

# WELSH LANGUAGE IMAPCT ASSESSMENT

Land off Ffordd Llanberis, Caernarfon, Gwynedd

Prepared on behalf of

The Applicant – Adra (Tai) Cyfyngedig

July 2025







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#### 1 INTRODUCTION

- 1.1. This Welsh Language Impact Assessment has been prepared by Grimster Planning on behalf of our Client, 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 Gwynedd Council for the development of Land off Ffordd Llanberis at the edge of the Urban Service Centre of Caernarfon (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 36 no. dwellings and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures, and a new substation"

- 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 PS1 of the Anglesey and Gwynedd Joint Local Development Plan ("LDP") adopted in July 2017, and the Council's Supplementary Planning Guidance Maintaining and Creating Distinctive and Sustainable Communities which sets out the requirements for Welsh Language Impact Assessments.

## **Pre-Application Consultation**

- 1.7. To inform this Application, the Applicant has engaged in formal pre-application consultation with Officers at Gwynedd 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, are documented in the Pre-Application Consultation Report 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. 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 Gwynedd Council;
  - The Site is greenfield in nature, immediately adjacent to the defined settlement boundary of Caernarfon as shown on the adopted LDP Proposals Map;
  - The Site is well-contained by existing urbanising features to the west, east and south;
  - The Site occupies a sustainable location, with good access to public transport services, local shops and services, and local education (Primary Schools) for an Urban Service Centre as designated in the adopted LDP; 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 adjacent to the defined settlement boundary of Caernarfon, and which is identified as an Urban Service Centre in the adopted LDP.

## **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:
  - 36. no. dwellings (Use Class C3) comprising a mix of houses and apartments. All of the proposed dwellings will be of an affordable tenure, split 72%/28% between social rented and intermediate rented;
  - The proposed dwelling mix comprises:
    - ➤ 10 no. 1-bed, 2 person apartments;
    - > 3 no. 2-bed, 3 person bungalows;
    - > 13 no. 2-bed, 4 person houses;
    - > 7 no. 3-bed, 5 person houses;
    - > 2 no. 4-bed, 7-person houses; and
    - > 1 no. 5-bed, 8 person house.
  - In total, the percentage split across of dwelling sizes across the Site is as follows:

- > 28% 1-bedroom properties
- > 44% 2-bedroom properties
- > 19% 3-bedroom properties
- ▶ 6% 4-bedroom properties
- > 3% 5-bedroom properties
- The proposed development will be served via a new vehicular access/junction and associated pedestrian/cycle access off Ffordd Llanberis to the west;
- The proposed development will incorporate 2,158 square metres of useable amenity space for the enjoyment of future residents, together with a further 232 square metres for a dedicated on-site equipped area of play; and
- The proposed development will provide on-site car parking provision broadly in line with the Council's parking standards, whilst having regard to the sustainable location of the Site to facilitate and encourage sustainable travel.

#### 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 ("PPW112") 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 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 material 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 12: Edition 12 (February 2024)
  - Technical Advice Note 20 (TAN 20): Planning and the Welsh Language (October 2017);
  - Policy PS1 of the Gwynedd and Anglesey Joint Local Development Plan (June 2017); and
  - Maintaining and Creating Distinctive and Sustainable Communities SPGN (July 2019).
- 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 is provided in paragraph 3.4.1 and 3.4.2.

#### **Gwynedd and Anglesey Joint Local Development Plan**

3.15. Policy PS1 provides guidance in relation to assessing the impact of new development on the Welsh language, as set out below:

## PS1: The Welsh Language and Culture

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

- 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."
- 3.16. The Council's Maintaining and Creating Distinctive and Sustainable Communities SPGN provides a definition of an "unexpected windfall site" and "large-scale housing development", as copied below:

<u>unexpected windfall site</u> – this is assessed by looking at the Plan's strategy and policies and the evidence to support the strategy and policies, e.g. its location compared to the development boundary, the status of the site in the Plan's policies, Urban Capacity Assessment considerations, when the site became available, compliance or not with relevant policies.

<u>large scale housing development</u> - a development that would involve having 10 or more housing units at the Sub-Regional Centre and the Urban Service Centres, and having 5 or more housing units in Local Service Centres, Service Villages, Local/Rural/Coastal Villages. The site's capacity will be considered to determine if the threshold has been exceeded, e.g. would it be possible to build more than the intended number of houses that would then exceed the threshold; and/ or does the site form part of a site, which when taken in its entirety, would exceed the threshold.

3.17. The proposed development now subject to this Application would satisfy these criteria for a Welsh Language Impact Assessment. The Site is located outside of the defined settlement limits of Caernarfon and seeks planning permission for more than 10 dwellings in an Urban Service Centre.

## Maintaining and Creating Distinctive and Sustainable Communities SPG

- 3.18. This SPGN prepared by Gwynedd Council contains a methodology for undertaking a Welsh Language Impact Assessment, 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:
  - Language and mobility of population;
  - Visual elements;
  - Quality of life including community infrastructure;
  - > The housing market; and
  - Economic factors.
- 3.19. The checklist sets out a series of questions across the five topic areas, with each scored accordingly.
- 3.20. 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 (where available) as well as data published by Gwynedd Council as part of the SPG (and any later evidence).

## **Other Strategies**

3.21. There are a number of national strategies and plans which have been published with a view to safeguarding and promoting the Welsh Language, as documented below:

Cymraeg 2050: A Million Welsh Speakers (2017)

- 3.22. This strategy sets outs 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

#### Gwynedd Language Strategy 2018-2023

3.23. The aim of this Plan is to set out the strategy direction for the promotion of the Welsh language across the whole of Gwynedd for the 5-year period up to 2023. The Council's desire for the long-term is to see the percentage of Welsh speakers in the County rise above the 70% mark once again. The Strategy reflects wider commitments made by the Council in various fields, including planning.

## Gwynedd and Anglesey Well-Being Plan 2023 - 2028

- 3.24. The Well-Being Plan covers the 5-year period 2023-2028. The Plan refers to local well-being assessments and sets out three well-being objectives as follows:
  - Working together to mitigate the effect of poverty on the well-being of communities;
  - Working together to prioritise the well-being and achievement of children and young people; and/
  - Working together to support communities to move towards zero net carbon
- 3.25. The Plan also states that the Welsh language will be a golden thread running through the Plan. The Welsh language will be promoted in all aspects of work, and the Council will work with communities to develop services and activities through the medium of Welsh.

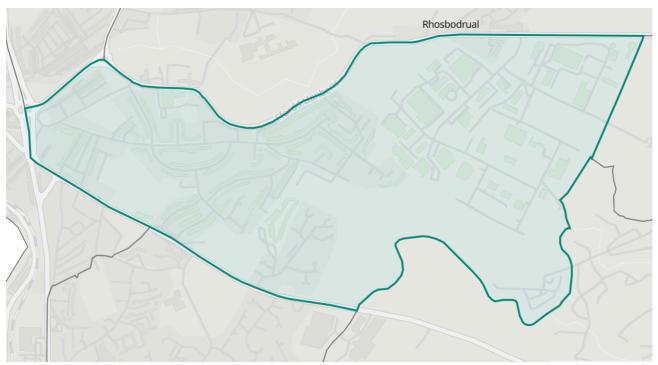
## 4 COMMUNITY PROFILE

- 4.1. The Site lies within the administrative area of Gwynedd Council within the Ward area of Peblig (Caernarfon). The Site is located heading east from the centre of Caernarfon, on the A4086 Ffordd Llanberis and which connects to the A487 Caernarfon By-Pass.
- 4.2. Some understanding of the local demographic make-up of the ward area in which the proposed development is to be 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 assist in this process.

