

**Supplementary  
Planning  
Guidance**

**Welsh  
Language**



**Adopted  
December 2014**

## **Supplementary Planning Guidance: Welsh Language**

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## **1. Introduction**

- 1.1 This Supplementary Planning Guidance (SPG) is one of a series of guidance notes which has been prepared to supplement and support the Carmarthenshire Local Development Plan (LDP). It provides further guidance and, where applicable, elaborates on how policies and proposals of the Development Plan are to be implemented. This SPG in particular supplements the consideration and application of Policy SP18: Welsh Language of the LDP. The SPG is intended to give greater detail on specific issues than is possible or appropriate in the Carmarthenshire LDP. The SPG does not apply to the area of Carmarthenshire which falls within the Brecon Beacons National Park.
- 1.2 In interpreting this guidance regard should also be had to the other pertinent policies of the LDP. This SPG should be read alongside Topic Paper 13: The Welsh Language which has been produced as supporting information to the preparation of the LDP. 1.3 This guidance is intended to ensure that all parties, including decision makers and applicants, receive clear advice and information in respect of the requirements in relation to the Welsh language, and the consideration of proposals where they may have an effect on the Welsh language within communities.
- 1.4 The Council will have regard to this SPG when making planning decisions. It is a material consideration in the determination of planning applications and appeals, alongside the policies and provisions of the LDP and other SPG.
- 1.5 In accordance with good practice, applicants are encouraged to discuss developments with officers before submitting an application.

## **2. Status of the Supplementary Planning Guidance**

- 2.1 This SPG was subject to a 6-week consultation exercise conducted in a manner consistent with that set out within the Delivery Agreement for the LDP. The LDP and its associated documents (of which this guidance forms part) progressed through an examination in public conducted by an independent Planning Inspector, following which it was adopted under the auspices/aegis of the LDP.

## **3. The Welsh Language in Carmarthenshire**

- 3.1 The Welsh language plays an important role in the social, cultural and economic life of Carmarthenshire's residents and visitors. With 78,048 Welsh speakers amongst its population, Carmarthenshire is the county with the highest number of Welsh speakers in Wales and has the fourth highest proportion of Welsh speakers at 43.9% (2011 Census data). There is a significant variation in the numbers and proportions

of Welsh speakers across Wales but on average 19% of the Welsh population are able to speak Welsh.

- 3.2 During the period between the 1991 and 2011 Censuses, the percentage of Welsh speakers in Carmarthenshire has decreased from 54.9% to 43.9%. Carmarthenshire experienced the second largest decrease in the percentage of Welsh speakers between 1991 and 2001 at 4.5% (this was second only to Ceredigion who experienced a decrease of 7.1%). In the time between 2001 and 2011 Carmarthenshire experienced the highest decrease at 6.4%. Nevertheless, despite this decline Carmarthenshire continues to have the highest number of Welsh speakers in Wales. The marked decline in the proportion of Welsh speakers is not unique to Carmarthenshire and the decrease in Welsh speakers is a trend witnessed throughout the majority of Wales but in particular in the areas of Wales traditionally known as the Welsh heartlands ('Y Fro Gymraeg'). Other areas in the traditional heartlands such as Anglesey, Gwynedd and Ceredigion have also seen a decrease in Welsh speakers and the Welsh Government have raised concerns over the sustainability of the language in these traditionally Welsh-speaking areas.

#### **4. Planning and the Welsh language**

- 4.1 New development can potentially have both beneficial effects and it may have harmful consequences on the Welsh language and communities. Beneficial effects can occur if development encourages Welsh speakers to remain in their communities by providing housing opportunities (both market and affordable), by providing employment opportunities and also in instances where it supports the viability of village facilities, such as schools. Harmful effects can occur when a disproportionate number of non-Welsh speakers move into a community which can often have cumulative effects by reducing the use of the Welsh language among Welsh speakers. It is the impact of development on the community, rather than on particular individuals, that is relevant to the planning system.
- 4.2 Since the publication in 1998 of Circular 53/88, the Welsh language has been an important planning consideration in the creation of land use policies and in the decision making process on planning applications.
- 4.3 Nevertheless, the isolation of the exact effect of an individual development on language over a period of time is a matter that is difficult to analyse and prove decisively. The future well-being of the language in Wales will depend on a wide variety of factors, including those which relate to education, demography, community changes and capacity, housing access, and a sound economic base, all of which are intrinsically linked. These economical, social and environmental factors influence one another and change in one aspect can often affect another aspect.

