



BRYMBO PARK

WELSH LANGUAGE AND WELSH
COMMUNITIES STATEMENT AND ACTION PLAN
AUGUST 2020

Welsh Language and Welsh Communities Impact Statement and Action Plan

Land at former Brymbo Steelworks, Brymbo

On Behalf of Brymbo Developments Ltd

August 2020

Brymbo Park, Brymbo

Welsh Language and Welsh Communities Impact Statement and Action Plan

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1.0 INTRODUCTION

- 1.1 This Welsh Language and Welsh Communities Impact Statement and Action Plan has been prepared by Barton Willmore, on behalf of Brymbo Developments Ltd (the "Applicant"), in support of an outline planning application for a residential led mixed-use development at land at former Brymbo Steelworks, Brymbo ("the Application Site"). The outline planning application will be submitted to Wrexham County Borough Council ("the Council")
- 1.2 This Statement should be read in conjunction with the other technical documentation submitted in support of the planning application (the "Application").
- 1.3 This Assessment follows the methodology of the Council's Local Planning Guidance Note No.31 - The Welsh Language and Welsh Communities and explains with evidence how the development may relate to:
- Population and Housing;
 - Economics;
 - Education;
 - Infrastructure; and
 - Other general considerations.
- 1.4 The Application Site is not located within a Welsh Language sensitive ward, as defined in the Council's Guidance Note or within the emerging LDP Policy WL1.
- 1.5 Although a Community and Linguistics Impact Assessment is only required within the Welsh Language Sensitive Areas, an assessment has been completed for the purpose of best practice to show the commitment to supporting the Welsh language and cultural identity as part of the proposals.

Summary of Proposed Development

- 1.6 The Application seeks outline planning permission for up to 300 dwellings (Class C3 use), provision of a primary school (2-form entry), small district centre comprising up to 1,395sqm of Class A1 Retail, up to 372sqm of Class A3 Restaurant/Public House, up to 465sqm of Class D1 use, multi-functional green infrastructure including informal open space, surface water attenuation, vehicle accesses, car parking, engineering works,

public footpaths and hard and soft landscaping, underground services, and all ancillary and enabling works, with all matters reserved except for vehicular access from Brymbo Road.

1.7 It is anticipated that the proposed development will include:

- Residential dwellings (up to 300)
- A food store (up to 930sqm)
- Retail (up to 465sqm)
- Pub (up to 372sqm)
- Non-residential use (up to 465sqm)
- 2FE Primary School

Pre-Application Consultation

1.8 The Applicant has actively engaged in pre-application discussions with Wrexham County Borough Council (the "Council") in advance of the submission of this Application.

1.9 The extent of pre-application consultation and engagement undertaken by the Applicant is documented within the Pre-application Consultation Statement submitted with this Application. This sets out the engagement that has taken place, and where necessary how the scheme has been amended to reflect the comments received.

2.0 THE SITE AND SURROUNDING AREA

2.1 This Section provides further details on the Site's location, surroundings and its key physical characteristics.

Site Description

2.2 The Application Site occupies an area of former industrial land, which itself, is part of the wider land holding associated with the Brymbo Steelworks, some of which has already been redeveloped. The Application Site has been remediated and regraded.

2.3 The Application Site has been regraded into a plateau separated from land to the west by a steeply sloping bank. This plateau has some vegetative cover with a newly created road, Phoenix Drive, to the west which runs north to south.

Site Context

2.4 There are existing residential properties to the north, east and south, with the Site sitting centrally in the settlement of Brymbo. To the north is the Brymbo Enterprise Centre which is adjacent to the Heritage Centre. To the east are existing footpaths running adjacent to the site and Kent Road (B5101), and to the west, there is open fields and agricultural land as well as a substation and a number of farmsteads.