## **Current Population Profile**

- 4.3. As outlined above, the Site lies within the Ward of Peblig, in Gwynedd. 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.
- 4.4. Table 1 also shows the population for Gwynedd for 2011 and 2021 and that of Wales as a whole for the same periods.

Figure 1: Peblig Ward Area



Source: Office for National Statistics

Table 1: Population in Peblig Ward, Gwynedd and Wales (Total Population of All Ages)

2001	2011	2021	Difference	%	Difference	% Change
			2001-2011	Change	2011-2021	2011-2021
				2001-		
				2011		

Peblig Ward	2,299	2,321	2,760	+22	+0.95%	+439	+18.9%
Gwynedd Authority Area	116,843	121,874	117,400	+5,031	+4.3%	-4,474	-3.7%
Wales	2,903,085	3,063,456	3,107,500	+160,371	+5.5%	+44,044	+1.4%

4.5. Based on the above, the Ward of Peblig has seen quite a considerable population increase between 2001 and 2021, with a net increase of 461 people (19.9%). This growth is significantly ahead of the average rate of growth across Gwynedd, which as a County has seen a net increase of 557 people during the same period (0.6%).

## **Future Population Profile**

- 4.6. The proposed development will deliver 36 no. new dwellings primarily in the form of mid and end terraced and semi-detached properties, comprising 100% affordable housing provision to provide affordable homes for people with a local connection. This means that the proposed dwellings will be within a price range that is much more attainable for residents of the Peblig Ward which is not the case at present in respect of existing housing stock, and median house prices v median incomes (please refer to the accompanying Affordable Housing Statement and Planning Statement for further information).
- 4.7. The proposed housing mix will be accessible and attractive to a range of age groups, suiting individuals, couples and families, and thus is unlikely to have any significant impact on the age structure of the local community.

## Welsh Speakers Profile and by Age Group

4.8. Table 2 provides the statistics for people with Welsh language skills (speak, read or write Welsh) in the three areas and shows numbers of people and the percentage of Welsh speakers as a proportion of the overall population. The Ward data shows that between 2001 and 2011 there was a decrease in the proportion of Welsh speakers in the Ward, consistent with the Gwynedd average (which also saw a reduction during the same period). However, the Ward has bucked the Gwynedd and national trend for the period 2011 to 2021, with a minor increase.

Table 2: Census Data for People who can Speak, Read and Write Welsh Aged 3 and over

	2001	2011	2021	% Change	% Change 2011-
				2001-2011	2021
Peblig Ward	72.9%	68.4%	69.8%	-4.5%	+1.4%
Gwynedd	60.6%	56%	55.3%	-4.6%	-0.7%
Authority Area					
Wales	16.3%	14.6%	14.2%	-1.7%	-0.4%

4.9. Table 3 below shows the number of people aged 3 and over in the Ward who can speak Welsh only between 2001 and 2021:

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

	2001	2011	2021	% Change	% Change 2011-
				2001-2011	2021
All Age Groups (aged 3 and over)	251	303	261	+20.7%	-13.8%

- 4.10. Table 3 illustrates that there was a net increase of 6.9% in the number of Welsh speaking people (with no reading and writing skills) living in the Peblig Ward between 2001 and 2021. Whilst there was a reduction between 2011 and 2021, this is likely due to the increase in the number of people that have more than just spoken skills in Welsh in the Peblig Ward, as shown in Table 2 above. So, there is likely to have been an overall betterment in all round Welsh language skills in the Ward.
- 4.11. At a Gwynedd County level, the number of people that could speak Welsh in 2001 stood at 69% of the population. This declined to 65.4% in 2011 and 64.3% in 2021. Table 4 below provides details of Welsh speakers across Gwynedd in 2011 and 2021, broken down into age groups:

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

GWYNEDD							
Age Group	2011	2021	Difference 2011- 2021	% Change 2011- 2021			
3-15	15,035	14,078	- 957	-6.36%			
16-24	9,805	8,588	- 1,217	-12.41%			
25-34	8,632	9,076	+444	+5.1%			
35-49	15,208	12,481	-2,727	-17.93%			
50-64	13,730	14,419	+689	+5.01%			
65+	14,590	14,916	+326	+2.23%			
Total	77,000 (65.4% of the population)	73,558 (64.3% of the population)	-3,442	-1.1%			

- 4.12. Based on the earlier 2001 Census Data, Gwynedd County had the following number of people capable of speaking Welsh as of 2001:
  - > 77,486 people of all age groups over 3. The total figure of 77,077 people capable of speaking Welsh in 2011 therefore represented a reduction overall of 1.1%, and in 2021 that figure has further increased as shown in Table 5 above by a further 1.1 from 2011.
- 4.13. Accordingly, there is evidence of a continued reduction in the number of Welsh speaking people in Gwynedd County since 2001, alongside the reduction in the overall County population in the 16-24 and 35-49 age groups (typically young families and people seeking access to their first home/job).
- 4.14. 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 Gwynedd County, the trend at a national level has been a reduction in the overall number of people that can speak Welsh across the country.

## **Internal Migration in Gwynedd**

4.15. Details on the inflow, outflow and net internal migration in Gwynedd County (for the year ending June 2023) is set out in Table 5 below.

Table 5: Internal Migration in Gwynedd

INTERNAL MIGRATION IN GWYNEDD (YEAR ENDING JUNE 2023)							
AGE GROUPS	INFLOW	OUTFLOW	NET				
0-4	144	170	-26				
5-9	95	153	-58				
10-14	118	159	-41				
15-19	921	456	465				
20-24	1,561	1,654	-93				
25-29	625	1,035	-410				
30-34	454	487	-33				
35-39	382	347	35				
40-44	256	285	-29				
45-49	235	186	49				
50-54	288	160	128				
55-59	345	182	163				
60-64	234	121	113				
65-69	184	142	42				
70-74	129	134	-5				
75-79	63	82	-19				
80-84	62	53	9				
85-89	65	61	4				
90 and Over	41	65	-24				

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

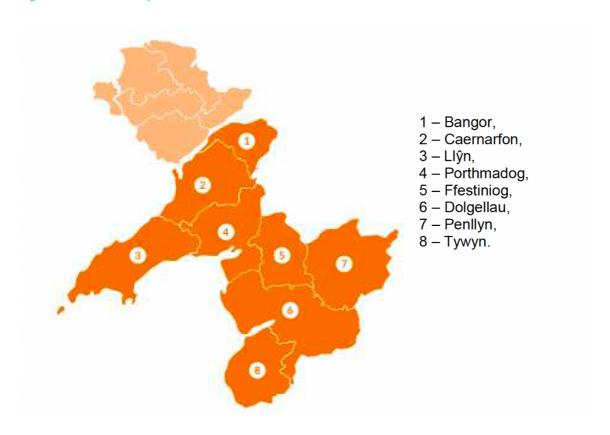
4.16. The details set out above demonstrate that the biggest net out migration is in the 25-29 age group with a net outflow of 410 people. This is an age group of younger people most likely to be seeking jobs and the ability to access their own/first home (for sale and/or rent). Gains are seen in the 15-19 and 50-64 age groups, with the former potentially owing to some University students at Bangor and the latter people re-locating to live in Gwynedd as a result of retirement.