## 5. Policy Context - National and LDP Planning Policies

5.1 Planning Policy Wales (Edition 7, July 2014) and Planning Guidance (Wales) Technical Advice Note (Wales) 20: Planning and the Welsh Language (October 2013) (TAN 20) provide guidance on how local planning authorities, when producing plans or making planning decisions, should take account of the needs and interests of the Welsh language and contribute to its well being. The Welsh Government has issued further guidance in the form of the Technical Advice Note 20: Practice Guidance (June 2014) which provides practical guidance to Local Planning Authorities on considering the Welsh language during the preparation, monitoring and review of LDPs.

5.2 TAN20 requires that the land use planning system takes account of the needs and interests of the Welsh language and in doing so contribute to its wellbeing. The LDP seeks to reflect the LPA's commitment to the Welsh language and its role in those communities where the language makes an important contribution to their cultural, social and economic life. Planning Policy Wales and TAN20 also state that policies should not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability.

5.3 The LDP's Welsh language policy emphasises the Plan's aim to safeguard and promote the language:

### **Policy SP18 The Welsh Language**

The interests of the Welsh language will be safeguarded and promoted. Proposals for residential developments of 5 or more dwellings in Sustainable Communities and 10 or more in Growth Areas, Service Centres, and Local Service Centres, located on sites within communities where 60% or more of the population are able to speak Welsh, will be subject to a requirement for phasing.

5.4 The supporting text to the Policy notes that Supplementary Planning Guidance will set out further guidance in respect of the requirements of Policy SP18. This additional guidance is especially pertinent to supplement the Policy's requirement to phase residential development in areas where 60% or more of the population speaks Welsh. These communities are identified in the Census data, and as such the Local Planning Authority will update the LDP policy and this SPG as necessary to reflect the updated Census data.

5.5 The current statistics indicate that 60% or more of the population speak Welsh in the following Town and Community Wards:

- Gorslas;
- Llannon;
- Pencarreg;

- Pontyberem; and
- Quarter Bach.

5.6 The requirement to phase residential developments in these areas applies to allocated sites and windfall sites alike. The Policy notes that phasing ought to be considered in respect of developments of 5 or more dwellings within Sustainable Communities and developments of 10 or more within Growth Areas, Service Centres, and Local Service Centres. Most proposals will include an element of affordable housing, these dwellings should not contribute towards the thresholds which would require phasing, for example, where a development of 5 dwellings in a Sustainable Community would include one affordable dwelling this would result in only 4 dwellings counting towards meeting the phasing threshold, and therefore there would be no requirement to phase the development on the basis of its potential impact on the Welsh language.

5.7 There are instances when phasing in order to mitigate against negative impacts on the Welsh language will be unnecessary. Examples of when this may occur are illustrated beneath, but does not represent an exhaustive list of examples:

- When residential developments are considered unlikely to impact upon the linguistic character of the local community due to its proportionate scale and the community's ability to absorb the proposed level of growth. However, it should be noted that the impact of these developments may be harmful when considered cumulatively with other residential developments within the same Town or Community ward;
- For proposals which are for 100% affordable housing for local needs;
- When an applicant can satisfactorily demonstrate that the impact of the proposed development on the Welsh language can be mitigated more effectively by other means (see chapter 6 below for further examples of mitigation).

## **6. Mitigation**

6.1 The following list outlines examples of possible mitigation measures that could be included in development proposals to safeguard and promote the Welsh language where there would be an adverse effect on the Welsh language. The list is not exhaustive and some are governed by Planning Obligations, whereas others may be more appropriate as conditions or unilateral undertakings.

