

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

THE MARINE & PROPERTY GROUP LTD

ERECTION OF A FOUR-STOREY BUILDING TO INCLUDE 11 NO. APARTMENTS WITH
ASSOCIATED PARKING, ACCESS AND INFRASTRUCTURE

LAND AT 14 PORTH Y LLECHEN, Y FELINHELI, GWYNEDD, LL564JG

WELSH LANGUAGE IMPACT ASSESSMENT

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APPROVAL RECORD

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Client: The Marine & Property Group Ltd

Project Title: Erection of a four-storey building to include 11 no. apartments with Associated Parking, Access and Infrastructure

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1.0 INTRODUCTION

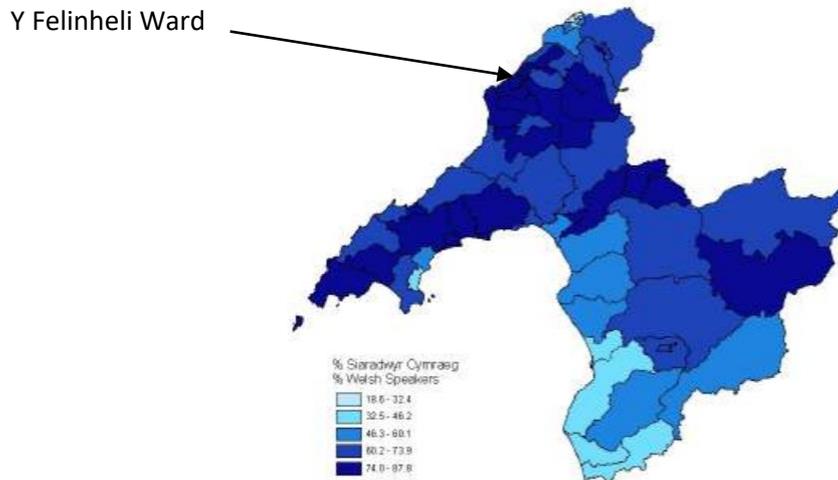
1.1 Background

- 1.1.1 Caulmert Ltd has been appointed by The Marine & Property Group Ltd (“the applicant”) to prepare this Welsh Language Impact Assessment.
- 1.1.2 This Welsh Language Impact Assessment accompanies a full planning permission for the erection of a four-storey building to include 11 no. apartments with associated parking, access and infrastructure on land at 14 Porth y Llechen, Y Felinheli, Gwynedd, LL56 4JG.
- 1.1.3 The development proposed is on an unexpected windfall site and would result in more housing in y Felinheli than the indicative provision as shown within the Anglesey & Gwynedd Joint Local Development Plan (LDP). As such the proposed development meets criterion 2 in LDP Policy PS 1 Welsh Language and Culture, which requires the preparation and submission of a Welsh Language Impact Assessment.
- 1.1.4 The purpose of this Welsh Language Impact Assessment is to establish the likely impact of the proposed development on the local community, and on the Welsh language more specifically, and if appropriate identify measures that will either mitigate negative effects or protect/enhance/spread positive effects. It will help ensure that the linguistic implications of the proposed development are fully considered before the planning application is determined.
- 1.1.5 The importance of the Welsh Language as a planning matter is recognised in legislation and national planning policy. This is further supported by Gwynedd Council’s planning policies and, more specifically, its adopted Supplementary Planning Guidance ‘Maintaining and Creating Distinctive and Sustainable Communities’ adopted in July 2019.
- 1.1.6 This Welsh Language Impact Assessment accords with the adopted SPG which sets out a specific methodology for which all Welsh Language Impact Assessments must follow in order to demonstrate how the proposed development will impact upon the local community and the Welsh language.

1.2 Welsh Language in Gwynedd

- 1.2.1 There is a high percentage of Welsh speakers in every community in Gwynedd and the Welsh language is a key part of the fabric of society and linked to the culture and traditions of the area.
- 1.2.2 The most recent Census (2011) indicated that in Gwynedd there were 77,000 people aged 3 or over who are able to speak Welsh. This is 65.4% of the population of Gwynedd, the highest of all the Welsh counties. For Wales as a whole only 19% of the population were able to speak Welsh.
- 1.2.3 Between 2001 and 2011 there was an increase in the percentage of Welsh-speakers in some parts of the county, however, there was a general decline in the number of wards with over 70% of the population able to speak Welsh, with only 39 left of the 71 wards according to the 2011 census.
- 1.2.4 The largest drop in Welsh-speakers was seen in the 65+ age group, with the biggest increases amongst the youngest age groups, with an increase from 70.9% to 73.0% in the 3-4 age group and from 91.8% to 92.3% in the 5-15 age group. This suggests that early years programmes and the education system are having success in setting strong foundations for the children and young people in regard to their use of the Welsh language.
- 1.2.5 The map below shows the percentage of Welsh speakers in wards in Gwynedd in 2011, with the darker blue representing a higher percentage of Welsh speakers, and the lightest blue representing a lower percentage of Welsh speakers. This shows that the ward that the application site lies within (y Felinheli) as well as surrounding wards, have a high percentage of Welsh speakers.

Figure 1 Percentage of Welsh speakers in wards in Gwynedd (2011) from Topic Paper 10: Welsh Language & Culture (Feb 2015) p.11



1.3 The Application Site

- 1.3.1 The application site (referred to hereinafter as 'the site') is generally rectangular in shape and measures 1.2ha. The site is accessed off Hen Gei LLechi where there is an access that turns onto an unnamed road running parallel to Nant y Garth. The site is currently vacant and comprises of a tarmacadam hardstanding, which appears to be used as an area of boat storage.
- 1.3.2 The site is within the boundary of the "Coastal Village" of Y Felinheli as defined by Gwynedd and Anglesey Joint Local Development Plan (LDP).

1.4 The Proposed Development

- 1.4.1 This application seeks full planning permission for the erection of a four-storey building comprising of 11 no. apartments with associated parking, access and infrastructure.
- 1.4.2 The proposed ground floor plan submitted with the application (Dwg. No. V1-00-DR-A-(05)200) demonstrates the proposed building can be adequately provided within the site, whilst respecting required standards including residential amenity, together with the required infrastructure.
- 1.4.3 Construction materials for the site are to be agreed in writing with the Local Planning Authority. The overall appearance of the building being aimed for can be seen from the elevation drawings submitted, as well as the computer generated images.

- 1.4.4 To the front of the building the hardstanding will provide parking bays for 9 no. vehicles. Further along the marina, at the end of Porth y LLechen a further 11 no. parking bays are proposed.
- 1.4.5 Within the application site, to the side of the apartment block, a bin store is provided along with a bicycle store, which can accommodate 12 no. bicycles.

2.0 PLANNING POLICY & LEGISLATION

2.0.1 This section sets out the relevant legislation, national and local planning policies and guidance that recognise the importance of the Welsh language as a material planning consideration.

Legislation

Welsh Language (Wales) Measure 2011

2.0.2 The Welsh Language (Wales) Measure 2011 (National Assembly for Wales, 2011) provides a legislative framework for the Welsh language and makes provisions for the official status of the Welsh language in Wales.

Planning (Wales) Act 2015

2.0.3 Sections 31 of the Planning (Wales) Act 2015 confirms that the effects on the Welsh language may be a consideration when determining planning applications, so far as it is material to the application.