## **Local Housing Market Assessment (2019)**

4.17. The Council's most recent LHMA covers the period 2018-2023.

#### 4.18. This identifies eight Housing Market Areas across Gwynedd, as shown below:

Figure 2: LHMA's in Gwynedd



- 4.19. The LMHA identifies that there is a need for 515 additional social housing units per annum in Gwynedd County up to 2023.
- 4.20. Furthermore, it identifies that there is a need for 65 additional intermediate housing units per annum up to 2023.
- 4.21. In total, the annual affordable housing requirement in Gwynedd County up to 2023 stands at 580 dwellings.
- 4.22. Given that 63 affordable homes per year were delivered on average in Gwynedd County between 2011/12 and 2017/18, there is significant affordable housing need to be met. The LHMA identifies a need for all housing sizes, ranging from 1-2 bed dwellings up to 5-bed dwellings (owing to a projected increase in larger households between 2018 and 2035).
- 4.23. More recently, the Council published its Affordable Housing Prospectus. Within this, Caernarfon is identified as lying within the Caernarfon "Well-Being" Area (as per Figure 2 above).
- 4.24. The Prospectus identifies that the demand for social housing is highest in Bangor and Caernarfon, with the greatest demand for 2-bedroom properties following by 1 bedroom and 3 bedroom dwellings. There is a much lower demand for 4 bedroom properties.
- 4.25. The Prospectus recognises the need to target the delivery of more 1 and 2 bedroom properties as part of the housing mix in future developments; there is an identified shortfall in supply of this size of property, alongside an over-supply of 3-bedroom dwellings.

4.26. The amount of social housing is at its lowest in rural areas of Gwynedd County.

#### **Economic Profile**

4.27. Table 6 below provides an illustration of the economic profile of the local community within the Peblig Ward, compared to the Gwynedd County and national averages (based on the latest available 2021 Census Data):

Table 6: Economic Activity Status

ECONOMIC ACTIVITY								
AGE GROUPS	PEBLIC	PEBLIG WARD		EDD	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	2,028	100	97,968	100	2,559,416	100		
Economically Active	1,196	59.9	52,292	53.4	1,391,379	54.4		
Employee – Part Time	320	15.7	11,791	12	302,900	11.8		
Employee – Full Time	686	33.8	27,140	27.7	815,579	31.9		
Self-Employed (AII)	103	5.07	10,921	11.1	209,086	8.2		
Unemployed	87	4.28	2,440	2.5	63,634	2.5		
Full-Time Student (All)	132	6.5	2,681	2.7	55,969	2.2		
Economically Inactive	795	39.2	42,995	43.9	1,112,068	43.6		
Retired	291	14.3	25,538	25.9	631,659	24.7		
Student	105	5.1	7,449	7.6	145,181	5.67		
Looking after home or family	158	7.7	3,341	3.5	109,604	4.28		
Long term sick or disabled	155	7.64	4,112	4.2	151,321	5.91		
Other	86	4.2	2,645	2.7	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 the Peblig Ward in all forms of employment largely exceeds the County and national average. The number of economically inactive people who are retired is below the Gwynedd County and national average, whilst there are more economically active people in unemployment versus the Gwynedd County and national averages.
- 4.29. The local population in Peblig are employed across a number of sectors, based on the ONS 2021 Census Data presented in Table TS060A (Industry). This shows that the highest sectors of employment in Peblig are the following, accounting for over 50% of work activities/sectors:
  - ➤ Human Health and Social Work Activities 19.7%
  - ➤ Wholesale and Retail Trade 13.6%
  - ➤ Education 11.8%

➤ Construction – 8.6%

## Income

- 4.30. In 2017, the median household income in Gwynedd County, at £25,790, was below the average figure for Wales (£26,580).
- 4.31. Details of the Median and Lower Quartile household incomes for Gwynedd County in 2017 are provided below, extracted from the Council's LHMA:

<b>Table 26</b> – Annual Household Incomes	Median	Lower Quartile	
Gwynedd	£25,790	£14,905	
Bangor	£26,015	£14,803	
Caernarfon	£26,655	£15,187	
Llŷn	£26,525	£15,535	
Porthmadog	£26,787	£15,761	
Ffestiniog	£20,704	£12,257	
Dolgellau	£25,365	£14,845	
Penllyn	£24,467	£14,291	
Tywyn	£24,836	£14,701	
Wales	£26,580	£14,992	
Source : CACi PayCheck 2017			

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

## **Affordability**

4.33. The Council's LHMA contains details of Median House Prices across each of the Wellbeing Areas in Gwynedd County from 2017. This Table is extracted below, with the Ward of Peblig lying within the Caernarfon Wellbeing Area:

<b>Table 5</b> – Median House Prices Wellbeing Areas 2017			Median		
		Household Income	House Price	Ratio	Shortfall
Wellbeing	Bangor	£26,015	£150,000	5.8	£ 58,947
Area	Caernarfon	£26,655	£141,500	5.3	£ 48,208
	Llŷn	£26,525	£195,000	7.4	£102,161
	Porthmadog	£26,787	£167,000	6.2	£ 73,245
	Ffestiniog	£20,704	£ 89,000	4.3	£ 16,534
	Dolgellau	£25,365	£142,500	5.6	£ 53,721
	Penllyn	£24,467	£155,000	6.3	£ 69,366
	Tywyn	£24,836	£142,000	5.7	£ 55,074
	Gwynedd	£25,790	£150,000	5.8	£ 59,736
Wales		£26,580	£147,500	5.5	£ 54,470
Source: CACi Paycheck		Shortfall beween Gwynedd and Wales			£ 5,266

- 4.34. This shows that with ratios of income to house prices standing between 4.3 and 7.4, households wanting to buy with a mortgage must fund larger deposits to reduce the mortgage ratio to affordable levels.
- 4.35. When evaluating households with lower quartiles income against lower quartile house process, the cheapest of properties are also well beyond their means. Lower quartile income to price ratios are higher when compared to the market median with a range of 6.6 to 8.5, and all relatively more unaffordable than the Welsh average as shown in the Table extracted from the LHMA below:

<b>Table 6 –</b> Lower Quartile House		Lower Quartile					
Prices 2017		Household Income	House Price	Ratio	Shortfall		
Wellbeing Area	Bangor	£14,803	£110,000	7.4	£58,190		
	Caernarfon	£15,187	£100,000	6.6	£46,846		
	Llŷn	£15,535	£132,500	8.5	£78,127		
	Porthmadog	£15,761	£115,500	7.3	£60,337		
	Ffestiniog	£12,257	£70,000	5.7	£27,099		
	Dolgellau	£14,845	£115,000	7.7	£63,042		
	Penllyn	£14,291	£94,500	6.6	£44,482		
	Tywyn	£14,701	£106,875	7.3	£55,420		
Gwynedd		£14,905	£107,000	7.2	£54,832		
	Wales	£14,992	£105,000	7	£52,528		
Source: CACi Payched	k						

4.36. The LHMA has concluded that a high degree of households within Gwynedd County are unable to afford housing in the open market due to high median and lower quartile prices (based on 2017 incomes). This is shown below, with details of the number of percentage of households priced out of the market within each Wellbeing Area, including Caernarfon:

<b>Table 7</b> – House Price & Households priced out of market in Gwynedd		Median House Price	Lower Quartile House Price	Households priced out of market (No.)	Households priced out of market (%)
Wellbeing Area	Bangor	£150,000	£110,000	6,769	59.8
	Caernarfon	£141,500	£100,000	7,635	53.6
	Llŷn	£195,000	£132,500	6,060	69.3
	Porthmadog	£167,000	£115,500	3,489	61.6
	Ffestiniog	£89,000	£70,000	1,467	48.4
	Dolgellau	£142,500	£115,000	3,248	63.9
	Penllyn	£155,000	£94,500	1,117	55.2
	Tywyn	£142,000	£106,875	2,295	61.2
	Gwynedd	£150,000	£107,000	31,803	59.0
Wales		£147,500	£105,000	757,752	56.2
Source : CACi Paycheck 2017			(No. Households which fall below Lower Quartile income needed to buy LQ home)		

4.37. The issues surrounding affordability can have an impact on the inflow and outflow of migration across Gwynedd County, and in turn the Welsh language. The ability to ensure that people can access a home in their local area/Wellbeing 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 the Welsh language in Gwynedd County. It is clear that the delivery of new affordable housing is needed across Gwynedd as a whole to support people and with it sustain local communities.