6.2 The list should also be read alongside the LPA's SPG on Planning Obligations. Any mitigation sought will be required to have a direct relationship with the planning permission and its requirements must be reasonably related in scale and kind to the proposal and should not make development unviable.

6.3 It should be noted that the following mitigation measures can be applied to development on sites allocated in the LDP as well as windfall sites.

6.4 **Housing**

- Phasing the number of houses to be built. The proposed phasing of a development should reflect the requirements set out within this SPG and where required the application should be accompanied by an agreed phasing schedule
- Provision of affordable housing for local needs in accordance with the provisions of the LDP and SPG on affordable housing
- Agreements to provide for people on the local housing register
- Bilingual marketing of the development

**Employment (all types including retail)**

- Support for local labour contracts and training initiatives
- Provision of bilingual signs within and outside the establishment

**Education**

- Support and funding for language induction and staff language lessons e.g. language plans and immersion units
- Support and funding for cultural and language initiatives / projects to encourage the use of the language within communities.
- Support for the provision of school places in the local Welsh medium school
- Support and funding for language and cultural awareness initiatives

6.5 Applicants should consult with local organisations to establish what language-related initiatives are currently available in Carmarthenshire.

6.6 Regard should also be had to the provisions of Policy GP5 of the LDP which notes that proposals for advertisements should safeguard, and where possible positively enhance, the Welsh language in the County. Planning officers shall encourage all applicants to fulfil the Policy's aim of providing bilingual signage throughout the County.

**7. Monitoring**

7.1 The LPA is required to monitor the success of the Plan's strategy and policies. The LPA will produce the findings of the monitoring in an Annual Monitoring Report (AMR) which will be the LPA's main mechanism for reviewing the relevance and success of the LDP and identifying any necessary changes. An indicator has been included within the LDP's monitoring framework to monitor the number of applications approved which incorporate phasing as a mitigation measure to reduce

the developments' impact on the Welsh language in accordance with the provisions of the Plan.

- 7.2 In order to gather further information for analysis in respect of trends amongst Welsh speakers in Carmarthenshire, developers may be requested to gather data from the purchasers of new dwellings in order to ascertain where they lived before purchasing their new property. This should assist in ascertaining whether there is a correlation between new developments and a decrease in the proportion of Welsh language speakers in the community.

## Appendix 1: Community Statistics

Proportion of Welsh Speakers by Community Ward

Community Ward	% Welsh Speakers (2011 Census)
Abergwili	56.5
Abernant	51.9
Ammanford	51.5
Betws	53.4
Bro Dyffryn Cennen	52.8
Bronwydd	55.8
Carmarthen	37.6
Cenarth	43.2
Cilycwm	47.1
Cilymaenllwyd	55
Cwmamman	59.2
Cynwyl Elfed	52.6
Cynwyl Gaeo	46.1
Eglwysummin	26.7
Gorslas	64.1
Henllanfallteg	38.8
Kidwelly	44.4
Laugharne Township	20.1
Llanarthney	55.4
Llanboidy	43.3
Llanddarog	59.4
Llanddeusant	52.1
Llanddowror	25.4
Llandeilo	48.7
Llandovery	42.6
Llandybie	57.4
Llandyfaelog	56.8
Llanedi	45.2
Llanegwad	59.3
Llanelli (Town)	23.7
Llanelli Rural	32.8
Llanfair-ar-y-bryn	32.7
Llanfihangel Aberbythych	51.5
Llanfihangel Rhos-y-Corn	40.4
Llanfihangel-ar-arth	57
Llanfynydd	48.9
Llangadog	58.1
Llangain	44
Llangathen	51.7