Well-being of Future Generations (Wales) Act 2015

2.0.4 The Well-being of Future Generations (Wales) Act 2015 sets long term well-being goals for the people of Wales, one of which is to create a society that promotes and protects culture, heritage and the Welsh language.

National Planning Policy & Guidance

Planning Policy Wales (2018)

2.0.5 Planning Policy Wales (Edition 10) ("PPW") was updated most recently in December 2018 and sets out the land use planning policies of the Welsh Government.

2.0.6 PPW acknowledges that *"the Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places."* It recognises that *"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."*

2.0.7 It emphasises that *"considerations relating to the use of the Welsh language may be taken into account by decision makers so far as they are material to applications for planning permission."*

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

- 2.0.8 Technical Advice Note 20: Planning and the Welsh Language, emphasises the need to address how the land use planning system can be used to consider and, if necessary, mitigate any effects of development on the Welsh language and the sustainability of Welsh language communities. The TAN states that in some areas both the number of Welsh speakers and the use made of the language is increasing, but in other areas there is a decline.
- 2.0.9 With regard to development management, the TAN maintains that, in determining individual planning applications and appeals where the needs and interests of the Welsh language may be a material consideration, decisions must, as with all other planning applications, be based on planning grounds only and be reasonable. Adopted development plan policies are planning grounds, including those which have taken the needs and interests of the Welsh language into account.

Local Planning Policy & Guidance

Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) (2017)

- 2.0.10 The statutory Development Plan for the area within which the application site is located is the Anglesey and Gwynedd Joint Local Development Plan (LDP), which was adopted on 31 July 2017, with a plan period of 15 years (2011 – 2026).
- 2.0.11 Policy PS 1 of the LDP ensures the Welsh Language is supported and promoted and states that:

The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:

1. *Requiring a Welsh Language Assessment, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:*
 - a. *Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or*
 - b. *Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or*
 - c. *Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.*
2. *Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large*

scale housing development or large scale employment development that would lead to a significant workforce flow;

3. *Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms;*
4. *Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies;*
5. *Expect that Welsh names are used for new developments, house and street names.*

2.0.12 Strategic Economy and Regeneration Policy PS13 deals with the provision of opportunities for a flourishing economy and states, inter alia, that:

“Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by:

4. *Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development ‘live work’ units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan’s Spatial Strategy and in line with Strategic Policies PS5 and PS6.”*

2.0.13 Strategic Policy PS14 addresses The Visitor Economy and states that:

“Whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round local tourism industry by:

1. *Focusing larger scale, active and sustainable tourism, cultural, the arts and leisure development in the sub-regional centre, urban service centres, and, where appropriate, local service centres;*
2. *Protecting and enhancing existing serviced accommodation and supporting the provision of new high-quality serviced accommodation in the sub-regional, urban and local service centres and villages;*
3. *Managing and enhancing the provision of high quality un-serviced tourism accommodation in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;*
4. *Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;*

5. *Preventing development that would have an unacceptable adverse impact on tourist facilities, including accommodation and areas of visitor interest or their setting, and maximise opportunities to restore previous landscape damage.”*

2.0.14 Policy TWR1 deals with Visitor Attractions and Facilities and states that:

“Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary. Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:

1. *The re-use of an existing building(s) or a suitable previously used site; or*
2. *The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or*
3. *An activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it relates.*

All proposals will be required to comply with all the following criteria:

- i. *The scale, type and character of the proposed development is appropriate for its urban/rural setting;*
- ii. *The proposed development is of high quality in terms of design, layout and appearance;*
- iii. *The proposed development will support and extend the range of facilities within the Plan area;*
- iv. *The proposal is supported by evidence to demonstrate that there would be local employment opportunities.*

Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.”

2.0.15 The Explanation to Policy TWR1 advises that:

“This policy aims to encourage the development of high quality sustainable tourism attractions and facilities in the right place” and that “the policy also recognises that in exceptional circumstances some attractions and facilities require an open countryside, non-urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain. This type of development would be, for example, those connected with features of the natural or historic environment or outdoor activity such as, visitor or interpretation centres or development associated with outdoor activities. However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings in order to protect the countryside from inappropriate development. However, new build attractions

could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings. All proposals outside existing settlements will need to establish why a rural location is necessary.”

Gwynedd Council’s Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive Communities (July 2019)

2.0.16 In July 2019 Gwynedd Council adopted Supplementary Planning Guidance (SPG) ‘Maintaining and Creating Distinctive Communities.’ This provides guidance on how the local planning authority will make decisions regarding the effect of proposed developments on the Welsh language. It sets out a new methodology which Welsh Language Impact Assessments should follow in assessing the impact of developments on the local community and Welsh language and culture.

3.0 METHODOLOGY

3.0.1 This Welsh Language Impact Assessment accords with the newly adopted SPG 'Maintaining and Creating Sustainable Communities' which sets out a specific methodology at Appendix 7 for which all Welsh Language Impact Assessments must follow in order to demonstrate how the proposed development will impact upon the local community and the Welsh language.

3.1 Relevant Expertise

3.1.1 This Welsh Language Impact Assessment has been prepared by Chartered Town Planners at Caulmert Ltd, who are full Members of the Royal Town Planning Institute and have previous experience in linguistic planning.

3.1.2 Caulmert Ltd. has prior experience in the preparation of Welsh Language Impact Assessments to support planning applications.

3.1.3 As such this Welsh Language Impact Assessment has been prepared by a 'competent person' as defined in Diagram 9 of the adopted SPG.

3.2 STEP 1: Collect, Record and Analyse Information about the Community and the Local Area

Definition of the Area of Influence

3.2.1 The Council's adopted SPG requires an area of influence to be defined for the purpose of understanding the possible direct and indirect influences that the proposed development may have on the Welsh language.

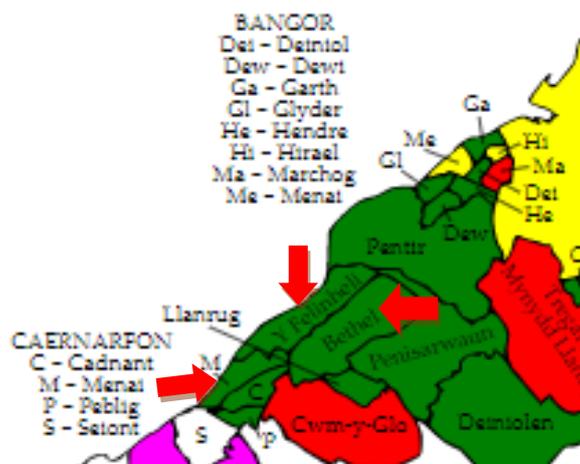
3.2.2 The area of influence considered to be suitable in this case is the collective area of y Felinheli (the ward that the site lies within), as well as the surrounding wards of Bethel and Menai (Caernarfon). The wards included within the area of influence are shown on Figure 2 below.

3.2.3 This is an appropriate area of influence based on the number of dwellings proposed as well as their tenure.

Profile of the Local Population

- 3.2.4 The proposed development is located in y Felinheli, Gwynedd.
- 3.2.5 Data from the ward that the site lies within (y Felinheli) as well as the adjacent wards of Bethel and Menai (Caernarfon) has been included within the baseline data. The location of these wards is indicated on Figure 2 below by the three red arrows.

