

COMMUNITY AND LINGUISTIC IMPACT ASSESSMENT

Land off Bodnant Avenue, Prestatyn

Prepared on behalf of

The Applicant – Adra (Tai) Cyfyngedig

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 **Address:**

5 Portal Business Park, Eaton Lane,
Tarporey, Cheshire, CW6 9DL

 **Telephone:**

07506 279 147

 **Email:**

enquiries@grimsterplanning.co.uk

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1 INTRODUCTION

- 1.1. This Community and Linguistic Impact Assessment has been prepared by Grimster Planning on behalf of the Applicant, Adra (Tai) Cyfyngedig (hereafter referred to as the “Applicant”).
- 1.2. The Assessment is submitted in support of a detailed planning application (hereafter referred to as the “Application”), submitted to Denbighshire County Council for the proposed development of Land off Bodnant Avenue, Prestatyn (hereafter referred to as the “Site”).
- 1.3. The description of development for which detailed planning permission is sought, as stated on the Application Form, comprises the following:

“Erection of 62 no. dwellings and associated infrastructure works comprising access, landscaping, drainage and open space provision; a sub-station; and a pumping station”

- 1.4. This Statement should be read in conjunction with the supporting Planning Statement, and other supporting technical information submitted as part of the Application.
- 1.5. Given the nature of the proposed development, the purpose of this Statement is to consider the potential impacts of the proposed development on matters including housing, population, economics, infrastructure, education and any other pertinent considerations to the proposed development.
- 1.6. The Assessment has been prepared having regard to the guidance contained in Technical Advice Note 20: *Planning and the Welsh Language* (October 2017) published by the Welsh Government, Policy RD5 of the Denbighshire Local Development Plan (“UDP”) adopted in 2013, and the Council’s Supplementary Planning Guidance – *Planning and the Welsh Language* which sets out the requirements for Community and Linguistic Statements and Impact Assessments.

Pre-Application Consultation

- 1.7. To inform this Application, the Applicant has engaged in formal pre-application consultation with Officers at Denbighshire County Council regarding the Site’s development potential.
- 1.8. Furthermore, and in accordance with the statutory requirements set out in Welsh Government Guidance, the Applicant has undertaken pre-application consultation with the local community for the proposed ‘major’ development (by virtue of its scale in excess of ten dwellings). Full details, including the feedback/comments received and how these are addressed by the Applicant, will be documented in the Pre-Application Consultation Report to be submitted with the Application.

2 SITE CONTEXT AND PROPOSED DEVELOPMENT

Site Context

- 2.1. Full details of the Site's location and surroundings are provided in Section 2 of the accompanying Planning Statement. Further details are also offered in the accompanying Design and Access Statement. It is not the intention to repeat the full details in this Statement.
- 2.2. Notwithstanding this, the principal observations in relation to the Site's location and surroundings are as follows:
- The Site lies within the administrative area of Denbighshire County Council;
 - The Site is greenfield in nature, comprising agricultural land lying immediately adjacent to the defined settlement boundary/limits of Prestatyn;
 - The Site is influenced by existing urban features including road infrastructure to the north and west, Bodnant Community School to the west, Nant Hall Road and existing residential dwellings to the south, and Nant Mill Touring Caravan Park to the east;
 - The Site occupies a sustainable location, with good access to public transport services (rail and bus), employment opportunities, shops and services, and local education (Primary and Secondary Schools); and
 - The Site benefits from good access to leisure and recreational facilities which would support the health and well-being of future residents of the Site.
- 2.3. In summary, the Site is considered to occupy a sustainable location immediately adjacent to the defined settlement limits/boundary of Prestatyn and which is identified as one of the most sustainable locations for new development in the adopted Denbighshire UDP as a Lower Growth Town.

Proposed Development

- 2.4. Full details of the proposed development are provided in Section 4 of the accompanying Planning Statement, together with details of the Site's sustainability in Section 2. It is not the intention to repeat the full details in this Statement.
- 2.5. Notwithstanding this, in summary the proposed development comprises the development of the following:
- The proposed development will comprise the development of 62 no. dwellings (Use Class C3), all of which will be of an affordable tenure.
 - The proposed dwelling mix comprises:
 - 14 no. 2-person, 1-bedroom apartments;
 - 8 no. 3-person, 2-bedroom bungalows;
 - 19 no. 4-person, 2-bedroom houses;
 - 9 no. 5-person, 3-bedroom houses;
 - 10 no. 5-person, 3-bedroom corner houses; and
 - 2 no. 7-person, 4-bedroom houses.

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- In total, the percentage split across of dwelling sizes across the Site is as follows:
 - 22.5% 1-bedroom properties
 - 43.5% 2-bedroom properties
 - 31% 3-bedroom properties
 - 3% 4-bedroom properties.
 - The proposed development will be served via a new vehicular point and associated pedestrian/cycle access off Bodnant Avenue to the west;
 - The proposed development will incorporate 2,360 square metres of public open space throughout the Site for the enjoyment of future residents, alongside a further 1,460 square metres of amenity space;
 - Soft landscape proposals will provide additional green infrastructure alongside the retained tree and shrub planting, which in turn will offer the opportunity for biodiversity benefits;
 - The proposed development will provide on-site car parking provision at the following standards:
 - 1 no. car parking space per apartment;
 - 2 no. car parking spaces per 2 and 3 bedroom dwellings; and
 - 3 no. car parking space per 4-bedroom dwelling.

3 PLANNING POLICY CONTEXT

- 3.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.2. This requirement of planning law is re-iterated in Paragraph 1.21 of Planning Policy Wales 12 (“PPW12”) published in February 2024.
- 3.3. An assessment of the proposed development within the context of the development plan and other material considerations is undertaken within the accompanying Planning and Affordable Housing Statement.
- 3.4. In respect of the Welsh language, the Planning (Wales) Act 2015 introduced legislative provision. The Act requires the Welsh language to be considered as part of the Sustainability Appraisal of local development plans, as well as being a consideration in the decision-making process when it comes to the determination of planning applications.
- 3.5. Accordingly, the focus of this Statement is to consider the proposed development in the context of the following policy guidance:
 - Planning Policy Wales: Edition 12 (February 2024)
 - Technical Advice Note 20 (TAN 20): Planning and the Welsh Language (October 2017); and
 - Policy RD5 of the Denbighshire Local Development Plan (June 2013).
- 3.6. A summary of the key policy guidance contained within each of the above documents is provided below.

Planning Policy Wales 12 (PPW12)

- 3.7. Paragraphs 3.25 to 3.29 of PPW12 provide guidance on the need to ensure that the likely effects of development on the Welsh language are assessed and fully understood as part of the planning process. This relates to both plan-making and decision-taking.
- 3.8. PPW12 recognises that the Welsh language is part of the social and cultural fabric, and the land-use planning system is required to take account of the conditions which are essential to the Welsh language in order to contribute to its use and the Thriving Welsh Language well-being goal.
- 3.9. PPW12 sets out the need for language impact assessments to be carried out in respect of large developments not allocated in a development plan.