2.5 Phoenix Drive, to the west, forms the main route into Brymbo as well as to Wrexham to the south east.

Planning History

2.6 The Site was historically part of the Brymbo Steelworks, which was operational between 1796 and 1990. After the works closed, circa 95 hectares of despoiled and contaminated land, was purchased by Brymbo Developments Limited ("BDL"), a vehicle set up by Parkhill Estates Limited, within which the project was to be taken forward.

2.7 The wider ownership contains several designated and non-designated heritage assets related to the former steelworks use; as part of the proposed development, our Client will ensure the long-term stewardship and conservation of these heritage assets. As such, BDL facilitated the creation of the Brymbo Heritage Trust (formed in 2017) to take this forward; the Brymbo Heritage Trust has charitable status.

2.8 This development project has been ongoing for the last 21 years and has seen BDL provide significant investment in large scale remediation (partly with Welsh Development Agency Grant Aid) and implementation of infrastructure. Residential and commercial planning permissions have been established during this time, with the overall objective of securing a residential-led masterplan redevelopment across the Site, between the existing settlements of Brymbo to the north, and Tanyfron to the South, linked by Phoenix Drive.

2.9 There are the following historical consents that cover the site area:

- BRY CB00016: Outline application for residential development and erection of buildings for retail, B1, B2 and B8 and leisure uses including heritage area, nature conservation area including formation of new accesses to classified roads. Detailed application for reclamation of land including the recovery and processing of minerals – Approved 10th November 1997.
- P/2004/1441 – Amendment to Condition 42 of planning permission CB00016 to replace obsolete guidance on contamination survey criteria with current guidance – Approved 23rd December 2004.
- P/2004/1153 – Amendment to Condition no.3 of Planning Permission P/2002/1171 relating to 1.2 hectares to be provided for a new school within the new housing area – Approved 8th November 2004.
- P/2005/1484 – Light industrial units (Phase 1) – Approved 6th March 2006.
- P/2005/1485 – Outline application for residential development (northern development area) – Approved 6th March 2006.
- P/2005/1486 – Outline application for residential development – Refused 6th December 2010.
- P/2009/0939 – Outline application for erection of supermarket and small retail units and associated car parking – Refused 6th December 2010.
- P/2012/0817 – Outline application for residential development – Approved 11th July 2014.

- P/2012/9816 – Outline application for erection of supermarket and small retail units and associated car parking – Approved 11th July 2014
- P/2016/0626 – Variation of conditions 2 and 3 of planning permission P/2012/0817 – Approved 20th March 2017.
- P/2017/0105 – Outline application for the erection of new primary school – Approved 21st March 2017.
- P/2019/0546: Outline application for up to 450 dwellings (Class C3 use), provision of a primary school (2-form entry), small district centre comprising up to 1,395sqm of Class A1 Retail, up to 372sqm of Class A3 Restaurant/Public House, up to 465sqm of Class D1 use, multi-functional green infrastructure, including children’s play areas and informal open space, surface water attenuation, vehicle accesses, car parking, engineering works, public footpaths and hard and soft landscaping, underground services, and all ancillary and enabling works, with all matters reserved except for vehicular access from Brymbo Road – pending consideration.

3.0 THE PROPOSED DEVELOPMENT

3.1 This Section provides details of the proposed development.

3.2 The Application seeks outline planning permission for up to 300 dwellings (Class C3 use), provision of a primary school (2-form entry), small district centre comprising up to 1,395sqm of Class A1 Retail, up to 372sqm of Class A3 Restaurant/Public House, up to 465sqm of Class D1 use, multi-functional green infrastructure including informal open space, surface water attenuation, vehicle accesses, car parking, engineering works, public footpaths and hard and soft landscaping, underground services, and all ancillary and enabling works, with all matters reserved except for vehicular access from Brymbo Road.

3.3 It is anticipated that the proposed development will include:

- Residential dwellings (up to 300)
- A food store (up to 930sqm)
- Retail (up to 465sqm)
- Pub (up to 372sqm)
- Non-residential use (up to 465sqm)
- 2FE Primary School

4.0 POLICY CONTEXT

Introduction

- 4.1 This Section provides an account of the policies of relevance to the likely impact of the development proposal against community life and the Welsh language. It considered policy at both the national and local level. A full account of the planning policy context of the site and proposal are provided within the Planning Statement submitted in support of this Application.