Figure 2: Map highlighting wards within the area of influence



- 3.2.6 Table 1 below shows the total population (aged 3 and over) in the wards of y Felinheli, Bethel and Menai (Caernarfon), as well as Gwynedd as a whole for the years 2001 and 2011.

Table 1 Change in Population

Area	2001	2011	Change Number	Change %
Y Felinheli	2,003	2,189	+186	+8.5
Bethel	1,345	1,342	-2	-0.1
Menai (Caernarfon)	2,080	2,138	+58	+2.7
Gwynedd	112,800	117,789	+4,989	+4.2

- 3.2.7 Table 1 above shows that between 2001 and 2011 the population in Y Felinheli increased by 8.5%. This was more than double the increase seen in Gwynedd as a whole over the same time period. Between 2001 and 2011 the population in Menai (Caernarfon) increased by 2.7%, and in Bethel decreased marginally by -0.1%.
- 3.2.8 Table 2 below shows the number and percentage of the population aged 3 and over who are able to speak Welsh, in the wards of y Felinheli, Bethel, and Menai (Caernarfon), as well as Gwynedd and Wales in 2001 and 2011.

Table 2 – Welsh Speaking Statistics

Area	2001		2011		Change 2011 -2011	
	Number	%	Number	%	Number	%
Y Felinheli	1,444	72.1	1,407	64.3	-37	-2.6
Bethel	1,161	86.3	1,151	85.8	-10	-0.8
Menai (Caernarfon)	1,746	83.9	1,794	83.9	+48	+2.6
Gwynedd	77,846	69	77,000	65.4	-846	-1.0
Wales	582,368	20.8	562,016	19.0	-20,352	-3.6

3.2.9 In 2011, 64.3% of the local population in Y Felinheli were able to speak Welsh, which is just below the figure for Gwynedd as a whole (65.4%). In 2011 the percentage of Welsh speakers in Bethel and Menai (Caernarfon) was 85.8% and 83.9% respectively, which is considerably higher than in Gwynedd (65.4%) and Wales as a whole (19%).

3.2.10 Between 2001 and 2011 the number of Welsh speakers in Y Felinheli decreased by 37, a decrease of 2.6%. Whilst a small decrease this reduction in Welsh speakers as a percentage of the local population was more than double that seen across Gwynedd (-1%) albeit it a smaller decrease than seen across Wales during the same period (-3.6%). Between 2001 and 2011 the number of Welsh speakers in Bethel reduced marginally by 10 (-0.8% change), but in Menai (Caernarfon) the number of Welsh speakers increased by 48 (+2.6% change).

3.2.11 Table 3 below shows the number of the population aged 3 and over who are able to speak Welsh, in the wards of Felinheli, Bethel and Methai (Caernarfon), by age group.

Table 3 – Welsh Speaking Statistics by Age

Age	2001			2011			Change in numbers 2011 -2011			Average Change 2001-2011
	Y Felinheli	Bethel	Menai (Caernarfon)	Y Felinheli	Bethel	Menai (Caernarfon)	Y Felinheli	Bethel	Menai (Caernarfon)	
Age 3 - 15	400	245	306	279	235	234	-121	-10	-72	-68
Age 16 - 24	173	185	200	264	139	186	+91	-46	-14	+10
Age 25 - 49	784	501	627	819	460	819	+35	-41	+195	+63
Age 50 - 64	399	269	430	425	285	441	+26	+16	+14	+18
Age 65 +	326	145	517	402	223	615	+76	+78	+98	+84

3.2.12 Table 3 above shows that across the three wards, there has generally been an increase in the number of Welsh speakers across the middle to older age groups (ages 25-49, 50-64 and 65+), with the exception of the age group 25-49 in Bethel. Generally, there has been a decrease in the number of Welsh speakers in the younger age groups most significantly in the age group 3-15, with the exception of the age group 16-24 in y Felinheli, which has seen an increase in Welsh speakers.

Profile of the Population in the Future

3.2.13 The proposed development will provide no. 11 dwellings, two of which will be affordable for local people. Without the proposed development, there would be less housing available within the area for local people, potentially resulting in higher levels of out-migration than would be the case with the proposed development. The proposed development should therefore help to maintain the health of the Welsh language in y Felinheli.

3.2.14 The proposed housing mix of 1 and 2 bed apartments is likely to attract young couples or singles. Due to the mix of 1 and 2 bed apartments, and the sites convenient location nearby village shops and amenities, the proposed development is likely to be attractive to young couples, singles and the elderly wishing to downsize from larger, unmanageable properties in the area. Due to the small size of the proposed development, and its potential attractiveness to a variety of age groups, the proposal is unlikely to significantly alter the existing age structure of the local community.

Local Infrastructure Profile

3.2.15 The LDP identifies Y Felinheli as a 'Coastal/Rural Village. The application site is sustainably located within walking distance of a number of local facilities within y Felinheli, including a Londis with Post Office, a butchers, a GP Surgery, a Fish & Chip Shop, a Gym, a Church and Community Centre, and a Primary School. The site is well located with easy access to bus stops on Caernarfon Road within the village, which provide access to shops, services and employment and education opportunities in the nearby towns of Bangor and Caernarfon.

3.2.16 The LDP identifies that in order to reflect the role of Local and Coastal/ Rural Villages, housing development on a small scale, including infill, adapting buildings or changing the use of sites that become available, will be promoted. Comparatively less development is promoted to these villages in order to protect their character and to support community need for housing or for local need affordable housing.

Engagement with the Local Community and Others

3.2.17 Section 61Z of the Town and Country Planning Act 1990, as amended ("the Act"), and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended (DMPWO), make provision for pre-application consultation on major development schemes. The proposed development falls within the pre-application consultation

requirement, and this Welsh Language Impact Assessment will be published as part of the applicant's duty to carry out pre-application consultations on the proposed development.

4.0 ASSESSMENT

- 4.0.1 An assessment will now be made of how the proposed development impacts on the key issues detailed within Appendix 8 of the SPG.
- 4.0.2 Table 4 below considers how the proposed development is likely to impact on each of the key issues identified and provides a score in relation to its “effect over 20 years” and “likelihood” (as per figure 3 below).

Figure 3 Sample risk/benefits matrix (Figure 8.1 of SPG)

				EFFECT OVER 20 YEARS				
				Area	Significantly Positive	Insignificantly Positive	Insignificantly Negative	Significantly Negative
				All speakers in the selected area	Increase of 2.5% point and more than the projected speakers	Decrease of less than 2.5% point than projected speakers (usually businesses)	Less than 2.5% point decrease in speakers (usually businesses)	Decrease of more than 2.5% point than projected speakers (usually businesses)
					2	1	-1	-2
					Significant	Small	Small	Significant
LIKELIHOOD	Probability	Frequency	Likelihood					
	It would be expected to occur in almost all similar developments	Robust evidence for it to happen at least 8 times out of 10 in the last 20 years	4	Almost certain	8	4	-4	-8
	It would be expected to occur in the majority of similar developments.	Robust evidence for it to occur in 5-7 times out of 10 in the last 20 years	3	Likely	6	3	-3	-6
	It would be expected to occur in the minority of similar developments	Robust evidence for it to occur at least 2-4 times out of 10 in the last 20 years	2	Possible	4	2	-2	-4
	It would be expected to occur in a very small number of similar developments	Robust evidence for it to occur less than 2 times out of 10 in the last 20 years	1	Unlikely	2	1	-1	-2

4.0.3 Table 4 below details how the proposed development is likely to impact on each of the key issues and identifies a score in relation to its “effect over 20 years” and “likelihood.”