Technical Advice Note 20 (TAN20)

- 3.10. The guidance contained in TAN20 seeks to support and protect the Welsh language through the planning system. It provides guidance to plan-makers and decision-takers.
- 3.11. Paragraph 2.6.3 of TAN20 recognises that the distribution of economic growth can affect the linguistic balance.

- 3.12. Paragraph 3.1.2 states that considerations relating to the use of the Welsh language may be taken into account insofar as they are material in the determination of individual planning applications.
- 3.13. Paragraph 3.1.3 states that planning applications should not be routinely subject to a Welsh language impact assessment. However, there is recognition that large scale developments can alter the dynamics of linguistic balance. In this regard, paragraph 3.2.2 states that the impact of large-scale development (on a windfall site) on the Welsh language may be assessed in an area defined as linguistically sensitive or significant.
- 3.14. Guidance on potential mitigation measures are provided in paragraph 3.4.1 and 3.4.2.

Denbighshire Local Development Plan

- 3.15. Policy RD5 provides guidance in relation to assessing the impact of new development on the Welsh language, as set out below:

RD5: The Welsh Language and the Social and Cultural Fabric of Communities

“Development could be refused if its size, scale or location would cause significant harm to the character and language balance of a community”

“Developers will be expected to provide bilingual signage as a minimum means of promoting the Welsh language. In appropriate circumstances, mitigation against any adverse effect will be secured through requiring a financial contribution by Section 106 or other means.”

- 3.16. Part (ii) of Policy RD5 is clear that a more detailed assessment, in the form of a Community and Linguistic Impact Assessment, will be required to accompany planning applications in all settlements where developments are on a larger scale comprising 20 residential units or more. The proposed development would fall within this category.

Planning and The Welsh Language SPG

- 3.17. This SPG prepared by Denbighshire Council contains a methodology for Community and Linguistic Impact Assessments, and a checklist to allow both developers and the Council to make an assessment of the likely impact of a development proposal against the following five aspects of community life:
- Population (levels and the characteristics of that population);
 - Quality of life (therefore providing the impetus for people to remain, leave or move to the community);
 - The economy (affecting employment opportunities for different groups as well as the cost of living and, more specifically, the cost of housing);
 - Infrastructure (needed to sustain the community, particularly schools, health care and essential services);
 - The social and cultural life of the community (expressed through the viability of cultural institutions, particularly those affecting younger people).
- 3.18. The checklist sets out 18 questions across the 5 topic areas, with each scoring either positively negatively, or neutral and the degree to which any negative impact can be mitigated. There is a four-part methodology to add further comments against each question, as follows:

- After each question, there is an opportunity to describe the overall assessment;
- Provide a statement of evidence, normally based on previous experience;
- Provide a statement of whether you consider that the development will have a positive (+1), neutral (0), or negative (-1) community impact; and
- How might any negative impacts be mitigated and/or positive impact enhanced.

3.19. In order to assess the impact of the proposed development across each topic area, it is necessary to have an understanding of the population profile for the area. This will draw on data published as part of the 2001, 2011 and 2021 census as well as data published by Denbighshire County Council as part of the SPG (and any later evidence).

Welsh Language Strategy (2023-2028)

3.20. Denbighshire County Council has published the Welsh Language Strategy (2023-2028); and updated version is currently under preparation.

3.21. Within this Strategy, the following key headlines can be drawn:

- The Council is committed to preventing the reduction in numbers of Welsh speakers in Denbighshire with the intention of considering a longer term target to increase the number of Welsh speakers over the next 15 years;
- The 2021 census showed that 20,940 people in Denbighshire can speak Welsh, equating to 22.5% of the population (across all age groups). In the period 2011-2021, this represented a drop of 2.1% in the number of Welsh speakers across the county;
- Based on the 2021, the neighbourhoods with the lowest percentages of Welsh speakers are in the coastal areas of Rhyl and Prestatyn;
- There has been a reduction in the number of Welsh speakers in the 3-4 and 5-15 age groups across the County between 2011 and 2021; and
- Reference is made to the need for mitigation measures to minimise the negative impact of development on the Welsh language.

3.22. In addition to the above Strategy, the Council has published the Supplementary Planning Guidance on Planning and the Welsh Language as referenced above. Key additional headlines to be drawn from this are:

- It is estimated that between 1,200 and 2,200 fluent Welsh speakers are moving out of Wales each year. The 2011 census revealed there had been a decline in Welsh speakers in 31 of the Community Council areas in Denbighshire.

Cymraeg 2050: A Million Welsh Speakers (2017)

3.23. This strategy sets out the Welsh Government's strategic priorities on how to reach its target of a million Welsh speakers by 2050. The second main target is to increase the percentage of the population who can speak Welsh from 10% (2013 to 2015) to 20% by 2050. The strategy identifies three strategic themes in order to achieve its vision:

1. Increasing the number of Welsh speakers

2. Increasing the use of Welsh
3. Creating favourable conditions - infrastructure and context

4 COMMUNITY PROFILE

- 4.1. This Section provides details of the community profile within the Ward area of Prestatyn East. This is important in order to underpin the Assessment, having regard to the guidance within Appendix 3 of the Planning and Welsh Language SPG produced by the Council, which acknowledges that:

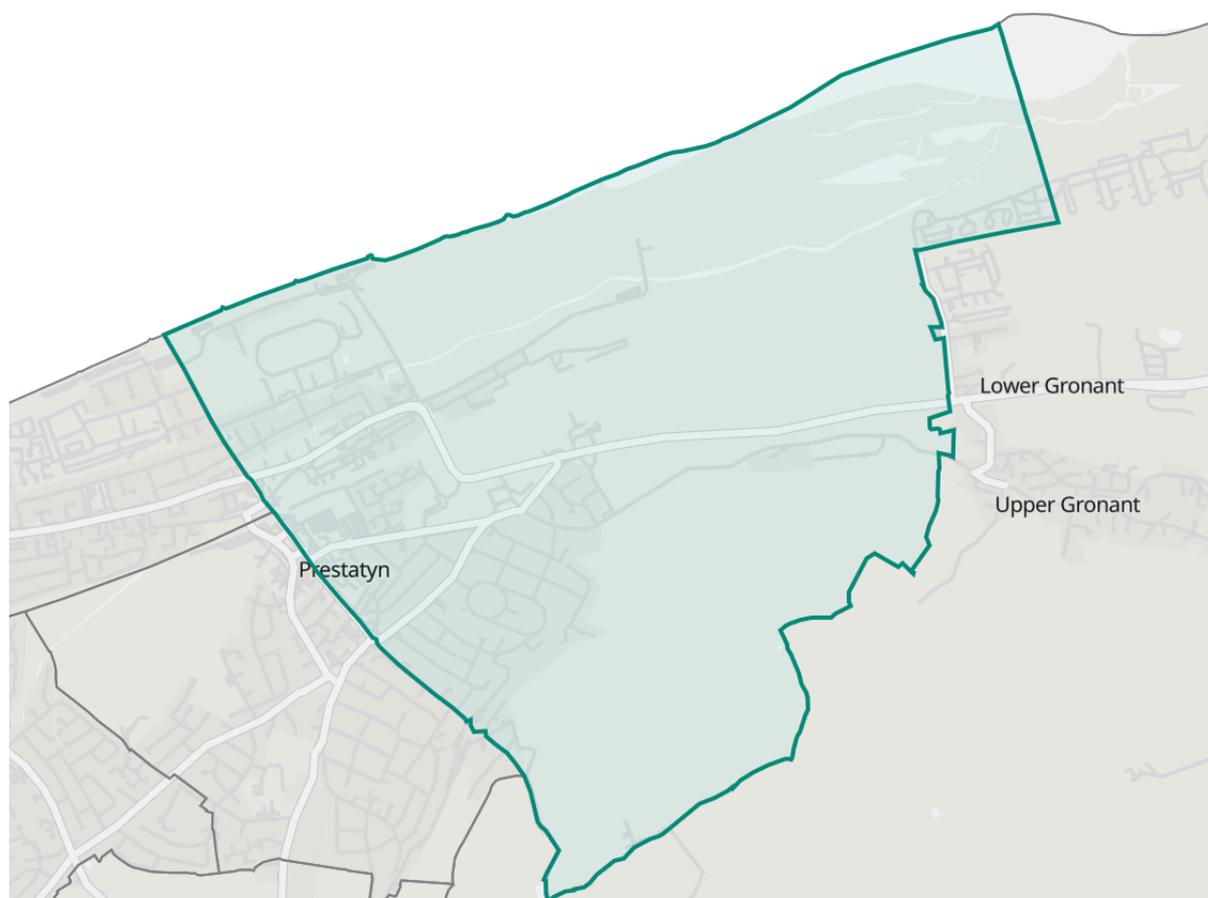
“Some understanding of the local demographic make-up of the settlement or Community Council area where the application is located will be essential in order to understand how the community might be affected, including changes over time. The overall population and age profile will assist in building up a picture of why the development is required and who is likely to benefit. The number of current and past Welsh speakers will be critical. The LPA will provide reference to background statistical information on a City, Town and Community Council basis.”

- 4.2. We go on in this Section to consider the community profile of Prestatyn East.

Population Profile

- 4.3. The Site lies within the Ward of Prestatyn East in Denbighshire, the boundary of which is shown below:

Figure 1: Prestatyn East Ward Area



Source: Office of National Statistics

- 4.4. As outlined above, the Site lies within the Ward of Prestatyn East, in Denbighshire. The most recent data on the population age profile in the Ward is that set out in Table 1 below, using the 2021 census data.
- 4.5. Table 1 also shows the population for the Ward, County and Country in 2001, 2011 and 2021 to enable a comparison of change:

Table 1: Population in Prestatyn East Ward, Denbighshire and Wales (Total Population of All Ages)

	2001	2011	2021	Difference 2001-2011	% Change 2001-2011	Difference 2011-2021	% Change 2011-2021
Prestatyn East Ward	4,344	4,015	3,918	-329	-7.52%	-97	-2.4%
Denbighshire Authority Area	93,065	93,734	95,816	+669	+0.71%	+2,082	+2.22%
Wales	2,903,085	3,063,456	3,107,492	+160,371	+5.5%	+44,036	+1.4%

- 4.6. Based on Table 1 above, the Ward of Prestatyn east saw a population decline between 2001 and 2011, and which subsequently declined again between 2011 and 2021. As such, the net population change in the Ward of Prestatyn East between 2001 and 2021 has been -9.92%. This contrasts to the population increase at a County and National level seen between both 2001 and 2011, and 2011 and 2021.

Table 2: Age Profile in Prestatyn East Ward, Denbighshire and Wales (2021)

AGE PROFILE (AS OF 2021)						
AGE GROUPS	PRESTATYN EAST WARD		DENBIGHSHIRE		WALES	
	Count	%	Count	%	Count	%
All Age Categories	3,912	100	95,816	100	3,107,492	100
0-4	166	4.24	4,769	4.97	155,086	4.99
5-7	106	2.70	3,119	3.25	102,911	3.31
8-9	77	1.96	2,220	2.31	73,014	2.34
10-14	205	5.24	5,664	5.91	182,702	5.87
15	48	1.22	1,137	1.18	34,365	1.10
16-17	106	2.70	2,241	2.33	69,535	2.23
18-19	70	1.78	1,782	1.85	71,870	2.31
20-24	200	5.11	4,499	4.69	187,675	6.03
25-29	185	4.72	5,089	5.31	186,460	6.00
30-44	555	14.18	14,959	15.61	557,796	17.95

45-49	263	6.72	5,750	6.00	186,077	5.98
50-64	874	22.34	20,841	21.75	637,958	20.52
65-74	511	13.06	12,687	13.24	358,977	11.55
75-84	377	9.63	8,061	8.41	220,491	7.09
85-89	97	2.47	1,889	1.97	52,858	1.70
90 and Over	72	1.84	1,109	1.15	29,717	0.95

Source: ONS 2021 Census Data, Table TS007 Age by Single Year

- 4.7. Based on Table 2 above, the Ward of Prestatyn East has a proportion of people aged 25 to 49 of working age which is broadly consistent with the County and National averages. There is no significant variation in the age structure when compared to the position at a County and National level.

Future Population Profile

- 4.8. The proposed development will deliver 62 no. new dwellings in the form of apartments, bungalows, and terraced/semi-detached properties, comprising 100% affordable housing provision to provide affordable homes. Further details are provided in the accompanying Affordable Housing Statement.
- 4.9. The proposed housing mix will be accessible and attractive to a range of age groups, suiting individuals, couples and families, and older persons in the form of bungalows, and thus is unlikely to have any significant impact on the age structure of the local community.

Welsh Speakers Profile and by Age Group

- 4.10. Table 3 provides the statistics for people with Welsh language skills (speak, read and write Welsh) in the three areas and shows numbers of people and the percentage of Welsh speakers as a proportion of the overall population aged 3 and over. The data shows that between 2011 and 2021 there was a decline in the proportion of people who could speak, read and write Welsh in the Ward of Prestatyn East, contrary to the growth seen at a County level. This followed the earlier decline seen between 2001 and 2011.