National

Well-being of Future Generations (Wales) Act 2015

- 4.2 The Well-being of Future Generations (Wales) Act 2015 came into force on the 1st of April 2016. It requires public bodies such as Wrexham County Borough Council to consider not only the present needs of local communities but also how their decisions affect people in the future. The Act contains seven well-being goals, including, 'a Wales of vibrant culture and thriving Welsh language'.

Planning (Wales) Act 2015

- 4.3 The Planning (Wales) Act introduced legislative provision for the Welsh language in the planning system. The Act requires the Welsh language to be considered as part of the Sustainability Appraisal of all documents with development plan status and explains that impacts on the Welsh language should be a consideration in the determination of planning applications, as long as they are relevant to the application. Accordingly, the Council's replacement LDP will have to comply with the provisions of the Well-being of Future Generations (Wales) Act 2015. This will have an effect on how future SA/SEA assessments are conducted in support of the Plan.

Planning Policy Wales (10th Edition, December 2018)

- 4.4 Planning Policy Wales (PPW) includes "enabling the Welsh language to thrive" as a National Sustainable Placemaking Outcome. The following key extracts of PPW are considered of most relevance to this CLIA:

- Paragraph 3.25: *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."

- 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."*
- Paragraph 3.29: *"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."*

Technical Advice Note 20 (TAN 20) – Planning and the Welsh Language (October 2017)

- 4.5 TAN 20 provides local planning authorities, developers and communities with advice on how the language can be supported and protected by the planning system.
- 4.6 Paragraph 3.1.3 clarifies that *"Planning applications should not routinely be subject to Welsh language impact assessment"* and goes on to say in Paragraph 3.2.2 that *"When a LPA receives a proposal for a large development on a windfall site in an area it has defined as linguistically sensitive or significant, an assessment of the likely impact of the development on the Welsh language may be undertaken"*.
- 4.7 Paragraph 3.4.1 and 3.4.2 identify the circumstances that mitigation measures should be applied to reduce or eliminate potential adverse impacts of development on the Welsh language.

The Wales Spatial Plan Update (July 2008)

- 4.8 The Wales Spatial Plan demarks Wales into six sub-regions; with outlining their cross-border relationships. All six sub-regions, i.e. spatial plan areas, are profiled by key

settlements, inner-regional population distribution, socio-economic hubs, places of economic activities, etc.

- 4.9 The main priorities of the Wales Spatial Plan for the theme 'Respecting Distinctiveness' are maintaining different character of places, encouraging sustainable design that reflects local distinctiveness, developing Wales as a bilingual society and preserving Wales' historic environment.

Welsh Language Strategy, Cymraeg 2050 (July 2017)

- 4.10 The Welsh Language Strategy reaffirms that *"the land use planning system should contribute to the vitality of the Welsh language by creating suitable conditions for thriving, sustainable communities, supported by an awareness of the relevant principles of language planning"*. It goes on to state that *"Decisions regarding the type, scale and exact location of developments within a specific community has the potential to have an effect on language use, and as a result on the sustainability and vitality of the language. This calls for strengthening the relationship between language planning and land use planning"*.

Local

Wrexham Unitary Development Plan (adopted 2005)

- 4.11 The Unitary Development Plan (UDP) 1996 - 2011 was adopted by Wrexham County Borough Council on the 14th February 2005. Whilst the UDP is time expired, it remains the adopted development plan for decision making purposes unless there are material planning considerations which indicate otherwise.
- 4.12 The Plan sets out general considerations within Chapter 2 and states that the Council's corporate vision for the County Borough's future is based on (amongst other considerations) *"promoting the Welsh language to encourage a bilingual society"*. Paragraph 2.9 goes on to state that *"The Welsh language is an important element of the character of many local areas and policies ensure that development in these villages, in scale and location, respects and supports the Welsh culture"*.
- 4.13 Policy GDP1 states that *"All new development should:*

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity."