Table 4 – Impact of Proposed Development on the Key Issues

LANGUAGE AND MOBILITY OF POPULATION (this issue is common to Housing development and Employment development)	Score			Comments
Explain, with full evidence, whether the development is likely to result in a change in the composition of the population in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.	Effect (E) 1, 2, -1 or -2	Likelihood (T) 1, 2, 3 or 4	Composite score 0 - -8 to +8	
<ul style="list-style-type: none"> How is the development going to ensure opportunities for people to stay in their community? 	2	3	6	<p>The proposed development will provide 11 no. residential apartments, 2 no. of which will be affordable.</p> <p>Through the provision of additional housing the proposed development will provide opportunities for local residents to stay in their community. An element of new build is needed in the area to sustain the community.</p> <p>The 2 affordable dwellings will be occupied by local people who have a local connection with the area.</p>

<ul style="list-style-type: none"> Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where will they come from? How many and what percentage are likely to be Welsh speakers? 	2	3	6	<p>The proposal is for a total of 11 apartments, 2 of which are proposed to be affordable and would be occupied by local people who have a local connection with the area and are therefore likely to be Welsh speakers.</p> <p>The proposed mix of the remaining 9 market apartments (1 and 2 bedroom) will assist in supporting the needs of the local community who do not qualify for affordable housing. The market housing will be priced for the local market and within reach and ability of residents. In addition, the open market properties will be marketed locally, reducing the potential for the properties to be bought by people from outside of the local community.</p> <p>Whilst it is not possible to predict how many of the occupants of the open market units would be Welsh speakers, given the strength of the language in y Felinheli and the surrounding wards of Bethel and Menai (Caernarfon) and Gwynedd generally, it is considered likely that the future occupiers of the open market units will be Welsh speakers.</p> <p>The provision of the proposed housing will assist in protecting the Welsh language in y Felinheli. If new housing is not provided there is potential that local residents who are in need of housing will choose to move away to other settlements where such housing is available, potentially resulting in a reduction in Welsh speakers in the community.</p>
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<ul style="list-style-type: none"> Is there a likelihood that local people will migrate from the community as a result of the development? 	2	4	8	<p>The proposed development will provide no. 11 apartments, two of which will be affordable for local people. Without the proposed development, there would be less housing available within the area for local people, potentially resulting in higher levels of out-migration than would be the case with the proposed development. The proposed development will therefore help to sustain the local population.</p>
<ul style="list-style-type: none"> Is the development likely to result in a change in the age structure of the community: more or fewer children, young people, middle-aged people, older people? 	2	3	6	<p>The proposed housing mix of 1 and 2 bed apartments and the sites convenient location nearby village shops and amenities, means that the proposed development is likely to be attractive to young couples, singles and the elderly who may be wishing to downsize from larger properties in the area. Due to the small size of the proposed development, and its potential attractiveness to a variety of age groups, the proposal is unlikely to significantly alter the existing age structure of the local community.</p>
<ul style="list-style-type: none"> Is there a likelihood that there will be a change in the balance between Welsh speakers (including learners) and individuals with no ability in Welsh? 	2	3	6	<p>It is considered likely that a high proportion of the proposed apartments will be occupied by local people, and as such the use of the Welsh Language among their occupiers would also reflect that already seen within y Felinheli or in nearby wards.</p> <p>Given the size and location of the proposed housing it is likely to be attractive to young couples, singles and the elderly. The 2011 Census for y Felinheli, Bethel and Menai (Caernarfon) show an increase (from 2001) in the number of Welsh speakers across the middle to older age groups</p>

				<p>(ages 25-49, 50-64 and 65+), as well as an increase in Welsh speakers in y Felinheli in the age group 16-24 years.</p> <p>Indeed, the provision of such housing is likely to help protect the Welsh language as if new housing is not provided residents who are in need of housing are likely to choose to move away to other settlements where such housing is available, potentially resulting in a reduction in Welsh speakers in the community.</p> <p>The proposed development is therefore unlikely to change the balance of Welsh and non-Welsh speakers in the local community, but through sustaining the local population is likely to have a positive impact.</p>
<ul style="list-style-type: none"> Is the change likely to be permanent or temporary? 	2	3	6	The proposed development is unlikely to change the balance of Welsh and non-Welsh speakers.
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. You can use the sample risk matrix in Figure 8.1 to record the effect and the likelihood of the effect.</p>				<p>Consideration of the effect of the proposed development on language and mobility of the population over 20 years</p> <p>The proposal is for a total of 11 apartments, 2 of which are proposed to be affordable and would be occupied by local people who have a local connection with the area and are therefore likely to be Welsh speakers.</p> <p>The market housing will be priced for the local market. In addition, the open market properties will be marketed locally, reducing the potential for the properties to be</p>

			<p>bought by people from outside of the local community.</p> <p>Whilst it is not possible to predict how many of the occupants of the open market apartments would be Welsh speakers, given the strength of the language in y Felinheli the surrounding wards of Bethel and Menai (Caernarfon) and Gwynedd generally, it is considered likely that future occupiers will be Welsh speakers.</p> <p>The provision of new housing in the area is likely to assist in protecting the Welsh language, as if new housing is not provided it may be that residents who are in need of housing will choose to move away to other settlements where such housing is available, potentially resulting in a reduction in Welsh speakers in the community. As such the proposed development will provide opportunities for local people to stay in their community, and therefore impact positively on the Welsh language through sustaining the local population.</p> <p><u>Consideration of the effects using sample risk matrix in Figure 8.1</u></p> <p>Probability: The effect would be expected to occur in the majority of similar developments.</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be</p>
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				<p>expected to lead to an increase of more than 2.5% point than the projected speakers, the proposed development is likely to have a significantly positive effect on the language and mobility of the population over 20 years.</p> <p>Likelihood: It is likely that the proposed development would have a significantly positive effect on the language and mobility of the population.</p>
Composite score		2	3	6
What is the benefit?	What is the risk?			<p>The proposed development would provide additional housing stock within an area that has a high proportion of Welsh speakers. 20% of the proposed housing will be affordable and available to local people in need, who are likely to be Welsh speakers. The remaining open market housing will be priced within reach of the local community and also marketed locally, therefore, it is likely that this will be occupied by residents from y Felinheli or nearby wards, who are likely to be Welsh speakers.</p> <p>Given the nature of the proposed development there is little risk associated with it.</p>