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Llangeler	54.5
Llangennech	39.9
Llangunnor	48
Llangyndeyrn	58.8
Llangynin	52.5
Llangynog	40
Llanllawddog	53.9
Llanllwni	58.9
Llannon	64.2
Llanpumsaint	53.3
Llansadwrn	39.9
Llansawel	47.9
Llansteffan	46.4
Llanwinio	46
Llanwrda	51
Llanybydder	57.2
Llanycrwys	46.7
Manordeilo & Salem	49.8
Meidrim	52.1
Myddfai	49.7
Newcastle Emlyn	53.7
Newchurch & Merthyr	56.9
Pembrey & Burry Port Town	31.6
Pencarreg	60.6
Pendine	18.2
Pontyberem	67.4
Quarter Bach	68.7
St Clears	50.3
St Ishmael	41
Talley	42.6
Trelech	59.7
Trimsaran	50.4
Whitland	43.4

Map Cynigion / Proposals Map Cyfran uwch o siaradwyr Cymraeg SP18 / Higher proportion of Welsh Speakers SP18

Cyngor Sir Caerfyrddin  
Adran Cyfarwyddiaeth  
8 Heol Spilman  
Caerfyrddin  
SA31 1JY

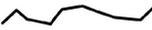
Carmarthenshire County Council  
Regeneration Department  
8 Spilman Street  
Carmarthen  
SA31 1JY