4.14 The amplification text to this policy in Paragraph 4.3 of the UDP states:

"The unique character of parts of the County Borough is derived from its Welsh culture and landscape. The Welsh language is an important part of the daily lives of many local inhabitants and a key determinant of the social fabric of the communities of, for example, the Ceiriog Valley, Rhos/Johnstown, Penycae, Coedpoeth and Minera. The safeguarding and nurturing of this cultural and linguistic identity cannot occur in isolation from the development of the local economy and conservation of the landscape."

Local Planning Guidance Note No.31 - The Welsh Language and Welsh Communities

4.15 This identifies that Welsh Language and Community Impact Statements should be undertaken for certain developments within the language sensitive wards of Ceiriog Valley, Pant, Ponciau, Coedpoeth, Johnstown, Penycae. (It is important to note that the site does not fall within any of these sensitive wards, therefore the note will not apply).

Emerging Wrexham Local Development Plan 2013-2028

4.16 Wrexham County Borough Council is preparing the Local Development Plan (LDP) which will replace the current adopted Unitary Development Plan. On 28 March 2018 the Council approved the Deposit LDP, together with the supporting documents including the Sustainability Appraisal Report for public consultation. The Deposit Plan was subject to consultation until 16 July 2018.

4.17 One of the Key Issues identified within the Deposit LDP is that *"Welsh language and Culture is a distinctive part of the fabric of **some** communities in the County Borough"* (emphasis added).

4.18 Objective SO7 sets out the Plan objective to *"conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language"*.

4.19 Policy SP13 relates to design principles and the masterplanning framework with its amplification text stating that *"The varied landscape and townscape make the County Borough distinct and strengthen the cultural identity of Wrexham, including the Welsh language"*.

4.20 Policy WL1 Welsh Language and the Social and Cultural Fabric of Communities states:

“Within the Welsh Language Sensitive Areas identified on the Proposals Map (communities of Ceiriog Ucha, Coedpoeth, Glyntraian, Llansantffraid Glyn Ceiriog, Minera, Penycae and Rhosllanerchrugog) the following developments will be required to submit a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh Language:

- i. all residential applications for 5 or more units in the Ceiriog Valley (Ceiriog Ucha, Glyntraian, Llansantffraid Glyn Ceiriog communities) and Minera community;**
- ii. all residential applications for 15 or more units elsewhere within the Welsh Language Sensitive Areas;**
- iii. all employment proposals of 1ha or more; and**
- iv. all retail development greater than 400sqm.”**

4.21 The amplification text to the policy moreover states:

“...locally the communities where Welsh language is sensitive or important are in the Ceiriog Valley (Ceiriog Ucha, Llansantffraid, Glyntraian, Glyn Ceiriog) and in some of the western former coal mining villages and areas (Coedpoeth, Minera, Penycae, Rhosllanerchrugog) where Welsh speaking ranges from 18.3% to 47%. These areas have been identified on the Proposals Map as Welsh Language Sensitive Areas...

The criterion and thresholds within the policy aim to capture these ‘unforeseen windfall’ developments.”

5.0 ASSESSMENT

5.1 In line with the Council's Local Planning Guidance Note No.31 - The Welsh Language and Welsh Communities this Section assesses with evidence how the development relates to:

- Population and Housing;
- Economics;
- Education;
- Infrastructure; and
- Other general considerations.