<p>Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit</p>	<p>Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)</p>				
<p>VISUAL ELEMENTS (this issue is common to Housing development and Employment development)</p>	<p>Score</p>			<p>Comments</p>	
<p>Explain, with evidence, how the development will affect the Language Visibility in the area, in terms of promoting the unique culture of the area.</p>	<p>Effect (E) 1, 2, 3 or 4</p>	<p>Likelihood (T) 1, 2, 3 or 4</p>	<p>Composite score 0 - -8 to +8</p>		
<ul style="list-style-type: none"> Will the development increase visibility of the language? 	<p>2</p>	<p>4</p>	<p>8</p>	<p>The name of the proposed development would be in Welsh and will therefore increase visibility of the Welsh language within the local area.</p>	
<ul style="list-style-type: none"> Corporate image and branding - signs and advertisements on the site that are under the control of planning, e.g. advertising signs/ marketing of new housing site, signs and advertisements to customers in public places on an employment site 	<p>2</p>	<p>4</p>	<p>8</p>	<p>The applicant The Marine & Property Group are a Welsh Company and aim to promote and facilitate the use of the Welsh language whenever possible.</p> <p>All information signs on site and nearby owned by the applicant will be fully bilingual. The size, standard of clarity and prominence of the words on the signs will respect the principle of language equality. All publicity materials will be bilingual with both languages appearing in the same document.</p>	

<ul style="list-style-type: none"> Site name or development – will it keep an old Welsh name, or will any new name be derived from historical, geographical or local links to the area, if practicable 	2	4	8	<p>The name of the proposed development would be a Welsh name, and would therefore have regard to historical, geographical or local ties to the area.</p>
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.</p>				<p><u>Consideration of the effect of the proposed development on visual elements and language visibility over 20 years</u></p> <p>The proposed development is expected to have a positive impact on visual elements and language visibility in the local area, through the use of Welsh names, and ensuring that signage within the control of the applicant is bilingual.</p> <p>Consideration of the effects using sample risk matrix in Figure 8.1</p> <p>Probability: The effect would be expected to occur in almost all similar developments</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be expected to lead to an increase of 2.5% point and more than the projected speakers, the proposed development is likely to have a Significantly positive effect on the visual elements over 20 years.</p> <p>Likelihood: It is Almost Certain that the proposed</p>

				development would have a significantly positive effect on the visual elements and language visibility.
Composite score		2	4	8
What is the benefit? Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit	What is the risk? Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)			The proposed development will use a Welsh name, and is expected to contribute to the visual elements and language visibility in the local area.
QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE (discuss the following by type of development)	Score			Comments
Explain, with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).	Effect (E) 1, 2, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 0 - -8 to +8	
<ul style="list-style-type: none"> To what extent does the development affect public amenity/ the environment in the area? Will the area be more/ less desirable to live 	1	4	4	The site is currently vacant and comprises of a tarmacadam hard standing, which appears to be used as an area of boat storage. The site is considered to be of limited public amenity value, and the proposed

in?				development will improve the appearance of the site.
<ul style="list-style-type: none"> How adequate is the availability of childcare and pre-school places in the locality 	2	3	6	<p>It is not possible to provide an in-depth view on the availability of childcare and preschool places in the locality as most nurseries and pre-schools will be privately run. However, nurseries and pre-schools in the area are Welsh speaking and will provide the opportunity for the development of the Welsh language in early years.</p> <p>Website www.daynurseries.co.uk identifies nine nurseries within a 5-mile radius of y Felinheli, providing in excess of 200 nursery and pre-school places. In addition to this there will likely be local childminders operating within the area.</p> <p>Residential development is likely to generate an average of 0.03 pupils per house for nursery and pre-school education. Based on this, the proposed development of 11 apartments would likely generate less than 1 nursery and pre-school place. It is therefore considered that there is sufficient childcare within the area to support the proposed development. Furthermore, due to the local lettings policy it is highly likely that any future residents of the proposed development who have children are likely to already have places at local nurseries.</p>

<ul style="list-style-type: none"> How adequate are the number of school places in the local area? Would the development be likely to call for more places or is there enough space in the schools? Are there enough resources so that schools can continue to fulfil their role in producing fluent Welsh speakers? 	2	3	6	<p>Gwynedd County Council's adopted SPG on Housing Developments and Educational Provision highlights that children and young people are unlikely to reside in 1-bedroom houses. Given the proposed mix of 8 no. 1 bedroom and 3 no. 2 bedroom apartments, the impact of the proposed development on education provision within the area is not considered to be an issue. However, this is covered below for completeness.</p> <p>Gwynedd's SPG on Housing Developments and Educational Provision identifies that residential development is likely to generate an average of 0.17 pupils per house for primary education. 1-bedroom houses are excluded from the guidance for the reason being that children and young people are unlikely to reside in this type of housing. The proposed development would deliver 8 no. 1-bedroom apartments and 3 no. 2 bedroom apartments. Thus, on this basis the proposed development is likely to generate less than 1 primary school pupil.</p> <p>The local primary school which would serve the proposed development is Ysgol Gynradd Y Felinheli. As of September 2019, there were 189 pupils enrolled at the school. Given the proposed development is anticipated to create less than 1 no. primary school pupils, there is considered to be sufficient capacity within the school to accommodate this.</p> <p>Gwynedd's SPG on Housing Developments and Educational Provision identifies that residential</p>
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				<p>development is likely to generate an average of 0.16 pupils per house for secondary education (years 7-11) and 0.05 pupils per house for secondary education (years 12 & 13), with the exclusion of 1-bedroom houses. The proposed development is therefore likely to generate less than 1 pupil requiring secondary education (years 7-11) and no pupils requiring secondary education (years 12 & 13).</p> <p>The site lies within the catchment area of three secondary schools; Ysgol Tryfan and Ysgol Friars in Bangor and Ysgol Syr Hugh Owen in Caernarfon, all of which are Bilingual. As such there is considered to be more than sufficient secondary education provision within the area to accommodate any additional need generated by the proposed development.</p>
<ul style="list-style-type: none"> How would the development be likely to affect the balance between non-Welsh speaking pupils and Welsh speaking pupils at school? Would more places be needed in the immersion unit? Are there enough resources to provide facilities and opportunities so that children from non-Welsh speaking homes and those who have learned Welsh as a second language can use and improve their Welsh and become part of the Welsh community? 	2	3	6	<p>The development has the potential to generate a maximum of 2 school pupils (primary and secondary). On this basis the balance of Welsh and non-Welsh speakers is unlikely to be affected, and the proposed development is unlikely to generate the need for more places in the immersion unit.</p>

<ul style="list-style-type: none"> • Would the development increase demand for local facilities and services? 	1	3	3	The proposed development may increase demand for local facilities and services slightly, however given the proposal is relatively small, the additional demand likely to be created is not considered to be great. The proposed development will support the local economy and help to sustain local facilities and services.
<ul style="list-style-type: none"> • To what extent does the development have a positive or negative impact on existing facilities or services? 	1	3	3	The proposed development will support the local economy and help to sustain local facilities and services, therefore having a positive effect.
<ul style="list-style-type: none"> • How will the development maintain or create new opportunities to promote the Welsh language in local facilities and services such as halls, shops, and so on? 	1	3	3	Given the proposal is for residential development, it is unlikely to create new opportunities to promote the Welsh language in local facilities and services.
<ul style="list-style-type: none"> • Does the development have the potential to have a positive or negative impact on the activities of different groups that are active in the community which were identified in the profiling work, e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change? 	1	3	3	As the proposed development is unlikely to affect the balance of Welsh and non-Welsh speakers in the local area, the potential impact on groups which are active within the community is likely to be neutral.
<ul style="list-style-type: none"> • How could the Welsh community and its institutions integrate the development? 	1	3	3	The proposal is for residential development, and its occupants are likely to be local and from the Welsh community.