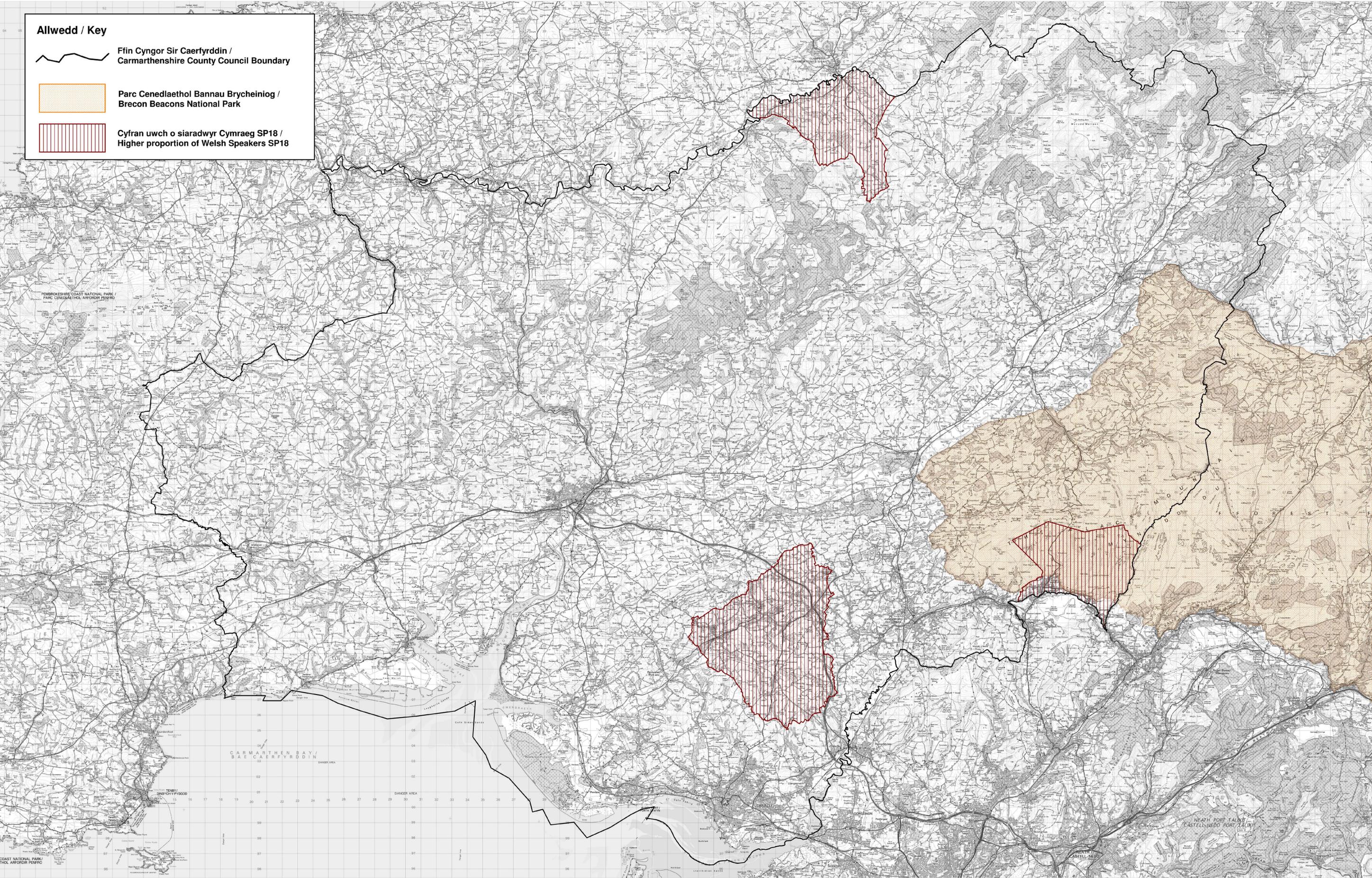


Cynllun Datblygu Lleol Sir Gaerfyrddin  
Carmarthenshire Local Development Plan  
Mabwysiadwyd Rhagfyr 2014 / Adopted December 2014

Scale 1:110000

**Allwedd / Key**

-  Ffin Cyngor Sir Caerfyrddin / Carmarthenshire County Council Boundary
-  Parc Cenedlaethol Bannau Brycheiniog / Brecon Beacons National Park
-  Cyfran uwch o siaradwyr Cymraeg SP18 / Higher proportion of Welsh Speakers SP18



## Appendix 3: Contacts and Links for Further Information

### Carmarthenshire County Council

- For enquiries on all planning policy matters including the LDP please contact:

**Forward Planning**, Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY.

Tel: 01267 228818

Email: [Forward.Planning@carmarthenshire.gov.uk](mailto:Forward.Planning@carmarthenshire.gov.uk)

- For Development Management and pre-application enquiries please contact:

**Development Management (Carmarthen Office)**, Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY.

**Development Management (Llanelli Office)**, Planning Services, Tŷ Elwyn, Llanelli SA15 3AP.

**Development Management (Llandeilo Office)**, Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire.

Tel: 01267 234567

Email: [Planning@carmarthenshire.gov.uk](mailto:Planning@carmarthenshire.gov.uk)

- For enquiries on education matters please contact:

**The Department for Education and Children**, Building 2, St. David's Park, Job's Well Road, Carmarthen, SA31 3HB

Tel: 01267 246500

Email: [ECS@carmarthenshire.gov.uk](mailto:ECS@carmarthenshire.gov.uk)

### Links for Further Information

Carmarthenshire Electoral Ward Profiles:

<http://www.carmarthenshire.gov.uk/english/council/pages/wardprofiles.aspx>

Carmarthenshire Joint Housing Land Availability Studies:

<http://www.carmarthenshire.gov.uk/english/environment/planning/planning%20policy%20and%20development%20plans/pages/housinglandavailability.aspx>

Menter Gorllewin Sir Gâr: <http://www.mentergorllewinsirgar.org.uk/>

Menter Bro Dinefwr: <http://www.menterbrodinefwr.org/>

Menter Cwm Gwendraeth Elli: <http://www.mentercwmgwendraeth.org/>

Comisiynydd y Gymraeg / Welsh Language Commissioner:

<http://www.comisiynyddygybraeg.org/Pages/Croeso.aspx>

## Reference Links

**Planning Policy Wales**, edition 7, Welsh Government, (July 2014):

<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

Planning Guidance (Wales) Technical Advice Note (Wales) 20: Planning and the Welsh Language, Welsh Government (October 2013) (TAN 20):

<http://wales.gov.uk/docs/desh/publications/131213technical-advice-note-20-planning-and-the-welsh-language-en.pdf>

Technical Advice Note 20: Practice Guidance, Welsh Government (June 2014):

<http://wales.gov.uk/docs/desh/publications/140617practice-guidance-planning-welsh-language-en.pdf>