5.2 Data is sourced from the most recent (2011) Census at Ward, and Unitary Authority level, unless otherwise stated.

Population and Housing

5.3 The site is located within Wrexham, which is the principal town in the County Borough. It is located within the ward of Brymbo. Table 1 identifies Welsh speaking trends across the County Borough and at ward level:

Area	% able to speak Welsh 2001	% able to speak Welsh 2011	% change
Wrexham CBC	14.6	12.9	-1.7
Brymbo	15.8	13.5	-2.3

Table 1: Welsh speaking trends within Wrexham and the ward of Brymbo

5.4 Overall the proportion of Welsh speakers in the County Borough (12.9%) is below the national average (19%). Broadly Welsh speaking has slightly declined with Wrexham since the 2001 census (14.6% in 2001 to 12.6% in 2011). The level of Welsh speakers within the ward of Brymbo is above the average for the authority area, however, the proportion of Welsh speakers able to speak Welsh decreased by 2.3% from 2001 to 2011.

5.5 The ability to speak Welsh recorded during the 2001 and 2011 census by age group is outlined within Table 2.

Age	2001				2011			
	Able to speak Welsh	Not able to speak Welsh	Total	% able to speak Welsh	Able to speak Welsh	Not able to speak Welsh	Total	% able to speak Welsh
All ages 3+	18105	105919	124024	14.6	16659	112766	129425	12.9
3-4	344	2708	3052	11.3	526	2884	3410	15.4
5-15	5724	12108	17832	32.1	5271	11718	16989	31
16-19	1239	5332	6571	18.9	1277	5130	6407	19.9
20-44	4075	39548	43623	9.3	4068	40192	44260	9.2
45-64	3381	29960	32341	10.5	2844	32664	35508	8
65-74	1576	9157	10733	14.7	1249	11267	12516	10
75+	1766	8106	9872	17.9	1424	8911	10335	13.8

Table 2: Overall proportion of Welsh Speakers between 2001 and 2011

5.6 In summary, Table 2 indicates:

- Welsh speaking is more common amongst the 3-19 age group;
- There has been a decline since 2001 in Welsh speakers across nearly all age groups;
- There has been a particular decline in the number of Welsh speakers in the 45+ age groups.

5.7 According to the 2011 census, while the majority of the population of the County Borough identify themselves as Welsh, the proportion (at 52%) is less than that of the Welsh average (at 57.5%). The sense of Welsh identity is lower within the ward of Brymbo at (56.5%). There are several other wards where Welsh identity is higher than WCBC average mainly in the other Western villages including Broughton and Gwersyllt to the east. Coedpeth and Minera to the south and south west are Welsh Language Sensitive Areas as shown on Map 3 of the Deposit Local Development Plan.

5.8 It is likely that the mixed-use nature and scale of the proposed development could have a positive impact on the community of existing Welsh speakers overall. The proposal incorporates a combination of uses within a small district centre. At the heart of the design process there is a focus on place and ensuring that the small district centre is well connected to existing and proposed residential development. This focus on 'place' is

centred around helping to integrate the existing communities of Brymbo as well as the new community. There is a real opportunity to ensure this integration is done so bilingually. The scale of housing provision is based on satisfying need arising from Wrexham and the number of homes expected to be delivered from small and large windfall sites over the Plan period. Although there is no restriction to migration, in theory the houses proposed could all serve the existing population of the County Borough.

- 5.9 The mix of housing delivered in the phasing of development will help secure a large proportion of family homes to allow families to stay in the area to live and work bilingually. The proposed development is therefore unlikely to lead to out migration of Welsh speakers from Brymbo, especially with the provision of affordable housing integrated into the site.
- 5.10 The proposed development of the Site could lead to out-migration of Welsh speakers from other adjoining communities. As mentioned previously Coedpeth and Minera to the south and south west are Welsh Language Sensitive Areas. However, the majority of wards within the Western villages are of the highest proportion of Welsh speakers in the authority. The development of a small district centre as well as additional housing will result in Brymbo being a more desirable place to live in the future.
- 5.11 This type of development and placemaking is key to prevent the risk of diluting the number of Welsh speaking residents. It is not anticipated that local migration is going to result in a significant negative impact. Although, there is no mechanism to monitor or control this scenario, it is proposed that monitoring the occupancy of new homes at the Site could be a way of understanding demographic change in the area at the time of development.
- 5.12 Although the proposed development will result in the theoretical increase for the Brymbo population, the house type mix should ensure that this increase does not favour/discriminate any one particular age group.
- 5.13 The Wrexham Local Housing Market Assessment Update (2017) identifies that the rate of new build housing has slowed and remained at lower levels since the economic recession. The Site is in a sustainable location and incorporates a number of services and facilities. It could therefore appeal to and retain the elderly population and young families.
- 5.14 In terms of relative affordability, Wrexham is moderately affordable, with a lower quartile income to lower quartile house price ratio of 6.0, i.e. lower quartile house prices are six