<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.</p>			<p><u>Consideration of the effects of the proposed development on quality of life including community infrastructure over 20 years</u></p> <p>On the basis of the information set out above, the proposed development would be expected to have a minimal effect on quality of life including community infrastructure over 20 years.</p> <p><u>Consideration of the effects using sample risk matrix in Figure 8.1</u></p> <p>Probability: The effect would be expected to occur in the majority of similar developments</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be expected to lead to a decrease of less than 2.5% point and more than the projected speakers, the proposed development is likely to have an insignificantly positive effect on quality of life including community infrastructure over 20 years.</p> <p>Likelihood: It is likely that the proposed development would have an insignificantly positive effect on quality of life including community infrastructure.</p>
<p>Composite score</p>	<p>1</p>	<p>3</p>	<p>3</p>

What is the benefit?	What is the risk?				
Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit	Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)				The proposed development would be expected to have a minimal effect on quality of life including community infrastructure over 20 years. The effect is likely to be insignificantly positive, and benefits include supporting the local economy and helping to sustain local facilities and services.

THE HOUSING MARKET	Score			Comments
<p>Explain, with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.</p>	<p>Effect (E)</p> <p>1, 2, 3 or 4</p>	<p>Likelihood (T)</p> <p>1, 2, 3 or 4</p>	<p>Composite score</p> <p>0 - -8 to +8</p>	
<ul style="list-style-type: none"> Expected market price for the houses, and how this compares with household income locally. 	<p>2</p>	<p>3</p>	<p>6</p>	<p>The proposal development will provide 20% affordable housing. It is proposed that the dwellings will be operated on a 'Tenure Neutral' basis by one of Gwynedd's Housing Associations. 'Tenure Neutral' is not one defined type of tenure, it can be an option of 'Shared Ownership', 'Intermediate Rental Property, or a 'Social Rented Property'. The defined tenure will be determined in line with the need in the area and with the interest taken up through the Tai Teg (an affordable housing register to buy or rent at intermediate level in the area) website. The market price/rent for the properties would reflect that which would be affordable to a local person.</p> <p>The remaining 80% of the proposed apartments will be sold on the open market and priced for the local market. The size of the units being 1 and 2 bed apartments will naturally keep the price relatively low.</p> <p>The Gwynedd Council and Ynys Môn County Council Affordable Housing Viability Study (AHVS) published in</p>

			<p>January 2013 provides indicative new build prices for different tenures in each of the submarket areas of Gwynedd. The site lies within the 'North Coast & South Arfon' submarket area, and within this area a new build 2 bed flat is estimated to cost £130,000, and a 1 bed flat £95,000. Whilst these figures are from 2013, Gwynedd's 2016 LDP Topic Paper 3A (Population & Housing) indicates that average house prices in Gwynedd & Anglesey increased up until the end of 2007 before decreasing and stabilizing.</p> <p>Median household income in 2013 for the three wards within the study area was £25,279 - £29,345. The majority of banks apply a ratio of 3.5-4% income to mortgage and require a minimum 10% deposit. Working on this basis, a sale price of £95,000-£130,000 is considered to be affordable on a household income of £25,279 - £29,345.</p> <p>Gwynedd's LDP Background Paper 10A: 'Gwynedd Language Profile' provides information on the percentage of households 'priced out of the housing market' by ward in 2012. This shows that in 2012, 55.8 – 64.6% of households in Felinheli and 48.5%-55.7% of households in Menai (Caernarfon) were priced out of the housing market. Whilst affordability of housing is not as big an issue within the study area as some of the other coastal wards within Gwynedd, clearly affordability of housing is still a fairly significant issue affecting a large proportion of local residents. Additional housing stock within the area will assist in stabilising house prices and housing affordability within the area.</p>
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<ul style="list-style-type: none"> • Would the development be likely to have a positive or negative impact on the average house price in the area affected? 	2	2	4	<p>The proposed development is relatively small in scale and therefore it is unlikely to have a significant impact on house prices within the area. However additional housing stock within the area will assist in stabilising house prices and housing affordability within the area.</p> <p>Although the tenure mix is yet to be defined, it is quite possible that the affordable dwellings are operated on a shared ownership basis allowing people to start on the housing ladder.</p>
<ul style="list-style-type: none"> • Affordable housing contribution and how this compares with policy requirements 	2	4	8	<p>The proposed development is for 20% affordable housing, and therefore fully accords with LDP Policy 'TAI 15: Affordable Housing Threshold & Distribution'.</p>
<ul style="list-style-type: none"> • Expected or proposed rate of development. Would it happen slowly? 	2	4	8	<p>The proposal will be developed in one phase and therefore the proposed rate of development would be relatively quick.</p>
<ul style="list-style-type: none"> • Housing mix and how it compares with policy requirements, County or local surveys, or other sources of information 	2	4	8	<p>The proposed development would provide the following housing mix:</p> <ul style="list-style-type: none"> • no. 8 1-bed apartments; and • no. 3 2-bed apartments. <p>This is considered to be an appropriate housing mix based on the housing needs for the area.</p>
<ul style="list-style-type: none"> • Housing numbers and how this compares with the demand for housing and the supply of housing 	-1	2	-2	<p>LDP Policy TAI 4 suggests an indicative provision of 19 residential units for Y Felinheli however the LDP also notes that there have already been 67 housing completions and 47</p>

<p>given in the Plan, and those granted since the adoption of the Plan</p>				<p>commitments during the plan period. Therefore, the proposed development will result in more housing in y Felinheli than the indicative provision as shown within the LDP.</p>
<ul style="list-style-type: none"> Increased potential impact the development could have, taking into account any other relevant recent developments in the local area 	1	1	1	<p>There are no recent developments in the local area that are considered relevant.</p>
<ul style="list-style-type: none"> Would the development increase the demand for private rented housing, which would mean less stock available to local households? 	2	4	8	<p>The proposal will increase the availability of housing locally, providing more housing stock for local households.</p>
<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.</p>				<p><u>Consideration of the effects of the proposed development on the Housing Market over 20 years</u></p> <p>The proposed development would deliver 11 no. apartments, 2 no. of which would be affordable. Housing growth in the area is likely to lower housing prices, an important issue in an area where affordability of housing is an issue. More affordable homes are likely to help retain the existing population.</p> <p>Council Tax information from November 2013 shows that the Caernarfon Community Council area has a very low percentage of second homes (0.5%) which compares to 61%</p>

				<p>across Gwynedd as a whole. In addition, baseline data shows that the majority of people which move into new homes in Gwynedd already live in Gwynedd. Therefore, it is considered likely that the future occupants of the proposed units are likely to be local.</p> <p><u>Consideration of the effect using sample risk matrix in Figure 8.1</u></p> <p>Probability: The effect would be expected to occur in almost all similar developments</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be expected to lead to an increase of 2.5% point and more than the projected speakers, the proposed development is likely to have a Significantly positive effect on the housing market over 20 years.</p> <p>Likelihood: It is Almost Certain that the proposed development would have a significantly positive effect on the housing market.</p>
Composite score	2	4	8	

