, to contribute to the future well-being of the Welsh language by establishing the conditions to allow sustainable communities to thrive. It advises that development plan policies which concern the Welsh language are material considerations and Local Planning authorities should determine planning applications in accordance with the adopted development plan unless material considerations indicate otherwise. In determining individual planning applications and appeals, considerations relating to the use of the Welsh language may be taken into account so far as they are material.

### Anglesey and Gwynedd Joint Local Development Plan (2017)

2.6 Section 6.1 of the Development Plan states that the Welsh language plays an important role in the social, cultural and economic life of the Plan area’s residents and visitors,

with the 2011 census indicating that 58% of Anglesey's usual resident population aged 16 or over and in employment could speak Welsh.

- 2.7 Paragraph 6.1.3 of the Development Plan states that where development is proposed, consideration must be given to the enhancement and protection of the language and culture principally by sustaining existing communities.
- 2.8 Strategic Policy PS1 requires the preparation of a Welsh language statement for various types of development including retail, industrial or commercial development employing more than 50 employees or having an area of 1,000 sq. metres or more. Proposals should be refused where significant harm would be caused to the character and language balance of a community that cannot be avoided or mitigated by appropriate planning mechanisms.

### **Supplementary Planning Guidance Document "Maintaining and Creating Distinctive and Sustainable Communities" (July 2019)**

- 2.9. The main purpose of the Supplementary Planning Guidance is to help applicants seeking planning permission to understand relevant policies that integrate 'sustainable development' into the development process, in order to maintain and create distinctive and sustainable communities.
- 2.10 With regard to the Welsh language, a sustainable development is seen to involve the promotion, protection and strengthening the situations in communities that are important cornerstones of linguistic planning, such as speaking the Welsh language in the home (or the socialisation of Welsh in the family), and providing and replicating the necessary social context to use the Welsh language as part of the normal fabric of society.
- 2.11 In respect of employment development, proposals that support jobs in the area of the Plan are seen as crucial in fostering the economic and social well-being of local communities as follows:
- specific sites are protected and designated in order to support various jobs (Policy CYF 1), and a development could be supported on sites that are not protected or designated on if enablement policies based on certain criteria (Policy CYF 4 and Policy CYF 6) are complied with;
  - developments that require a location in the countryside are likely to be approved if they support industries that are in keeping with the site and local area (Policy PS 13, Policy CYF 6, Policy TWR1 - Policy TWR 5);
  - retail and commercial developments will be supported in places where they maintain and improve the vitality and viability of existing settlements, especially in the centre, and respect the amenity of their neighbours (Policies MAN 1 - MAN 6);

- live-work units will be supported in principle (Policy PS 13); and
- the work place is one of the important linguistic places where the aim is to encourage and enable the use of the Welsh language when interacting with customers, the public, and other workers (Policy PS1, Policy ISA1).

### **3. WELSH LANGUAGE ASSESSMENT**

3.1 This section of the Statement considers the impact of the proposed development in accordance with the relevant issues set out in Appendix 7 of the Supplementary Planning Guidance relating to employment development.

**How will the development contribute to current employment opportunities in the area, e.g. will it foster economic variability in the local area or not?**

3.2 The development proposes the temporary (three years) use of part of the site for the storage of vehicles used for HGV and Plant driver training by Big Wheelers which is a local small business which provides an important service to local businesses in Anglesey and North Wales. It is based in Caernarfon, however it requires an appropriate site in Anglesey to park its training vehicles, this being an area in which the availability of HGV and Plant driver training is in short supply.

3.3. The company has struggled to find a site suitable for the overnight storage of training vehicles in the locality. The company has carried out an exhaustive investigation of available employment land in the area, however it has not been able to find a site which meets its operational requirements or would be economically viable. In the absence of any suitable alternative, Big Wheelers occupied the site at Bwlch Gwyn in March 2020. The site is used solely for parking of tractor units and trailers when not in use. The use of this site for a temporary period will allow it to continue to search for a suitable permanent site in the locality from which to operate its business.

3.4 The proposed development is small scale and of a temporary nature but nevertheless will make an important contribution to the rural economy of Anglesey in terms of providing jobs in its own right and also meeting the needs of the myriad of local businesses that rely upon a supply of appropriately qualified HGV and plant vehicle drivers. It is a small business of a scale which is commensurate with its rural location. It will make a significant contribution to the local economy in training HGV and plant vehicle drivers.

#### **Number of full and/ or part time jobs**

3.5. The company employs three full time driving instructors on the site.

**Skills which are necessary for the business or organisation and how that compares with the labour skills of local people (within the travel to work area)**

3.6 The business is reliant upon persons qualified to undertake HGV driver training. It employs three instructors all of whom live within the travel to work area. The three instructors are all Welsh speakers.

### **Will the development increase the visibility of the language?**

3.7 It is intended that any signage on the site will be bilingual (Welsh and English).

## **4. CONCLUSIONS**

4.1. The proposed development will make an important contribution to the rural economy of Anglesey in terms of providing jobs in its own right and also meeting the needs of the myriad of local businesses that rely upon a supply of appropriately qualified HGV and plant vehicle drivers. It is of a scale which is commensurate with its rural location.

4.2 It is likely therefore that there will be a beneficial effect on the Welsh language and culture which is a material consideration in the determination of this planning application.