times the lower quartile gross earnings. This compares with a Welsh average lower quartile income to lower quartile house price ratio of 5.8.

- 5.15 The provision of on-site open market housing is considered as a sustainable land use solution to the retention or return of younger people. The pricing structure for the properties within the proposed development is likely to reflect the local housing market. It will add to the level of supply in the area. There is nothing to suggest that existing Welsh speaking residents (or non-Welsh speaking) wouldn't be able to purchase properties on the open market.

Economics

- 5.16 The Site is currently undeveloped. An increase in the overall population could potentially support established and proposed local businesses. They will have a head start in capitalising on the population growth and increased market potential. Not only new residents but visitors and development construction workers offer potential customer sales.
- 5.17 Due to the nature of the proposal, a number of new job opportunities will arise during construction of the development and also in the long term within businesses and services located at the small district centre. The Applicants are committed to using local labour where feasible and providing training and skills development opportunities for local people.
- 5.18 The proposed development will increase the available workforce in the area by virtue of additional housing. The mixture of house types and tenures will promote a wide diversity of residents which could support different economic uses locally. Notwithstanding this, it is not considered of a scale sufficient to cause any impact on wage / salary levels in the area.

Education

- 5.19 The nearest Welsh medium secondary school the Site is Ysgol Bryn Alyn, approximately 2.95km to the south east (within the settlement of Broughton).
- 5.20 The National Centre for Learning Welsh, "learn cymraeg" was established in 2006 following the Welsh Government's restructuring of Welsh learning for adults. six regional Centres were established throughout Wales, including the one in North Wales, to bring the Welsh for Adults provision together to achieve national coherence and standards,

with a focus on regional and grass-roots delivery. The Centre co-ordinates the Welsh for Adults provision across North Wales, working with eleven independent providers to deliver the highest standards of learning. They also act as a one-stop-shop for Welsh learners in the region and offer information, advice and resources to put them on the right track and help ensure the best possible learning experience.

5.21 The North Wales Centre's catchment area includes all north Wales local Authority areas. The region has a population of 631,283; with approximately 30% who can either speak, read or write Welsh. Around 7,000 people enrol on Welsh courses in North Wales each year. A number of classes are available within the locality of the Site.

5.22 The proposals also accommodate land for a 2FE primary school to come forward, which has been an ambition of the local authority for some time. With this there is also an opportunity for partnership working with the National Centre for Learning Welsh, to provide learning modules for adults.

Services

5.23 The Site lies within and adjacent to the urban village of Brymbo. Brymbo is identified as a Tier 3 Local Service Centres within the Council's Settlement Hierarchy and Development Potential Background Paper (January 2018). It states:

"Whilst the urban villages in tier 3 are generally in closer proximity to those settlement in tiers 1 and 2, and able to access the wider services offered, the settlement in the rural areas tend to be the largest in their immediate locality. It may be appropriate that development be directed towards these settlements in order that they serve as local service centres to those more sparsely populated rural areas. This is beneficial in sustainability terms, as it may reduce the need to travel further afield to access services."

5.24 There are a number of services and facilities within proximity of the Site as well as those proposed as part of the proposals. An increase in demand, as a result of the proposed development, will also secure the viability of existing and proposed local services thus providing a positive effect on both the existing and new residents. The proposed scale of the development will provide a greater critical mass and produce economies of scale which will assist in sustaining these facilities.