#### **Local Infrastructure**

4.38. 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

- 4.39. The nearest Primary School to the Site is Ysgol Gynradd Maesincla located off Cefn Cadnant; this lies within a c. 0.8km distance of the Site and within a short and safe walking distance. It is understood that there is existing capacity within the school based on enrolment numbers in September 2024, and projected pupil numbers for 2025, 2026 and 2027.
- 4.40. Secondary school provision is available at Ysgol Syr Hugh Owen located on Bethel Road, within a c. 1.5km distance of the Site. As with the above, it is understood that there is existing capacity within the school based on enrolment numbers in September 2024, and projected pupil numbers for 2025, 2026 and 2027.

#### Access to Shops and Services

4.41. The nearest convenience store to the Site is located heading west on the A4086 Ffordd Llanberis (SPAR) c. 0.4km walking distance from the Site and from where everyday supplies can be purchased. Larger retailers and everyday services are available in the centre of Caernarfon, including supermarkets.

- 4.42. Other retail provision in Caernarfon includes banks/building societies, clothing stores, chemists/pharmacies, coffee shops and restaurants, public houses, and take-aways.
- 4.43. Accordingly, the settlement benefits from local retail services which are capable of serving the everyday needs of its residents.

## Access to Public Transport

- 4.44. The nearest bus stops to the Site are located on Ffordd Llanberis, within the immediate vicinity of the Site heading west and within a very short walking distance. These stops are served by bus service numbers C7 and S1.
- 4.45. Bus service C7 offers a circular service, from Caernarfon Bus Station, and has two service running per day, Monday to Friday.
- 4.46. Bus service S1 offers a service from Caernarfon to Betws-y-Coed via Llanberis, which runs hourly Monday to Sunday.
- 4.47. Further details are provided in Section 4 of the submitted Transport Statement.

#### Access to Healthcare

- 4.48. There are existing Doctors and Dental practices within Caernarfon to serve the local population.
- 4.49. Nearby Bangor is home to Gwynedd Hospital.

#### Access to Leisure and Recreation

- 4.50. There are a number of existing playing pitches, play areas and open space/parks across Caernarfon which would be accessible to future residents of the proposed development, as well as sites and features of historical importance. The proposed development will itself comprise amenity space and an equipped area of play.
- 4.51. Accordingly, the Site benefits from good access to leisure and recreation facilities for community use and which support the health and well-being of existing and future residents.

## 5 IMPACT ASSESSMENT

5.1. This Section of the Statement summarises the impacts of the proposed development having regard to the information contained in Section 4. These conclusions take account of the detailed Assessment of the proposed development contained in **Appendix 1** of this Report.

## **Compliance with the Local Development Plan**

- 5.2. The Site lies towards the east of Caernarfon. In Appendix 4 of the Local Development Plan, Caernarfon is identified as an Urban Service Centre (Settlement Number 6).
- 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 predicated on Policy TA16 *Exception Sites* of the Local Development Plan.
- 5.5. The proposed development of 36 no. new affordable homes will make a valuable and much-needed contribution to the affordable housing needs in Caernarfon as evidenced through the 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 Gwynedd County, and more specifically the town of Caernarfon and its neighbouring communities. The proposed development will comprise 36 no. affordable homes made available to people with a local connection where they satisfy the Council's eligibility criteria. The mix of homes will include 1, 2, 3, 4 and 5 bedroom properties.
- 5.8. As documented in the accompanying Planning Statement, and the accompanying Affordable Housing Statement, there is an identified affordable housing need in Caernarfon and the Peblig Ward area in which it sits. The failure to deliver sufficient new homes in the right place at an affordable cost has the potential to result in out-migration of people, particularly younger people and families, from Caernarfon (and Gwynedd County) in search of a new home. Indeed, there is already high levels of out-migration from Gwynedd County in the 25-29 age group as shown in Table 5 of this Assessment, likely to be seeking access to their own home.
- 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, and who might already be migrating out from Caernarfon. They are **not** market homes nor holiday homes built to attract people living outside the County.
- 5.10. 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 Gwynedd County, and in doing so future generations. This can only serve as a positive to the Welsh language through the retention of the local population in Caernarfon and the wider Peblig Ward area, both young and old, where there is already an above average level of people with Welsh language skills.

## **Effects on Economic Activity**

- 5.12. The proposed development has the potential to create indirect employment opportunities during the construction phase, as well as indirectly in the supply chain. Given that 8.6% of the existing economically active working age population in Gwynedd County 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 age groups who might otherwise struggle to access an affordable property of their own (i.e. particularly those in age group 25-29). This should be viewed positively, with the alternative being the relocation of those people to neighbouring Counties or other parts of Wales, or even across the border in to England.
- 5.14. The provision and availability of a skilled local workforce, who already possess skills in the Welsh language, 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.
- 5.15. The proposed development will provide the opportunity to do just that, providing new homes in the Urban Service Centre of Caernarfon, capable of supporting and sustaining economic growth and competitiveness. The number of economically active unemployed people in the Peblig Ward in 2021 exceeds the County and national averages. To this end, the proposed development should only help in potentially offering new employment opportunities during the construction (including the supply chain). Housing and employment go hand in hand, and it's crucial that housing which is within the affordability bracket of the local workforce is available.
- 5.16. The very nature of the proposed development, including 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 who have moved out (and in turn had a harmful impact on the Welsh language), and as such having to pay larger salaries to attract potentially non-Welsh speaking people from outside of the County, or alternatively relocating their businesses elsewhere in the County or into neighbouring Counties.