Table 3: Census Data for People who can Speak, Read and Write Welsh Aged 3 and over

	2001	2011	2021	% Change 2001-2011	% Change 2011-2021
Prestatyn East Ward	556 13.1%	457 11.7%	420 10.9%	-1.4%	-0.8%
Denbighshire Authority Area	No Data	18.6%	26.32%	No Data	+7.72%
Wales	16.3%	14.6%	19%	-1.7%	+4.4%

- 4.11. Table 4 below shows the number of people aged 3 and over in the Ward who can speak but not read or write Welsh between 2001 and 2021:

Table 4: Census Data for Welsh Speakers (Can Speak Welsh but not read or write Welsh) in Prestatyn East Ward Aged 3 and over

	2001	2011	2021	% Change 2001-2011	% Change 2011-2021
All Age Groups (aged 3 and over)	132 3.1%	90 2.3%	86 2.25%	-0.8%	-0.05%

- 4.12. Table 4 illustrates that there was a reduction in the number of people who can speak but not read or write Welsh in the Ward between 2001 and 2021. This also follows the reduction in overall Welsh Language capabilities shown in Table 3.
- 4.13. At a Denbighshire County level, the number of people that could speak Welsh in 2011 stood at 24.56% of the population aged 3 and over. This has declined to 22.5% in 2021.

Table 5: Census Data for Welsh Speakers (Can Speak Welsh) in Denbighshire County Aged 3 and over

DENBIGHSHIRE				
Age Group	2011	2021	Difference 2011-2021	% Change 2011-2021
3-15	5,922	4,993	- 929	-15.68%
16-24	2,639	2,430	- 209	-7.91%
25-34	2,071	2,194	+123	+5.9%
35-49	3,861	3,341	-520	-13.46%
50-64	3,532	3,617	+85	+2.40%
65+	4,211	4,367	+156	+3.70%
Total	22,236 (24.56% of the population aged 3 and Over)	20,942 (22.50% of the population aged 3 and Over)	-1,294	-5.81%

- 4.14. Based on the earlier 2001 Census Data, Denbighshire County had the following number of people capable of speaking Welsh as of 2001:
- 23,540 people of all age groups over 3, 26.1% of the population aged 3 and over.
- 4.15. Accordingly, there is a trend of a continued reduction in the number of Welsh speaking people in Denbighshire County since 2001.
- 4.16. At a national level, there was a change of 2.5% fewer people across Wales being able to speak Welsh in 2011 (19% of the population) compared to 2001 (20.8% of the population). As of 2021, 538,296 people in Wales could speak Welsh, equating to 17.8% of the population. As with Denbighshire County, the trend at a national level has been a reduction in the overall number of people that can speak Welsh across the country.

North Wales Population Overview

- 4.17. Within Denbighshire, the North Wales Population Assessment undertaken in 2022 has identified that Denbighshire's population is projected to increase by 1.9% between 2025 and 2040. This equates to an average of around 1,850 people.

- 4.18. Across the age groups, those aged 16 to 64 are expected to decrease by 2,350, whereas those aged 65 years and over will increase by 5,350 people.

Internal Migration in Denbighshire

- 4.19. Details on the inflow, outflow and net internal migration in Denbighshire (for the year ending June 2023) is set out in Table 6 below:

Table 6: Internal Migration in Denbighshire

INTERNAL MIGRATION IN DENBIGHSHIRE (YEAR ENDING JUNE 2023)			
AGE GROUPS	INFLOW	OUTFLOW	NET
0-4	234	195	39
5-9	231	201	30
10-14	216	168	48
15-19	244	510	-266
20-24	602	536	66
25-29	551	461	90
30-34	468	390	78
35-39	350	248	102
40-44	298	243	55
45-49	221	169	52
50-54	277	179	98
55-59	315	179	136
60-64	289	147	142
65-69	201	127	74
70-74	163	126	37
75-79	105	125	-20
80-84	73	87	-14
85-89	66	64	2
90 and Over	52	38	14

Source: ONS, Internal Migration by Local Authority (year ending June 2023)

- 4.20. The details set out above demonstrate that the biggest net migration is in the 15-19 age group with a loss of 266 people (possibly owing to higher education). Notable gains are seen in the 35-39 and 55-64 age groups which would appear to be a positive trend. However, it is essential that these age groups are able to access living accommodation as a result.
- 4.21. Overall, there is a higher inflow into Prestatyn East Ward than outflow.

Local Housing Market Assessment (2019)

- 4.22. The Council's most recent LHMA Update was published in July 2019. Prestatyn is identified as its own Housing Market Area (LHMA02).
- 4.23. The County of Denbighshire is identified as having a high proportion of older people aged 65 and over compared to the national average in Wales. This is shown in Table 1 above. As such, there are more people on average in the over 65 age groups than in the economically active age group of 16-64 in Denbighshire (compared to the national average). The life expectancy of those in the 65 and over age group is also expected to increase between 2019 and 2024, with a small reduction in the 16-64 age group.
- 4.24. Within the Prestatyn Housing Market Area, the LHMA identifies a particular need for 1 and 2 bedroom affordable homes in LHMA02 based on the SARTH, and 2 and 3 bedroom homes based on the Tai Teg Register (social and intermediate housing).
- 4.25. Across the County there is identified to be an annual requirement for 155 affordable homes per annum (social and intermediate housing need).
- 4.26. Further details on housing need are set out in the accompanying Planning Statement and Affordable Housing Statement.

Economic Profile

- 4.27. Table 7 below provides an illustration of the economic profile of the local community within the Prestatyn East Ward, compared to the Denbighshire County and national averages (based on the latest available 2021 Census Data):

Table 7: Economic Activity Status

ECONOMIC ACTIVITY						
AGE GROUPS	PRESTATYN EAST WARD		DENBIGHSHIRE		WALES	
	COUNT	% of all residents 16 to 74	Count	% of all residents 16 to 74	Count	% of all residents 16 to 74
All residents aged 16 to 74	3,311	100	78,908	100	2,559,416	100
Economically Active	1,676	50.6	43,036	54.5	1,391,379	54.4
Employee – Part Time	372	11.23	9,630	12.20	302,900	11.8
Employee – Full Time	969	29.2	23,312	29.54	815,579	31.9
Self-Employed (part and full-time, with and without employees)	251	7.58	6,938	8.79	209,086	8.2
Unemployed	84	2.53	1,912	2.42	63,634	2.5
Full-Time Student (in employment and unemployed)	65	1.96	1,244	1.57	55,969	2.2
Economically Inactive	1,570	47.4	35,872	45.5	1,112,068	43.6

Retired	1,026	30.98	22,395	28.38	631,659	24.7
Inactive Students	142	4.28	3,193	4.04	145,181	5.67
Looking after home or family	130	3.92	3,301	4.18	109,604	4.28
Long term sick or disabled	188	5.67	4,908	6.31	151,321	5.91
Other	84	2.53	2,075	2.62	74,303	2.9

Source: ONS 2021 Census Data, Table TS066 - Economic Activity Status

- 4.28. Based on the above, the number of people economically active in Prestatyn East Ward in employment is above the County and national average. The number of economically inactive people who are retired is largely consistent with the County and national average; the same applies to the number of full-time students.
- 4.29. The local population in Prestatyn East are employed across a number of sectors, based on the ONS 2021 Census Data presented in Table TS060 (Industry). This shows that the highest sectors of employment in Prestatyn East are the following, accounting for over 50% of work activities/sectors:
- Human Health Activities – 23.5%
 - Wholesale and Retail Trade (excluding motor vehicles) – 15%
 - Education – 8.8%
 - Construction – 8.4%
 - Public Administration – 7.6%
- 4.30. The high number of people in human health activities is not surprising owing to the presence of Glan Clwyd Hospital in nearby Bodelwyddan.