5.25 Residents of the proposed development will be within walking distance of a number of local services. Promoting a sustainable development, where people are able to walk, cycle

or access public transport will not only bring about health related improvements but encourage use of existing and proposed local services.

- 5.26 Phoenix Drive to the west of the Site is the main route to Brymbo from Wrexham. There is also a regular bus service running between Wrexham and Brymbo that offers sustainable links to a wider range of services, facilities and employment opportunities.

General Considerations

- 5.27 The development provides significant on-site open space provision and opportunities to connect and access open space. The indicative masterplan illustrates that existing landscape features (such as trees and footpaths) can be integrated into the scheme.
- 5.28 In terms of community safety Welsh Indices of Multiple Deprivation (WIMD), Brymbo ranks 1,378 of 1,909 Lower Super Output Areas – placing it within the least deprived areas. However, safety and security have been considered by the Applicant in relation to the layout and design of the proposed development.
- 5.29 The buildings and the internal roads will be orientated in such a way to ensure that they provide natural surveillance to ensure there is overlooking from the elevations which face the internal roads and public areas within the small district centre, and to ensure compliance with the Secured by Design Principles. The buildings will also actively overlook areas of Public Open Space.
- 5.30 Through its design, specially the location of the small district centre to the north the proposed development will attempt to integrate with the physical and social environment of the existing parts of the settlement and its surroundings.
- 5.31 There will be a number of effects over the course of the development's construction. A Construction Method Statement (CMS) can be prepared and submitted with the purpose of outlining how the project will avoid, minimise or mitigate effects on the amenity of the local area. The Applicant is in agreement to the CMS being secured by way of condition.
- 5.32 In summary, the assessment has identified a number of enhancement and mitigation measures which would support the local community and linguistic effects – including:
- Bi-lingual street names and signage;
 - Local advertisement/marketing of the properties;

- Preparation and submission of a Construction Method Statement;
- Detailed lighting design to be provided at appropriate point to contribute towards community safety.

6.0 CONCLUSIONS

- 6.1 This Welsh Language and Welsh Communities Impact Statement and Action Plan is submitted in support of an outline application for a mixed use scheme for up to 300 dwellings (Class C3 use), provision of a primary school (2-form entry), small district centre comprising up to 1,395sqm of Class A1 Retail, up to 372sqm of Class A3 Restaurant/Public House, up to 465sqm of Class D1 use, multi-functional green infrastructure including informal open space, surface water attenuation, vehicle accesses, car parking, engineering works, public footpaths and hard and soft landscaping, underground services, and all ancillary and enabling works, with all matters reserved except for vehicular access from Brymbo Road.
- 6.2 The Site is not located within a Welsh Language sensitive ward, as defined in the Council's Guidance Note or within the emerging LDP Policy WL1. This Assessment has demonstrated that there is an opportunity for the development to have an overall positive impact on the community characteristics of existing Welsh speakers overall. The proposals are sustainably located, provide a small district centre as well as a range and choice of housing to meet a diversity of local needs and achieve age structure balance, and incorporate a proportion of affordable housing. Significant open space provision is also incorporated and shown within the indicative masterplan. SPG for the wider site and national guidance to consider community safety in new development, as set out in TAN 12: Design.
- 6.3 Notwithstanding the above, the assessment has identified a number of enhancement and mitigation measures which would support the local community and linguistic effects – including:
- Bi-lingual street names and signage;
 - Local advertisement/marketing of the properties;
 - Preparation and submission of a Construction Method Statement;
 - Detailed lighting design to be provided at appropriate point to contribute towards community safety.
- 6.4 In conclusion, having assessed the proposed development using the methodology outlined within the Council's Guidance Note and emerging LDP Policy WL1, it has been demonstrated that the proposals provide the opportunity for an overall positive community and linguistic impact.