## **Effects on Population Movement**

5.17. As shown in Table 5 of this Report, there is a high proportion of out-migration from Gwynedd County in the 25-29 age group. The proposed development will deliver accessible, affordable housing for local people in these age groups, and could help to reverse the County-wide trend in respect of the

number of movements out of Gwynedd County in these 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**

- 5.18. The nearest Primary School to the Site is Ysgol Gynradd Maesincla located off Cefn Cadnant; this lies within a c. 0.8km distance of the Site and within a short and safe walking distance.
- 5.19. Secondary school provision is available at Ysgol Syr Hugh Owen located on Bethel Road, within a c. 1.5km distance of the Site.
- 5.20. Details of primary and secondary school capacity within the catchment area of the Site, as of September 2024, were provided by the Council in April 2025, as extracted below:

## Primary Schools:

		Pupil Numbers (September 2024)					202	Pupil Number Projections R-Yr.6 (September 2024 Census)					
Name of School	Capacity R -Yr.6	N	R	1	2	ក	4	5	6	Total R- Yr.6	2025	September 2026	September 2027
Maesincla	318 (40 N)	35	45	28	35	27	38	30	27	230	238 (+30N)	238 (+30N)	232 (+35N)

		Pupil Numbers (September 2024)							r <b>20</b> 2	Pupil Numbers Projections R-Yr.6 (September 2024 Census)			
Name fo School		Z	R	1	2	3	4	5		Total R-Yr.6	September 2025	September 2026	September 2027
Santes Helen	75 (10N)	5	4	3	7	5	7	2	7	35	33 (+6N)	37 (+6N)	36 (+6N)

## Secondary School:

		Pupil Numbers (September 2024)							Pupil Numbers Projections R-Yr.6 (September 2024 Census)			
Name of School		7	8	9	10	11	12	13	Total	September 2025	September 2026	September 2027
Syr Hugh Owen	1164	149	164	134	150	155	58	77	887	896	913	953

- 5.21. An increase in demand for places at these schools will help to secure their long-term viability and employment opportunities. It is understood that there is existing capacity within both of the Primary Schools and the Secondary School based on enrolment numbers in September 2024, and projected pupil numbers for 2025, 2026 and 2027.
- 5.22. An increase in pupil numbers also has the ability to increase the overall population aged 3 and over with skills in the Welsh language, helping to safeguard the use of the Welsh language at a local and County level.

5.23. The National Centre of Learning Welsh was established in 2016, 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. Learn Welsh North West provide a variety of learning opportunities across Gwynedd on behalf of the National Centre for learning Welsh, held at Bangor University.

#### **Effects on Infrastructure**

- 5.24. 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.
- 5.25. In terms of local services, facilities 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 services 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. Nevertheless, it is not considered that the proposed development would have a negative impact on the local infrastructure such that it would be detrimental to the Welsh language.

## **Effects on Quality of Life**

- 5.26. The ability to provide new housing for local people 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 Caernarfon. This in itself will be of direct benefit to the Welsh language, particularly in a Ward where there is an above average number of people with Welsh language skills compared to the County and national averages.
- 5.27. 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).
- 5.28. The proposed development will deliver a new land-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.
- 5.29. To this end, the proposed development has the potential to make a positive contribution to the quality of life and the use of the Welsh language at a local and County level.

## Any other considerations

5.30. 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 making

- a positive contribution towards helping sustain the vitality of the town and Welsh-speaking businesses.
- 5.31. 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 Gwynedd County by delivering much needed affordable housing. This will help to preserve the Welsh language in the community by retaining those people in Gwynedd 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, rather retaining existing residents in housing need with a local connection.
- 5.32. It is not considered that the proposed development will give rise to any social tensions or divisions. The delivery of much-needed new affordable homes is intended to cater for those people looking to access a home in Caernarfon and in doing so prevent them from having to potentially leave their local area and even Gwynedd County to access a home. It is expected that the proposed dwellings will be occupied by existing residents of Caernarfon with a local connection and potentially other surrounding communities 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 age group 25-29, offers the opportunity for new social connections and/or social groups/initiatives to be formed and sustained.
- 5.33. A failure to deliver new homes, and in turn an increased risk of out-migration, has a much bigger potential to harm Welsh traditions and cultures and in turn the Welsh language.

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

- 5.34. 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.
- 5.35. The proposed new dwellings are aimed at people living in the local community of Caernarfon with a local connection, and potentially other surrounding communities. This is a specific requirement of Policy TAI16 upon which the proposed development is predicated, and as such is purposely designed to manage in-migration and provide housing for people with a connection to the settlement. There 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 Gwynedd Council.
- 5.36. By delivering new dwellings with the Welsh community in mind, the proposed development would not have a harmful impact on the use of the Welsh language in the local area, whether it be in employment, education or other social activities.
- 5.37. The proposed development has the potential to ensure that the Peblig Ward remains an area with an above average number of people with skills in the Welsh language in Gwynedd, as well as remaining above the national average. This will be important in view of the decline in Welsh speakers in the Peblig Ward since the 2001 census results, as shown in Tables 2 and 3 of this Report.

5.38. Overall, it is considered that given the modest scale of the proposed development, this will have a neutral impact on the Welsh language, as assessed in detail within **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 Assessment has demonstrated that the proposed development has the potential to have a neutral 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 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, and with a local connection. In the event that any properties remain available, a cascade approach to occupancy will be discussed with the Housing Strategy Team at Gwynedd 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 the high-levels
    of people in Gwynedd 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 Ffordd Llanberis, Caernarfon, Gwynedd for the following:

"Erection of 36 no. dwellings and associated infrastructure works including roads and footpaths, amenity space, landscaping and drainage measures, and a new substation"

- 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 contribution to the Welsh language in the Urban Service Centre of Caernarfon and the Peblig Ward area, and Gwynedd County generally.
- 7.3. The proposed development will deliver new affordable housing for people with a local connection, within an affordability bracket which is achievable taking account of annual household incomes. This is 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, Gwynedd Language Strategy 2018-2023 and the Gwynedd and Anglesey Well-Being Plan 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 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**

# Welsh Language Impact Assessment Matrix – Gwynedd Council Criteria

				<b>—</b>		<b>EFFECT OVER 20 YEAR</b>	RS	$\Rightarrow$
				Area	Small	Medium	Substantial	Significant
				All speakers in the Upper Area Lower Layer	Decrease of up to 2% than the projected speakers (usually business)	Decrease of over 2% to 5% than the projected speakers (usually business)	Decrease of 5% to 10% than the projected speakers (usually business)	Decrease of 10% and over than the projected speakers (usually business)
					1	2	3	4
	Probability	Frequency	Likelihood		Small	Medium	Substantial	Significant
	It would be expected to occur in almost all similar developments	History of it occurring 9 times out of 10 in the last x (say 20 years) years	4	Almost certain	4	8	12	16
000	It would be expected to occur in the majority of similar developments.	History of it occurring 5-8 times out of 10 in the last x (say 20 years) years	3	Likely	3	6	9	12
LIKELIHOOD	It would be expected to occur in the minority of similar developments	History of it occurring 2- 4 times out of 10 in the last x (say 20 years) years	2	Possible	2	4	6	8
	It would be expected to occur in a very small number of similar developments	History of it occurring 1 time out of 10 in the last x (say 20 years) years	1	Unlikely	1	2	3	4

# Table 1 - Welsh Language Impact Assessment Matrix

The following table undertakes an assessment of the proposed development on the Welsh Language:

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, 3 or 4	Likelihood (T) 1, 2, 3 or 4	Composite score 1 i 16	
How is the development going to ensure opportunities for people to stay in their community?	2	3	6	The proposed development will deliver new housing to provide residents of the Peblig Ward 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 the Ward to obtain access to a property. Given the age profile of the Ward, 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 might also help to retain key age groups in Gwynedd, with the outflow amongst the 25-29 age groups out of the County demonstrated to be much greater than the inflow.  The proposed type of accommodation, comprising 1, 2, 3, 4 and 5 bedroom homes, will provide for new affordable housing for local people to stay living in the community, and will suit people of working age and those who are retired.