Income

- 4.31. In 2017, the median household income in the Prestatyn HMA, at £25,890, was below the County average (£28,180) and national average (£26,580). This is shown on the table below extracted from the Council's LHMA. It shows that in 2017, 35% of households in the Prestatyn HMA were in need of Social Housing, and 24% in need of Intermediate Housing (the latter being the highest of any HMA in Denbighshire). In total, 59% of households were priced out of the market.

Table 9 Priced out of the market Source: Land Registry, CACI PayCheck & DCC	Median Household Income	All Hshlds priced out of market (%)	% Hshlds in need of Social Housing #	% of Hshlds in need of Intermediate Housing ##
Denbighshire	£26,126	57%	34%	23%
Bodelwyddan & Border	£31,697	55%	27%	28%
Corwen & Llangollen	£26,982	45%	32%	13%
Denbigh & West	£29,307	53%	29%	24%
Prestatyn & Meliden	£25,890	59%	35%	24%
Rhyl & Coast	£22,158	66%	42%	24%
Ruthin & East	£35,101	48%	26%	22%
# Households below 60% of 2017 GB median income of £27,200 (%) ## % priced out minus households below 60% of GB median income (Those in need of social housing)				

4.32. The level of income naturally impacts on levels of affordability, as documented further below.

Affordability

4.33. Table 5 of the Council's LHMA, as extracted below, details the median household income and median property prices with each Housing Market Area along with the lower quartile figures. The median house price in the Prestatyn HMA is £128,000. The extract shows that there is a significant shortfall between the average lending of 3.5 times household income and average house prices under both the median and lower quartiles household income rates.

Table 5 Median and Lower Quartile Income 2017 Source: CACI PayCheck	Median Household income	Median House Prices	Lower Quartile Household Income	Lower Quartile House Prices
Denbighshire	£26,126	£153,750	£16,447	£108,000
Bodelwyddan & Border	£31,697	£173,000	£18,106	£110,000
Corwen & Llangollen	£26,982	£157,000	£15,570	£111,750
Denbigh & West	£29,307	£148,000	£17,245	£111,500
Prestatyn & Meliden	£25,890	£128,000	£14,935	£110,000
Rhyl & Coast	£22,158	£118,000	£12,974	£107,000
Ruthin & East	£35,101	£198,500	£20,500	£112,998

- 4.34. The extracted table below from the LHMA compares the cost of renting with median and lower quartile household incomes in Denbighshire, to show the percentage of the household income needed to pay rent. The extract shows that half of the scenarios are unaffordable in terms of the private rented housing, in particular for those on a lower quartile income.

Monthly rents levels (2017) Rent Officers Wales; CACI Paycheck data 2018	Median household income and median rent	Median household income & lower quartile rent	Lower Quartile Household income and Median rent	Lower Quartile Household Income and Lower quartile rent
1 bedroom	17.5%	15.6 %	30.6%	27.2%
2 bedroom	23.4%	20.2%	40.8%	35.3%
3 bedroom	26.9%	24.7%	47.1%	43.2%
4 bedroom	33.7%	29.2%	58.9%	51%

- 4.35. The LHMA has concluded that a high number of households within Denbighshire County are unable to afford housing in the open market due to high median and lower quartile prices.
- 4.36. The issues surrounding affordability can have an impact on the inflow and outflow of migration across Denbighshire County, and in turn the Welsh language. The ability to ensure that people can access a home in their local area, which is within their affordability bracket taking account of their annual household income, will therefore have a role to play in not only providing them with access to a home, but also safeguarding and promoting the Welsh language in Denbighshire County. It is clear that the delivery of new affordable housing is needed across Denbighshire County as a whole to support people and with it sustain local communities.

Local Infrastructure

- 4.37. Details of the local infrastructure near to the Site are set out in Section 2 of the accompanying Planning Statement. However, these are repeated below for completeness:

Access to Education

- 4.38. The nearest Primary School to the Site is Bodnant Community Primary School located on Nant Hall Road to the immediate west/north-west of the Site. This can be safely accessed via the proposed access arrangements which form part of this Application.
- 4.39. The nearest Secondary School to the Site is Prestatyn High School located on Princes Avenue in the town; this lies c. 1.8km south-west of the Site.
- 4.40. Overall, the Site benefits from excellent access to primary and secondary education, and which is accessible via sustainable modes of travel.

Access to Shops and Services

- 4.41. There are a number of shops and services available to the residents of Prestatyn within the town centre. This includes supermarkets (including the Tesco superstore within 400m of the Site), clothing shops, banking facilities, post office, pharmacies and hair salons, restaurants/take-aways, public houses and places of worship amongst others.

- 4.42. Overall, the Site benefits from very good access to local facilities to serve the everyday needs of future residents.

Access to Public Transport

- 4.43. The nearest bus stops to the Site are located c. 400m to the east of the proposed development on the A548 Prestatyn Road, and c. 400m to the south at the junction of Gronant Road and The Avenue. These will be accessible via the existing and proposed footpath network. Between them, these stops serve bus routes 11C, 11D, 11M and 19 providing regular services, seven days a week (in combination) to destinations including Rhyl, Prestatyn and Holywell amongst others.
- 4.44. Prestatyn Railway Station lies c. 0.85km west of the Site near to the town centre. This provides daily services to Manchester, Holyhead, Llandudno, and London Euston (amongst others). Again, this can be accessed on foot via the existing footway network.
- 4.45. Overall, the Site benefits from excellent access to sustainable modes of travel.

Access to Healthcare

- 4.46. There are existing medical centres/GP practices and dental surgeries in Prestatyn to provide healthcare services to local residents.

Access to Leisure / Recreation

- 4.47. Prestatyn Leisure Centre lies c. 1.8km from the Site located on Princes Avenue (at Prestatyn High School). The Nova Centre lies c. 1.8km from the Site on Beach Road West at the northern edge of the town.
- 4.48. The nearest existing equipped area of play to the Site can be found at Lyons Nant Hall Hotel located off Prestatyn Road, within c. 0.7km of the Site. A further equipped area of play is available at Station Road Children's Park, within a 1.1km walking distance of the Site.
- 4.49. As part of the proposed development, 2,360 square metres of usable open space will be provided on the Site.
- 4.50. The Site enjoys very good access to outdoor areas of public open space, and which would be a significant health and well-being benefit to future residents of the proposed development.

5 IMPACT ASSESSMENT

- 5.1. This Section of the Statement considers the impacts of the proposed development having regard to the information contained in Section 4. This also takes account of the Assessment Questionnaire contained in **Appendix 1** of this Report.