<p>What is the benefit?</p> <p>Go to Stage C to show how you will ensure the benefit, and if possible, spread the benefit</p>	<p>What is the risk?</p> <p>Go to Stage C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)</p>				<p>The proposed development would deliver benefits to the housing market, providing additional housing stock, and 2 no. affordable homes. The risk of these benefits not being delivered is considered to be low, particularly as the affordable houses will be delivered in perpetuity.</p>
<p>ECONOMIC FACTORS</p>		<p>Score</p>			<p>Comments</p>
<p>Explain, with evidence, how the development affects the economics of the local area.</p>	<p>Effect (E)</p> <p>1, 2, 3 or 4</p>	<p>Likelihood (T)</p> <p>1, 2, 3 or 4</p>	<p>Compo site score</p> <p>0 - -8 to +8</p>		
<ul style="list-style-type: none"> How does the development contribute to existing employment opportunities in the area? 	<p>1</p>	<p>3</p>	<p>3</p>	<p>Whilst the proposed residential development will generate employment opportunities, these are considered to be indirect. This key issue is considered to be more relevant to commercial and employment developments.</p> <p>The proposal would clearly have economic benefits, through the provision of jobs during the construction and maintenance phases, and through providing new housing close to existing employment opportunities. Many of the job</p>	

				<p>skills required for the construction and maintenance phase will be sourced locally.</p> <p>In addition, the proposed development will help to support local services and facilities within the area, contributing to its economic sustainability.</p>
<ul style="list-style-type: none"> Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally? 	1	3	3	See above
<ul style="list-style-type: none"> Number of full and/or part-time jobs 				The proposed development relates to residential development and whilst it will generate significant employment opportunities, this cannot be quantified at this stage.
<ul style="list-style-type: none"> Skills that are necessary for the business or organization and how this compares with local people's labour skills (within the Travel to Work area) 	1	3	3	Many of the job skills required for the construction and on-going maintenance of the proposed development will match with local people's labour skills and will be sourced locally.
<ul style="list-style-type: none"> Salaries that will be offered and how these compare with average salaries in the area 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> Labour skills of local people (within the Travel to Work area) and the likelihood according to the above assessment that the jobs will be filled from among the local population 	1	3	3	Many of the job skills required for the construction and on-going maintenance of the proposed development will match with local people's labour skills and will be sourced locally.

<ul style="list-style-type: none"> Is it likely to have to search outside the local area for employees, e.g. for specialist skills 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> Will a front-line service be provided to the public? 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> Which language skills are essential and desirable for the jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory) 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> Increased potential impact the development could have, taking into account any other relevant recent developments in the local area 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> Is the development likely to have a positive impact on current local businesses, e.g. by offering 				The proposed development is for housing and therefore this is not considered relevant.
<ul style="list-style-type: none"> business opportunities to supply the requirements of the new business for goods? 				The proposed development is for housing and therefore this is not considered relevant.

<p>Record your analysis with evidence, noting who will be affected (e.g. a specific age group); what kind of effect; likelihood of the effect to occur; and potential cumulative effect. The sample risk matrix in Figure 8.1 could be used for the identification of the impact and probability of the effect.</p>			<p><u>Consideration of the effects of the proposed development on Economic Factors over 20 years</u></p> <p>Whilst the proposed development relates to housing, it will provide economic benefits, in terms of creating jobs during the construction phase and the ongoing maintenance of the proposed development. Many of the job skills required for the construction and maintenance phase will be sourced locally. It is expected that a high proportion of local companies will be able to communicate in Welsh.</p> <p><u>Consideration of the effects using sample risk matrix in Figure 8.1</u></p> <p>Probability: The effect would be expected to occur in the majority of similar developments</p> <p>Frequency: The effect that would be expected to occur 5-7 times out of 10 for similar developments in the last 20 years</p> <p>Effect: As the effect of the development would be expected to lead to a decrease of less than 2.5% point and more than the projected speakers, the proposed development is likely to have an insignificantly positive effect on economic factors.</p> <p>Likelihood: It is likely that the proposed development would have an insignificantly positive effect on the economic factors.</p>
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Composite score		1	3	3	
<p>What is the benefit?</p> <p>Please go to Step C to show how you will ensure the benefit, and if possible, spread the benefit</p>	<p>What is the risk?</p> <p>Please go to Step C to show how you will manage the risk (get rid of it or reduce it to an acceptable level)</p>				<p>The proposal will deliver economic benefits, in terms of creating jobs during the construction phase and the ongoing maintenance of the proposed development.</p>

4.0.4 Table 4 below provides an assessment of the impact of the proposed development on each of the Sustainability Assessment Objectives.

Table 4 – Impact of Proposed Development upon Sustainability Assessment Objectives

Sustainability Assessment Objective	Assessment	Summary
<p>1. Maintain and enhance biodiversity benefits and connectivity <i>(SEA topics: biodiversity, fauna, flora, soil)</i> Will the proposed development...</p> <ul style="list-style-type: none"> • Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species • Protect and enhance wildlife habitats on land and at sea (including the significant woodland asset found in the plan area), and wider biodiversity in rural and urban areas • Maintain and improve the provision of green infrastructure • Protect and enhance the designated geological sites and the wider diversity ground • Maintain and enhance the role of ecological connectivity 	+	The site is not considered to have any ecological value.
<p>Promoting viability, cohesion, and community health and well-being <i>(SEA topics: human health, population)</i> Will the proposed development...</p> <ul style="list-style-type: none"> • Meet the needs of an ageing population • Reduce the number of work-age people who are out-migrating, in order to support communities that are balanced in terms of age of the population • Improve the provision and access to facilities and services 	++	The proposed development will promote viability, cohesion and community health and well-being by providing high quality housing in an area of need. Providing additional housing stock, including affordable housing for local people will help to sustain the local population, which in turn will support the viability of the local community and local services and facilities. The provision of affordable housing in the area will also play an important role in reducing health inequalities.

Sustainability Assessment Objective	Assessment	Summary
<p>to disadvantaged communities and rural areas. Promote community interaction and social inclusion Get rid of barriers and create opportunities for people to lead healthier lives, e.g. promoting exercise (walking, cycling)</p> <ul style="list-style-type: none"> • Reduce health inequalities between areas and social groups 		<p>The proposed housing mix of 1 and 2 bed apartments is likely to help meet the needs of an ageing population.</p> <p>The application site is well located in terms of the existing urban form and the local walking, cycling and public transport network, and the proposed development has been designed to link into these networks.</p>
<p>3. Preserve, promote and strengthen the Welsh language (<i>SEA topic: cultural heritage</i>) Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the opportunities to promote and develop the Welsh language - in order to respond to this question, the Welsh language Impact Assessment matrix in table 8.3 above should be completed 	<p>++</p>	<p>The proposal will protect and enhance opportunities to promote and develop the Welsh language.</p> <p>The proposed development will provide no. 11 apartments, 2 no. of which will be affordable for local people. Without the proposed development, there would be less housing available within the area for local people, potentially resulting in higher levels of out-migration than would be the case with the proposed development, and potentially resulting in a reduction in Welsh speakers in the community. The proposed development should therefore help to sustain the local population and impact positively on the Welsh language as a result.</p> <p>The proposed mix of the remaining 9 no. market units (1 and 2 bedroom apartments) will assist in supporting the needs of the local community who do not qualify for affordable housing. It is expected that the market housing will be priced for the local market and as median household income data for the study area indicates is likely to be within reach of local residents. In addition, the open market properties will be marketed locally, reducing the potential for the</p>