•	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?	1	3	3	The proposed development will deliver 100% affordable housing for people with a local connection. That aligns with the role of Caernarfon as an Urban Service Centre in the LDP.  At this stage it is not possible to predict how many of the occupiers of the dwellings would be Welsh speakers. However, as evidenced in Table 3 of this Report, given the overall net ncrease in the number of people with overall Welsh language capabilities within the Ward between 2001 and 2021, it is likely that a large proportion will be Welsh speaking already living in the community.
					The proposed new residential units will provide much needed housing within the Ward and in this respect assist in retaining Welsh speakers who wish to live there.
•	Is there a likelihood that local people will migrate from the community as a result of the development?	1	4	4	The proposal is unlikely to result in local people migrating from the community. The proposed development will deliver much-needed new affordable housing which responds to an identified local need as documented in the accompanying Planning Statement and Affordable Housing Statement. The proposed development should provide for an encourage the retention of local people living within the Ward and with it safeguard the use of the Welsh language int eh local community.
•	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	The proposal is for 36 no. new dwellings comprising a mix of apartments, houses and bungalows. The development is designed to respond to identified affordable housing needs, to be occupied by people with a local connection. There is the potential for the development to help retain people in age group 25-29 in Gwynedd, which Table 5 shows as having a high proportion of out-migration from the County.  Whilst it is not expected to result in a

				significant change to the age structure of the community, it should provide the opportunity to generate a neutral effect in terms of population retention and with it the retention of Welsh speaking residents.
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?	1	3	3	The Census data for 2011 and 2021 has shown an increase 1.4% of people able to speak, read and write Welsh in the Peblig Ward. Gwynedd as a whole has seen a decline during the same period. If new housing is not provided in the Ward, there is more of a risk of local residents moving away thus reducing the number of Welsh speakers. The migration information set out within the Report shows that there have been high levels of out-migration in the 25 to 29 age group. The provision of new housing, which is affordable and responds to local needs, is therefore imperative to try and slow this rate of out-migration.  It is therefore considered that the proposed development will not impact on the balance between Welsh speakers and non-Welsh speakers.
Is the change likely to be permanent or temporary?	1	3	3	Any change would be permanent due to the proposal being for new residential development, which would be permanent.

Consideration of the effect of the proposed development on the language and mobility of the population over a 20 year period.

The proposal is for the creation of 36 no. new affordable homes which will be occupied by people with a local connection who meet the relevant occupancy criteria set out by the Council.

The proposed development will provide new affordable housing for people with a local connection in direct response to an identified local need as identified within the accompanying Affordable Housing Statement.

Given that the housing is for people with a local connection, and to address local affordable housing needs, given the increased number of people with Welsh language capabilities in the Ward between 2011 and 2021, it is considered that there is a lower risk that some of the future residents could be non-Welsh speaking. Furthermore, many opportunities are available locally to learn Welsh and residents can be encouraged to do so and to gain an understanding of Welsh history and culture.

Given the relatively modest scale of the development there will be a small increase in the population of the local area proportionally.

This, together with the type of development that is proposed (i.e. affordable housing for local people), it is considered that the proposed development will assist in safeguarding and sustaining (and potentially enhancing) the Welsh language within the local area.

In conclusion, given that the effect of the proposed development is not considered to lead to any change to the projected speakers, the proposed development will have a neutral effect on the Welsh language.

Composite Score	1	3	6	
What is the benefit?  What is the risk?				The proposed development will provide additional affordable housing stock within an area where there is an identified local need, and in an area with an above average number of people with skills in the Welsh language. Given the nature of the proposed development and tenure of housing, there is considered to be limited risk associated with the development versus the social benefits.

VISUAL ELEMENTS (this issue is common to Housing development and Employment development)	Score			Comments
Explain, with evidence, how the development will affect the Language Visibility in the area, in terms of promoting the unique culture of the area.		Likelihood (T)	Composite score	
	1, 2, 3 or 4	1, 2, 3 or 4	1 i 16	
Will the development increase visibility of the language?	2	4	8	The Applicant recognises that the proposed development presents the opportunity to have at least a neutral community and linguistic impact. To this end, they are agreeable to the provision of bilingual signage within the proposed development, as well as street names in Welsh. Other suitable measures can be considered in liaison with the Council.  Adra has a Welsh Language Scheme which specifies that the following objectives will be implemented in relation to advertising and publicity activities, including the following relevant to the proposed development:

•	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	2	4	8	<ul> <li>Produce all materials in Welsh and English</li> <li>Conduct advertising campaigns in the press in Welsh and English</li> <li>Advertise on posters and information boards in Welsh and in English</li> <li>Conduct public survey bilingually</li> <li>Conduct direct marketing campaigns in Welsh and English</li> <li>Set up bilingual exhibitions and information stalls.</li> <li>Any signs on the Site can be bilingual and not differentiate between English and Welsh in terms of design, scale, etc. As outlined above, the Applicant is open to measures to protect and enhance the Welsh language, all of which can be subject to further discussions with the Council.</li> </ul>
•	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	The Applicant is willing to use Welsh street names and bilingual signage throughout the proposed development. The Applicant can confirm that the proposed development would have a Welsh name.

Consideration of the effect of the proposed development on visual elements and language visibility over a 20 year period.

By ensuring that signage (internal and external) is bilingual, it is considered that that proposed development has the potential to have a neutral to positive impact on language visibility and in terms of promoting the unique culture of the area and place names.

The proposed development, by its very nature as new affordable housing for local people, is not likely to result in a direct change to the proportion of Welsh speakers and thus is likely to have a neutral effect on the proportion and number of Welsh speakers.

Composite Score	2	4	8	
What is the benefit?  What is the risk?				The proposed development will utilise Welsh names in respect of the street names and bilingual material/particulars etc will be produced 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)	Likelihood (T) 1, 2, 3 or 4	Composite score	
To what extent does the development affect public amenity/ the environment in the area? Will the area be more/ less desirable to live in?	1, 2, 3 or 4	4	8	The proposed development would result in the development of a greenfield parcel of land immediately adjacent to and well-related to the existing settlement form and pattern; it would not represent an incongruous extension of the settlement, and the proposed layout has been designed such that the proposed developmen will not have a harmful impact on the residentia amenity of existing, neighbouring residents. The impact is therefore considered to be a neutral one, albeit it will provide for a more attractive use and appearance of some of the Site.
How adequate is the availability of childcare and pre-school places in the locality	2	3	6	The Local Planning Authority has supplementary planning guidance on Planning Obligations which requires that a financial contribution is expected from schemes comprising housing units of 2 or more bedrooms. This contribution would go towards the provision of additional spaces at the local schools, who provide Welsh language learning. The local Primary School is Ysgol Gynradd Maesincla located off Cefn Cadnant within 0.8km of the Site. Details of the local Primary and Secondary School capacities are provided in Section 5 of the accompanying Impact Assessment. It is not possible to provide an in-depth view on the availability of childcare and pre-school places (i.e non-School places) in the locality as many will be privately run.

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 introducing fluent Welsh speakers?	2	σ	The proposed development will deliver new affordable housing which is suitable for families, and thus will ensure that the local schools can continue to be supported by allowing for families (including school age children) to find a new home in Caernarfon (and for those looking to upsize). The availability of a broad housing mix is key to the creation of sustainable communities. This is considered to be a benefit of the proposed development. As outlined above, a financial contribution to local education can be secured by way of a planning obligation(s) through a Section 106 Agreement.  The Council'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 calculations. On this basis, the proposed development (based on the proposed housing mix) is likely to generate 4.42 primary school aged pupils (26 x 0.17). The need for any financial contribution from the proposed development can be discussed further with the Council's Education Department prior to the determination of the Application, albeit it is understood that there is existing current and future capacity at both a primary and secondary level to accommodate this number of additional pupils within the catchment area. This would represent a potential benefit of the proposed development by continuing to support local schoolchildren with the development of their Welsh language skillset.