Compliance with the Local Development Plan

- 5.2. The Site lies towards the east edge of the town of Prestatyn. In the Local Development Plan, Prestatyn is identified as a Lower Growth Town and one of the most sustainable locations for development.
- 5.3. The Site comprises a greenfield parcel of land outside but immediately adjacent to the defined development boundary. It is not allocated for any specific land-use.
- 5.4. In this regard, the proposed development is partly predicated on Policy BSC8 *Rural Exception Sites* of the Local Development Plan.
- 5.5. The proposed development of 62 no. new affordable homes will make a valuable and much-needed contribution to the affordable housing needs in the Prestatyn HMA, as evidenced through the accompanying Affordable Housing Statement and Planning Statement submitted as part of the Application.
- 5.6. Accordingly, the principle of residential development on the Site is considered to have been justified in the accompanying Planning Statement and is deemed to be in compliance with the Local Development Plan.

Effects on Housing

- 5.7. The nature of the proposed development is to deliver much-needed new affordable homes to the people of Denbighshire County, and more specifically the town of Prestatyn within the Prestatyn HMA. The proposed development will comprise 62 no. affordable homes made available to people whom satisfy the Council's eligibility criteria. The mix of homes will include 1, 2, 3 and 4 bedroom properties.
- 5.8. As documented in the accompanying Planning Statement and Affordable Housing Statement, there is an identified affordable housing need in Prestatyn and the HMA in which it sits. The failure to deliver sufficient new homes in the right place at an affordable price/rent has the potential to result in out-migration of people, particularly younger people and families, from Prestatyn (and Denbighshire County) in search of a new and affordable home. Indeed, there is already high levels of out-migration in age groups 20-29, with those aged 20-34 likely to be seeking access to their own home. Given the area's proximity to the border with Flintshire and England, this could result in the steady out-migration of people from Wales altogether. This would only serve to harm the Welsh language.
- 5.9. Accordingly, the proposed development provides the opportunity to deliver a mix of much-needed new affordable homes in a sustainable location which will be accessible to young single people, couples and young families who might otherwise struggle to access their own property, as well as bungalows for the older population. They are **not** market homes or holiday homes built to attract people living outside the County.

- 5.10. Whilst the proposed mix and tenure of accommodation is primarily steered towards younger single people, couples, and families looking to access their first property or upsize; however, it does also include provision (in the form of apartments and bungalows) for older members of the community who may be seeking to access an affordable home. This is intended to provide for a mixed, balanced community.
- 5.11. The proposed development will help to retain people who were born and raised in Denbighshire County, and in doing so future generations. This can only serve as a potential positive impact on the Welsh language through the retention of the local population in the Ward of Prestatyn East, both young and old, with a view to further increasing the number of people who can speak, read and write in Welsh in the Ward of Prestatyn East (aged 3 and over) to reverse the declining trend witnessed between 2001 and 2021.

Effects on Economic Activity

- 5.12. The proposed development has the potential to create direct employment opportunities during the construction phase, as well as indirectly in the supply chain. Given that 8.8% of the existing economically active population in the Ward of Prestatyn East are employed in the construction sector, it is considered that these opportunities will be capable of being filled/sourced locally, and a number of them will have skills in the Welsh language.
- 5.13. On completion, the proposed development has the potential to result in the retention of the local population, particularly those in the 16-44 age group, whilst also supporting the in-migration of people from other parts of the County who might otherwise struggle to access an affordable property of their own (i.e. those in age groups 20-24 and 30-34). This should be viewed positively, with the alternative being the relocation of those people to neighbouring Counties or other parts of Wales, or across the border in to England.
- 5.14. The provision and availability of an increased local workforce can help to attract new inward investment into the local area, whilst supporting existing businesses/employers. A key ingredient in attracting new business to any town is the availability of a local workforce – however, without a sufficient supply of housing which is accessible and affordable, people will not live in the town, and thus businesses will not re-locate/set-up there. Further, there is the risk that existing businesses relocate if they are unable to fill vacancies with suitably qualified/skilled employees, particularly in the working age groups. Given the identification of the Rhyl/Prestatyn/Bodelwyddan and St Asaph area in the LDP as a main focus for investment, the availability and retention of a working age local population can only be beneficial.
- 5.15. The proposed development will deliver new homes in one of the most sustainable settlements in Denbighshire to support and sustain economic growth and competitiveness. The levels of unemployment and economically inactive people in the Ward of Prestatyn East are broadly consistent with the County and national averages, which is a positive, and the proposed development should only help in ensuring that those working people (and others) can continue to access a home within the Ward.
- 5.16. Whilst the availability of jobs could potentially attract non-Welsh speakers into the town, at the same time the failure to deliver new and affordable housing will not allow for those Welsh speakers to access existing/future jobs in the first place.
- 5.17. The very nature of the proposed development, comprising 100% affordable housing, is designed to provide new housing which is accessible to local people and who might not otherwise be able to afford to live in the area owing to the shortage of new homes. As such, the availability of a local

workforce for businesses to access should ensure that wages remain at a level which allows local businesses to operate in the area, and in same time will provide local people with the opportunity to access an affordable home. The alternative is businesses being unable to fill roles due to a lack of locally skilled/available people, and as such having to pay larger salaries to attract people from outside of the County, or alternatively relocating their businesses elsewhere in the County or into neighbouring Counties.

Effects on Population Movement

- 5.18. As shown in Table 6 of this Report, there is a high proportion of out-migration to Denbighshire in the 20-24 and 25-29 age groups. The proposed development will deliver accessible new housing for these age groups, and could help to reverse the trend in the number of movements out of Denbighshire in the 15-29 age groups, as well as collectively in the 20-34 age groups where there will be instances of people seeking to access their own home (and in some cases their first home).

Effects on Education

- 5.19. The nearest Primary School to the Site is Bodnant Community Primary School located on Nant Hall Road, with a short and safe walking distance.
- 5.20. The nearest Welsh Language Secondary School to the Site is Ysgol Glan Clwyd located on Upper Denbigh Road in St Asaph. This lies c. 14.3km from the Site accessible by private car and public transport.
- 5.21. An increase in demand for places at these School's will help to secure their long-term viability and employment opportunities, particularly given the lack of Full Time Education in the County. Furthermore, the Welsh-language education on offer at Ysgol Glan Clwyd is a significant benefit in respect of Welsh language protection and enhancement capabilities.
- 5.22. The National Centre of Learning Welsh was established in 2006, and 6 Regional Centres have been established across Wales, including one in North Wales. This provides the opportunity for Welsh learning in the region. It is understood that around 7,000 people enrol on Welsh courses in North Wales on an annual basis, and the proposed development can help to sustain this.