Sustainability Assessment Objective	Assessment	Summary
		<p>properties to be bought by people from outside of the local community.</p> <p>Whilst it is not possible to predict how many of the occupants of the open market units would be Welsh speakers, given the strength of the language in y Felinheli the surrounding wards of Bethel and Menai (Caernarfon) and Gwynedd generally, it is considered likely that the future occupiers of the open market units will be Welsh speakers.</p> <p>The Welsh language Impact Assessment matrix in table 8.3 has been completed as required.</p>
<p>4. Preserve, promote and enhance cultural resources and historic heritage assets (<i>SEA topic: cultural heritage</i>)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Ensure that local, historic and archaeological and cultural assets (including protection from new developments) are protected, and are maximized for the benefit of residents and visitors • Promote access to the historic environment for education and tourism purposes/ economic development 	<p>0</p>	<p>There are no designated heritage assets on the application site or within its immediate vicinity.</p>

Sustainability Assessment Objective	Assessment	Summary
<p>5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities (<i>SEA topic: Population</i>)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Promote and facilitate investment to local businesses across a variety of economic sectors • Improve and maximise employment opportunities, including in rural areas • Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure • Provide access to opportunities for training, education and skills development for all sectors in the community • Treat the Welsh language less favorably than the English language in providing services to the public • Create opportunities for workers to use the Welsh language in the workplace 	<p>+</p>	<p>The proposal would have economic benefits, through the provision of jobs during the construction and maintenance phases, and through providing new housing close to existing employment opportunities. Many of the job skills required for the construction and maintenance phase will be sourced locally.</p> <p>In addition, the proposed development will help to support local services and facilities within the area, contributing to its economic sustainability.</p>
<p>6. Provide good quality housing, including affordable housing that meets local need (<i>SEA topic: population, human health</i>)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve the quality and availability of existing housing stock for deprived communities • Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas • Introduce adapted housing that addresses the individual needs of the communities 	<p>++</p>	<p>The proposed development will provide no. 11 high quality dwellings, 2 of which will be affordable for local people. Additional housing stock within the area will help to improve affordability, which is an issue within the study area.</p> <p>Without the proposed development, there would be less housing available within the area for local people, potentially resulting in higher levels of out-migration than would be the case with the proposed development.</p>

Sustainability Assessment Objective	Assessment	Summary
		The proposed housing mix of 1- and 2-bedroom apartments will help to meet the needs of an ageing population.
<p>7. Appreciate, conserve and enhance the rural landscapes and townscapes of the plan area (<i>SEA topic: landscape</i>) Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the special features of the landscape in the plan area, including Areas of Outstanding Natural Beauty, the coastal/ marine landscape and townscape • Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment • Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area 	0	The proposed development has been designed to ensure it is appropriately integrated and sensitive to the landscape and townscape character of the area.

Sustainability Assessment Objective	Assessment	Summary
<p>8. Support and enhance good transport links to support the community and the economy (<i>SEA topic: population, human health</i>)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres • Reduce the need for private car travel, by improving the public transport infrastructure • Prioritise accessibility by having sustainable transport options for new developments 	+	The application site is well located in terms of the existing urban form and the local walking, cycling and public transport network, and the proposed development has been designed to link into these networks, reducing the need for private car and encouraging the use of sustainable modes of transport.

Key ++	Strong encouragement for the development, as it would solve current sustainability problem	+/-	Potential sustainability issues; mitigation and/or negotiation may be possible
+	No sustainability barriers and the development is acceptable	-	Problematic and unlikely due to known sustainability issues; mitigating or negotiating difficult and/or expensive
0		--	Absolute restrictions in terms of sustainability
?	Neutral		

STAGE C – IDENTIFYING MITIGATION/ PROTECTION/ IMPROVEMENT/ SPREAD MEASURES

4.0.5 Table 5 below identifies the mitigation/ protection/ improvement/ spread measures.

Table 5 - Mitigation/ protection/ improvement/ spread measures

What is the Benefit or Risk identified in Stage B above?	Possible activity to control the benefit or risk	What does the activity achieve?	How will the benefit/ mitigation be achieved?	What is the timetable for delivery?	Monitoring method and frequency – where appropriate
<p>The proposed development would deliver 11 no. apartments, 2 of which would be affordable, contributing towards meeting an identified need for affordable housing in y Felinheli and the surrounding area.</p> <p>The affordable dwellings would be occupied by local people who are already living within the general area but cannot meet their housing need.</p> <p>The future occupiers of the other 9 open market apartments is less certain, however given they will be</p>	<p>No activity considered necessary.</p> <p>Eligibility criteria already in place ensures that affordable housing is occupied by those in need and with a local connection.</p>	<p>Will ensure that the proposed affordable units are occupied by those in need and with a local connection. This should help to maintain and strengthen the balance of Welsh language speakers within the local community.</p>	<p>Eligibility criteria already in place will ensure that the benefits are achieved.</p>	<p>Short term</p>	<p>Not applicable</p>

What is the Benefit or Risk identified in Stage B above?	Possible activity to control the benefit or risk	What does the activity achieve?	How will the benefit/mitigation be achieved?	What is the timetable for delivery?	Monitoring method and frequency – where appropriate
<p>priced for the local market and marketed locally, it is considered likely that they occupied by people living within the general area.</p> <p>Given the high proportion of Welsh speakers within the area, it would be reasonable to expect that the occupiers of these dwellings would be Welsh speakers.</p>					
<p>The proposed development is expected to beneficially contribute to the visual elements and language visibility in the local area.</p>	<p>Ensure that the proposed development uses a Welsh name, and that road names and signs are in Welsh.</p>	<p>Ensure that the visibility of the Welsh language in the local area is maximized.</p>	<p>Commitment to provide a Welsh name for the development, and to ensure that all signage and publicity material is bilingual.</p>		

What is the Benefit or Risk identified in Stage B above?	Possible activity to control the benefit or risk	What does the activity achieve?	How will the benefit/mitigation be achieved?	What is the timetable for delivery?	Monitoring method and frequency – where appropriate
<p>Economic benefits, in terms of creating jobs during the construction phase and the ongoing maintenance of the proposed development.</p> <p>Possible benefits in terms of supporting residents into work, training and volunteering opportunities.</p>	<p>Ensure that the job skills required for the construction and maintenance phase will be sourced locally.</p>		<p>Encourage the sourcing and procurement of the local workforce in and around the local area.</p>		

5.0 SUMMARY OF FINDINGS & CONCLUSIONS

- 5.0.1 This Welsh Language Impact Assessment accompanies a planning application for the erection of a four-storey building to include 11 no. apartments with associated parking, access and infrastructure on land at 14 Porth y Llechen, y Felinheli, Gwynedd, LL564JG.
- 5.0.2 The proposed development will provide additional high-quality housing stock within the village, including the provision of 2 no. affordable dwellings. Affordability of housing in the area is an issue and the proposal will help local people to meet their housing need and support the sustainability of the local community.
- 5.0.3 The proposal is likely to impact positively on the Welsh language through providing opportunities for local residents to remain living within the local community and sustaining the local population, where a high proportion of the local population speak Welsh. The proposed development will provide an opportunity to promote the use of the Welsh language as well as deliver social and economic benefits to the area.
- 5.0.4 In conclusion it is considered that the proposed development is anticipated to have a positive impact on the Welsh language and its future in the study area.



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