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	It is expected that should families move into the proposed new dwellings, some of these will be Welsh speaking given the need to demonstrate an existing local connection. In addition to this due to the nature and size of the development, it is unlikely that there will be any impact on the balance between non-Welsh speaking and Welsh speaking pupils and it is unlikely that there will a requirement for any additional Welsh immersion support to be provided.
Would the development increase demand for local facilities and services?	1	3	3	The scale of the development is relatively small in relation to the town as a whole and therefore unlikely to result in a detrimental impact on local facilities and services within the area. The proposed scheme of 36 no. dwellings would represent a minor percentage increase in the number of households and dwellings at a Ward level.  Any increase in the local population will naturally put some added increase on local services, including healthcare. However, given the need for any future occupants to demonstrate a local connection, it is entirely reasonable to expect that some of the potential future residents are already using some of the local services and facilities. The scale of the proposed development is such that any impact would not be detrimental, and at the same the retention of local people can serve to help sustain existing local services and facilities and even present the opportunity for new ventures/investment to emerge.
To what extent does the development have a positive or negative impact on existing facilities or services?	1	3	3	The scale of the development is relatively small in relation to the town as a whole and therefore unlikely to result in a detrimental impact for local facilities and services within the area. Nevertheless, it will help to support and sustain

				those existing services and facilities, which is viewed as a positive.
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 nature of the proposal and its scale, it is unlikely to create new opportunities to promote the Welsh language locally.  Notwithstanding this, the proposed development will enable any future residents to support the use of the Welsh language in local services through increased expenditure and people retention in the town, some of which is currently lost in the 25-29 age group with the highest levels of out-migration (and who will typically be seeking access to their own home). This is considered to be a benefit of the proposed development.
<ul> <li>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?</li> </ul>	1	3	3	The scale of the development is relatively small in relation to the town as a whole and therefore is likely to have a neutral effect on the activities of different community groups. That said, through the retention of people with a local connection, including younger people, the proposed development is more likely to have the potential to generate a neutral to positive impact than a negative impact on local community groups over time.
How could the Welsh community and its institutions integrate the development?	1	3	3	The very nature of the proposed development, as an affordable housing scheme for local people, is designed to ensure that it provides for the retention of the community. This includes people with existing skills in the Welsh language across the Ward, which in turn should ensure that the proposed development (along with the measures outlined above) has the best possible prospects to integrate with the existing community.

## Consideration of the effect of the proposed development on quality of life over 20 a 20 year period.

The proposed development is expected to have a minimal, neutral effect on the quality of life over 20 years. This includes the quality of local/community infrastructure within Caernarfon. The proposed development has the potential to support local Schools and local services in Caernarfon and the nearby Sub-Regional Centre of Bangor, whilst supporting the use of the Welsh language through the retention of local people as part of an affordable housing scheme which responds to local needs.

Composite Score	3	3	4	
What is the benefit?  What is the risk?				The proposed development will have a minimal, neutral effect on the quality of life, including community infrastructure. It will help to support the local economy and help to sustain local facilities and services.

THE HOUSING MARKET	Score			Comments
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		Likelihood (T)	Composite score	
affecting the linguistic constitution.	1, 2, 3 or 4	1, 2, 3 or 4	1 i 16	
Expected market price for the houses, and how this compares with household income locally.	1	2	2	House prices are dictated by the market which inevitably alters regularly. In the case of the proposed development, the dwellings are proposed to be of an affordable tenure on a social rented (72%) and intermediate rented (28%) split. There will be set criteria in place for the occupancy of all units, controlled and regulated by Gwynedd Council working with the Applicant.
Would the development be likely to have a positive or negative impact on the average house price in the area affected?	1	2	2	The proposed development, by its very nature as an affordable housing exception site for local people with social rented and intermediate rented tenures, is unlikely to have an impact on the average house price in the area.
Affordable housing contribution and how this compares with policy requirements	1	2	2	The proposed development will comprise solely of affordable housing, as an Exception Site advanced under Policy TAI 16 of the adopted Local Development Plan. Please refer to the accompanying Planning, Design and

					Access Statement for further information.
•	Expected or proposed rate of development. Would it happen slowly?	1	3	3	The proposed development will be carried out in one phase over the course of 12-24 months from the date of any Decision Notice/planning approval being formally granted by Gwynedd Council (allowing time for the discharge of planning conditions).
•	Housing mix and how it compares with policy requirements, County or local surveys, or other sources of information	1	4	4	The proposed development will comprise a housing mix of 1, 2, 3, 4 and 5 bedroom dwellings (in the form of apartments, houses and bungalows). The information collated by the Applicant as part of the Application, as set out in the accompanying Planning Statement and Affordable Housing Statement, demonstrates a local need for such affordable provision.
•	Housing numbers and how this compares with the demand for housing and the supply of housing given in the Plan, and those granted since the adoption of the Plan	1	4	4	Section 5 of the accompanying Planning, Design and Access Statement documents the indicative housing requirement for Caernarfon, as set out in the adopted Local Development Plan. This is not a 'cap' which precludes the delivery of Exception Sites such as that now proposed as part of this Application, subject to demonstrating a proven local need amongst other policy considerations. It is considered that this need, amongst the other policy considerations, has been demonstrated as part of this Application.
•	Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	1	3	3	The proposed development would constitute an Exception Site outside of the settlement boundary, progressed under Policy TAI 16 of the adopted Local Development Plan. It is, in effect, a windfall site. There is nothing to suggest that the proposed development cannot integrate with the community, nor that the cumulative impacts of the proposed development alongside the previous completions and extant commitments would have a detrimental impact on the local area.

Would the development increase the demand for private rented housing, which would mean less stock available to local households?	1	2		As a proposed affordable housing development progressed by a Housing Association in response to identified local housing needs, it is not considered that it would have an impact on increasing the demand for private rented housing in the Ward. The intention is to provide local people with a route to accessing an social and/or affordable rented property.
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### Consideration of the effects of the proposed development on the Housing Market over 20 years

The proposed development is for the erection of 36 no. new affordable homes which will be occupied by people with a local connection who meet the relevant occupancy criteria set out by the Council.

Given the relatively modest scale of the development there could be a small increase in the population of the local area proportionally with people moving back to the local area, if they satisfy the local occupancy criteria.

This, together with the type of development that is proposed (i.e. affordable housing for local people), it is considered that the proposed development will assist in safeguarding and sustaining (and potentially enhancing) the Welsh language within the local area. This is considered to represent a small, positive effect on the Welsh language and the local housing market.

Composite Score	1	3	3	
What is the benefit?  What is the risk?				The proposed development will deliver new affordable housing into the local area which responds to local needs, offering social benefits. The benefits will be delivered in perpetuity and the risk of the benefits not being provided is low.