Effects on Infrastructure

- 5.23. The proposed development will deliver new housing in a sustainable location, providing future residents with the opportunity to use sustainable modes of transport without relying on the private car. This has the added benefit of limiting the number of vehicular movements on the local highway network (should people choose to use other modes of transport), and as such would serve as a betterment to the local quality of life than people who might otherwise travel to and from Prestatyn.
- 5.24. In terms of local services and healthcare provision, the proposed development will help to sustain these. It is inevitable that new development will likely add some pressure to local services; if required a financial contribution towards local healthcare services (as well as the likes of public transport) could be secured as part of a Section 106 Agreement where these are fully justified and consistent with the CIL Regulations. It would then be necessary to assess the impact of any such contributions on the viability of the development coming forward at all.

Effects on Quality of Life

- 5.25. The ability to provide new housing for local people, as well as those moving into Prestatyn, goes hand in hand with the ability to support local services. This includes local healthcare services, which have an essential role to play in supporting the day-to-day quality of life of residents, and ensuring that residents continue to live in Prestatyn. This in itself has the potential to directly benefit the Welsh language, particularly in an area where there is an above average number of people with Welsh language skills.
- 5.26. The proposed development, by virtue of its design, will provide for natural surveillance and in turn enhance the security of existing and future residents living near to and on the Site (in the event that planning permission is granted).
- 5.27. The proposed development will deliver a new use which has the potential to make a positive contribution to local community life with more people residing in the area, and through that there is the potential to form new social connections and friendships.
- 5.28. To this end, the proposed development has the potential to make a positive contribution to the quality of life.

Any other considerations

- 5.29. The proposed development, given its location, will provide future residents with good access to local employment opportunities, shops and everyday services. This in turn has the potential to positively benefit local businesses (and those in nearby towns) and employers in terms of increased local expenditure (as a result of increased custom) and access to potential employees respectively. It will also help to support local services, including healthcare. This can only be viewed as potentially making a positive contribution towards helping sustain the vitality of the town and Welsh-speaking businesses.
- 5.30. As outlined earlier in this Statement, the Site is sustainably located with excellent access to public transport, shops, services, employment and education. The proposed development will increase the demand on local medical services and education, but at the same time it will also help to sustain them with people who have been born and raised in Denbighshire County by delivering much needed affordable housing. This will help to preserve the Welsh language in the community by retaining those people in Denbighshire County, and young people who are identified as being the most prevalent when it comes to speaking the Welsh language – the proposed development is not aimed at attracting large populations of people from outside of the County.
- 5.31. It is not considered that the proposed development will give rise to any social tensions or divisions. The delivery of much-needed new homes is intended to cater for those people looking to access their own property, and in doing so prevent them from having to potentially leave their local area and even Denbighshire County to access a home. It is expected that the majority of the properties will be occupied by existing residents of Prestatyn and potentially other parts of Denbighshire County who already have an affiliation with the town and the Welsh speaking community. Given that the proposed development is delivering much-needed affordable housing, if anything it has the potential to strengthen the local community. The retention/increase in the local population, and most likely in age groups 16-29 and 30-44, could offer the opportunity for new social connections and/or social groups/initiatives to be formed and sustained.
- 5.32. A failure to deliver new homes, and with it a greater risk of out-migration, has a much bigger potential to harm Welsh traditions and cultures.

Is the proposal likely to have an impact on the use of the Welsh language in the community?

- 5.33. The proposed development will deliver new housing designed to cater for the needs of different groups, whether it be single people, couples or young families, and older members of the community.
- 5.34. The proposed new dwellings are aimed at people living in the local community of Prestatyn, and other parts of Denbighshire County. They are not being built with the intention of attracting non-Welsh speaking members of society, and measures to control the occupancy of the affordable properties will be discussed with the Housing Strategy Team at Denbighshire County Council.
- 5.35. By delivering new dwellings with the Welsh community in mind, the proposed development has the potential to have a positive impact on the use of the Welsh language in the local area, whether it be in employment, education or other social activities.
- 5.36. This has the potential for the Ward of Prestatyn East to witness an increase in the number of residents aged 3 and over who can speak, read and write Welsh, to reverse the decline seen between 2001 and 2021.
- 5.37. Overall, it is considered that the proposed development has the potential to have a neutral to minor positive impact on the Welsh language, as assessed further in **Appendix 1** of this Report.

6 MITIGATION AND ENHANCEMENT MEASURES

- 6.1. The Applicant has given consideration to potential measures to help encourage and promote the Welsh language, and to accommodate Welsh speaking members of society.
- 6.2. Although this Statement has demonstrated that the proposed development has the potential to positively impact on the Welsh language, a number of enhancement measures have been identified and are proposed by the Applicant as documented below:
- The proposed development will have a Welsh street name;
 - The use of bi-lingual street names and signage within the Site to accommodate Welsh speaking residents, and to support and encourage the use of the Welsh language;
 - An agreement for the proposed affordable homes to be accessed first by those people in housing need, having reference to the Council's local housing register. In the event that any properties remain available, a cascade approach to occupancy will be discussed with the Housing Strategy Team at Denbighshire Council;
 - Marketing and advertising of the properties in both Welsh and English;
 - On-site notices/homeowner information packs in both Welsh and English; and
 - The sourcing of local contractors/skilled labour where this is available, given that 8.8% of economically active people in the Ward of Prestatyn East are employed in the construction sector and whom are very likely to have existing skills/capabilities in the Welsh language.

7 CONCLUSIONS

- 7.1. This Statement has been prepared in support of a detailed application for the proposed development of Land off Bodnant Avenue, Prestatyn for the following:

“Erection of 62 no. dwellings and associated infrastructure works comprising access, landscaping, drainage and open space provision; a sub-station; and a pumping station”

- 7.2. Overall, it is considered that the proposed development, through its modest scale and proposed housing tenures for local people, has the potential to make a neutral to minor positive impact on the Welsh language in the Ward of Prestatyn East, and Denbighshire County generally.
- 7.3. The proposed development will deliver new affordable housing for people, within an affordability bracket which is achievable taking account of annual household incomes. This in turn can help enable people to continue living within their local community, reducing out-migration, protecting and encouraging the use of the Welsh language. This aligns with the key themes set out in the Cymraeg 2050: *A Million Welsh Speakers*, the Denbighshire Welsh Language Strategy, and the Welsh Language SPG referenced earlier in this Assessment.
- 7.4. It will not generate any harm such that it would warrant a reason to withhold planning permission on the grounds of an adverse impact on the Welsh language.
- 7.5. Taken as a whole, inclusive of the proposed mitigation and enhancement measures, the proposed development has the ability to safeguard and sustain the use of the Welsh language within the community. This neutral to minor positive impact is considered to weigh in favour of the proposed development.
- 7.6. Post-completion of the development, Adra would commit to renewing/updating this Assessment in order to assess the impacts arising from the proposed development on the Welsh Language.

APPENDIX 1 – ASSESSMENT QUESTIONNAIRE FOR LAND OFF BODNANT AVENUE, PRESTATYN

QUESTION (based on Appendix 4 of Planning and Welsh Language SPG)	POSTIVE (+1)	NEUTRAL (0)	NEGATIVE (-1)	SCORE	COMMENTS
<p>1. Is the development likely to lead to a population increase/decrease that might: Affect the balance of Welsh Speakers (positive or negative way); or Lead to an absolute or proportional decline in the number of Welsh speakers?</p>		0		0	<p>The proposed development will deliver new housing to provide existing residents of Prestatyn with access to a new home and/or their first home, ensuring that there is sufficient housing available locally such that people do not need to leave Prestatyn to obtain access to a property. Given the age profile of Prestatyn, it is not considered that the proposed development (particularly given its more limited scale) will result in the loss of Welsh speakers from the town, and it will also help to support the net internal migration into Denbighshire County.</p>
<p>2. Is the development likely to lead to increased in-migration?</p>		0		0	<p>Given that the proposed development would deliver new affordable housing to meet local needs, it is not considered that it would lead to increased levels of in-migration over and above the existing levels of in-migration identified through the 2011 Census data (given its relatively limited scale as well).</p>
<p>3. Is the development likely to lead to increased out-migration</p>	1			+1	<p>The proposed development will deliver new affordable homes to meet local needs and should therefore have a positive effect in helping to retain existing residents who might otherwise have to leave Prestatyn to access a property. This correlates with the 2023 Internal Migration Census data, which shows the highest levels of outflow in Denbighshire County to be within the 20-29 age groups where people will typically be seeking to access their own home. This is considered to be a benefit and potential positive of the proposed development.</p>
<p>4. Is the development likely to lead to a changing age structure of the community?</p>		0		0	<p>The proposed development should seek to enable those people in age groups 15-19, 20-24 and 25-29, who are shown to be the highest in respect of out-migration from the County, to remain staying living in Prestatyn. Given that the Ward of Prestatyn East already has average County numbers of people in the 15-29 age group, this is unlikely to result in too much of a change to the age structure, save for providing accommodation for those people of working age who might otherwise fall into the net migration brackets outlined above.</p>

APPENDIX 1 – ASSESSMENT QUESTIONNAIRE FOR LAND OFF BODNANT AVENUE, PRESTATYN

					This is important to ensure that local services are supported and local employment roles are capable of being filled.
5. Is the development likely to have an impact on the health of local people?		0		0	The proposed development should help to support local services by helping to sustain them (through increased footfall, expenditure), and which in turn can have a direct benefit to the wider community in terms of the availability of healthcare services within the settlement.
6. Is the development likely to have an impact on the amenity of the local area?		0		0	The proposed development would result in the development of a vacant parcel of agricultural land, making a positive physical and visual contribution to the area through a high-quality and sustainable development.
7. Is the development likely to lead to the threat of increased crime or violence in the community?		0		0	The proposed development is not expected to attract any increased levels of crime or anti-social behaviour and nor is there any evidence to suggest that would be the case.
8. Is the development likely to have a detrimental impact on local businesses?	1			+1	The proposed development has the potential to support and boost local businesses, with increased expenditure from the potential future occupants of the properties. This could lead to increased job creation, during both construction and operation (including supply chain opportunities) This is considered to be a potential positive of the proposed development.
9. Is the development likely to have a detrimental impact on local jobs?	1			+1	The proposed development has the potential to ensure that the local workforce can find living accommodation within the town, without having to migrate elsewhere, in turn ensuring that local jobs can be retained and filled by suitably skilled local people. It may also help to attract new inward investment into the settlement and surrounding areas, thus creating new employment opportunities. The availability of housing and economic prosperity go hand in hand. This is considered to be a potential positive of the proposed development.
10. Is the development likely to lead to greater economic diversity?		0		0	The proposed development does not involve any economic/employment uses, albeit as outlined above, the availability of housing goes hand-in-hand with supporting and sustaining economic prosperity.

APPENDIX 1 – ASSESSMENT QUESTIONNAIRE FOR LAND OFF BODNANT AVENUE, PRESTATYN

<p>11. Is the development likely to have an impact on local wage/salary levels?</p>		<p>0</p>		<p>0</p>	<p>The proposed development does not involve any economic/employment uses, albeit as outlined above, the availability of housing goes hand-in-hand with supporting and sustaining economic prosperity.</p>
<p>12. Is the development likely to have an impact on the average cost of housing?</p>		<p>0</p>		<p>0</p>	<p>The proposed development will deliver new and affordable housing into the settlement, albeit there is no evidence to confirm either way that this would impact on the average cost of housing in the settlement.</p>
<p>13. Is the development likely to have an impact on local schools?</p>		<p>0</p>		<p>0</p>	<p>The proposed development will deliver new housing which is suitable for families and thus will ensure that the local schools can continue to be supported by allowing for families in need (including school age children) to find a new affordable home in Prestatyn. The availability of a broad housing mix is key to the creation of sustainable communities. This is considered to be a neutral impact of the proposed development.</p>
<p>14. Is the development likely to have an impact on health care provision?</p>		<p>0</p>		<p>0</p>	<p>An increase in the local population will naturally put an added increase on local services, including healthcare. However, the scale of the development is such that this impact would not be detrimental, and at the same it can serve to help sustain those local services and employment opportunities within the sector.</p>
<p>15. Is the development likely to have an impact on the provision of local services, such as shops/post offices/banks/pubs?</p>		<p>0</p>		<p>0</p>	<p>The proposed development will enable any future residents to support local services through increased expenditure in the town, some of which is currently lost in the 20-29 age groups with the highest levels of out-migration in the County (and who will typically be seeking access to their own home). This is considered to be a potential neutral impact of the proposed development.</p>
<p>16. Will the development potentially lead to social tensions, conflict or serious divisions within the Welsh speaking community?</p>	<p>1</p>			<p>+1</p>	<p>Given that Prestatyn has already witnessed a decline between 2001 and 2021 in the number of people aged 3 and over with the capability to speak, write and read in Welsh, there is no evidence to suggest that the proposed development would harm the overall proportion of the Welsh speaking community by virtue of its relatively limited scale, particularly as it could help to reduce some of the existing levels of out-migration. A series of mitigation and enhancement measures are also proposed as part of the development, which are considered to be a potential benefit with a potential positive impact.</p>

APPENDIX 1 – ASSESSMENT QUESTIONNAIRE FOR LAND OFF BODNANT AVENUE, PRESTATYN

17. Will the development potentially lead to changes in local Welsh traditions/culture?		0		0	It is not considered that the proposed development would harm nor enhance Welsh traditions/culture.
18. Will the development be likely to have a potential impact on local voluntary/activity/youth groups?		0		0	The proposed development will provide new homes suitable for families (amongst others). This would potentially allow for younger people to continue living in Prestatyn, given that out-migration is collectively highest in the County in the 15-29 age groups, albeit the success of this cannot necessarily be measured. However, it would in turn have the potential to support local voluntary and youth groups by retaining the younger population, which includes those in the 15-19 age group (which has one of the highest outflows in the County). The Applicant will support local voluntary/activity/youth groups where practicable.
TOTAL				+4	