ECONOMIC FACTORS	Score	Score		Comments	
Explain, with evidence, how the development affects the economics of the local area.	Effect (E)	Likelihood (T)	Composite score		
	1, 2, 3 or 4	1, 2, 3 or 4	1 i 16		
How does the development contribute to existing employment opportunities in the area?	1	3		This is a residential development that wil generate mostly indirect employmen opportunities, as well as some during the construction phase (including within the supply chain). This key issue is more relevant to	

					commercial and employment development schemes. That said, it does have the potential to retain a local workforce with Welsh speaking capabilities, providing local homes. That could be important in helping to retain existing businesses and to secure new investment into the County as a whole.
•	Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?	1	3	3	As above, the proposed development has the potential to generate mostly indirect employment opportunities, as well as some during the construction phase (including the supply chain). Beyond this, the proposed development is more likely to support the retention of the existing workforce for locally based businesses, current and potentially future investors.
•	Number of full and/or part-time jobs	0	2	0	The proposed development has the potential to generate mostly indirect employment opportunities, as well as some during the construction phase (including the supply chain). Beyond that, it is not possible to quantify the number of full or part time jobs the proposed development could support/generate. Given that 8.6% of the population in the Peblig Ward work in the construction sector, it is considered that the proposed development could generate opportunities for businesses in the construction to benefit from.
•	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	2	2	It has been demonstrated that a number of people living in the Ward are actively employed in the construction sector. The construction skills required to deliver the proposed development, together with support services such as maintenance and cleaning, will match the available local labour skills, and it can be a requirement that local resources are given the opportunity to tender for work.
•	Salaries that will be offered and how these compare with average salaries in the area	0	2	0	Not considered to be applicable to the nature of the proposed development as a housing scheme, and more relevant to commercial and employment led schemes.

•	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	0	2	0	Not considered to be applicable to the nature of the proposed development as a housing scheme, and more relevant to commercial and employment led schemes.
•	Is it likely to have to search outside the local area for employees, e.g. for specialist skills	0	2	0	Not considered to be applicable to the nature of the proposed development as a housing scheme, and more relevant to commercial and employment led schemes.
•	Will a front-line service be provided to the public?	0	2	0	Not considered to be applicable to the nature of the proposed development as a housing scheme, and more relevant to commercial and employment led schemes.
•	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)	0	2	0	Given that the proposed development is for housing it will not create direct jobs. However, it will provide the opportunity for jobs in the employment sector which could involve local contractors with some Welsh speakers and who will have an awareness of the important role of the Welsh language in the local community.
•	Language skills that will be necessary to integrate into the local community, i.e. what language would be necessary for different types of jobs	0	2	0	Given that the proposed development is for housing it will not create direct jobs. However, it will provide the opportunity for jobs in the employment sector which could involve local contractors with some Welsh speakers and who will have an awareness of the important role of the Welsh language in the local community.
•	Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	0	2	0	There is no evidence to suggest that there is insufficient capacity within the local labour market to undertake/construct the proposed development, with Welsh language capabilities.
	Is the development likely to have a positive impact on current local businesses, e.g. by offering business opportunities to supply the requirements of the new business for goods?	1	3	3	Given that construction skills and materials will be needed during the construction phase of the proposed development, it is likely that a number of these can be sourced locally with the ability to communicate in Welsh.

Consideration of the effects of the proposed development on economic factors over a 20 year period.

As a housing scheme, the proposed development would support the local construction industry and the supply chain. At present, 8.6% of people living in the Peblig Ward are involved in the construction industry and a large number are Welsh speakers.

There will be economic benefits arising from the proposed development as a result of the provision of jobs during the construction phase and through ongoing maintenance etc. These skills are available locally and local contractors are expected to be appointed.

Given that the construction phase is only temporary however, and the proposed development is not for a commercial or employment related scheme, the employment opportunities offered as part of the proposed development are not expected to lead to a change in the number of Welsh speakers and thus a neutral effect on the economy is likely.

Composite Score	1	2	1	
What is the benefit?  What is the risk?				The proposed development has the potential to support the local economy through indirect jobs in the construction industry and supply chain, as well as during the ongoing
				maintenance of the proposed development.

#### Summary

In summary, it can be seen from the above tables that the proposed development is expected to present very low risk to the Welsh language within the Peblig Ward area. It would help to support and sustain the Welsh language in the Ward area, providing new affordable housing for local people in a Ward area with an above County and National average population of people with Welsh language skills. Failure to provide housing in the Ward area risks the out-migration of people from the Ward and with it a reduction in the number of Welsh speaking people that remain. Furthermore, there is an increased risk of homelessness if the rights homes are not provided in the right place at the right time.

Overall, the proposed development will not result in a significant increase of the local population with would have a harmful and detrimental impact on the Welsh language in the Ward area. The availability of affordable homes for local people will allow people to remain within the Ward area, and with it safeguard the Welsh language characteristics of the Ward area.

## **Table 2 - Sustainability Assessment**

The following Table considers the likely impacts of the proposed development against a series of sustainability assessment objectives. The scoring is based on the following assessment criteria set out within the *Maintaining and Creating Distinctive and Sustainable Communities* SPGN:

++	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	Neutral		Absolute restrictions in terms of sustainability

Sustainability Assessment Objective	Assessment	Summary
1. Maintain and enhance biodiversity benefits and connectivity (SEA topics: biodiversity, fauna, flora, soil)	+	The Site is not considered to be located in an ecologically sensitive area as documented in the accompanying Preliminary Ecological Appraisal, and the majority of the Site has low ecological value. The
Will the proposed development		proposed development could provide the opportunity for biodiversity enhancement through a series of measures as documented in the accompanying Preliminary Ecological Appraisal.
<ul> <li>Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species</li> </ul>		
<ul> <li>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</li> </ul>		
<ul> <li>Maintain and improve the provision of green infrastructure</li> </ul>		
<ul> <li>Protect and enhance the designated geological sites and the wider diversity ground</li> </ul>		
Maintain and enhance the role of ecological connectivity		
2. Promoting viability, cohesion, and community health and well- being (SEA topics: human health, population)	0	Please refer to earlier <b>Table 1</b> in this Appendix and summary.  Overall, the proposed development has the potential to promote social
Will the proposed development		cohesion, community health and well-being. It will deliver social benefits through the delivery of much-needed affordable housing for local people, which in turn will support the retention of local people and with it sustain
Meet the needs of an ageing population		local services and facilities. The provision of affordable housing in the
<ul> <li>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</li> </ul>		area will also play a crucial role in reducing health inequalities between areas and social groups.
Improve the provision and access to facilities and services		
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)		
<ul> <li>Reduce health inequalities between areas and social</li> </ul>		

groups		
3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage)  Will the proposed development  • 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 should be completed	+	Please refer to earlier <b>Table 1</b> in this Appendix and summary. For the reasons set out earlier in Table 1, the proposed development is capable of protecting and sustaining the opportunities to promote and develop the Welsh language.
4. Preserve, promote and enhance cultural resources and historic heritage assets (SEA topic: cultural heritage)  Will the proposed development  • 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	0	The Site and proposed development will not have any impact on any existing features of heritage value. There are no designated heritage assets on the Site or within its immediate vicinity.
<ul> <li>5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities (SEA topic: Population)</li> <li>Will the proposed development</li> <li>Promote and facilitate investment to local businesses across a variety of economic sectors</li> <li>Improve and maximise employment opportunities, including in rural areas</li> <li>Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure</li> <li>Provide access to opportunities for training, education and skills development for all sectors in the community</li> </ul>	+	Please refer to earlier <b>Table 1</b> in this Appendix and summary. Whilst the proposed development is for a residential land-use, it does have the potential to positively support the construction sector and supply chair in Gwynedd, delivering economic benefits in return. The proposed development and land-use will also help to support and sustain local services and facilities, providing wider community benefits beyond just the Site in question.

<ul> <li>Treat the Welsh language less favourably than the English language in providing services to the public</li> <li>Create opportunities for workers to use the Welsh language in the workplace</li> </ul>		
<ul> <li>6. Provide good quality housing, including affordable housing that meets local need (SEA topic: population, human health)</li> <li>Will the proposed development</li> <li>Improve the quality and availability of existing housing stock for deprived communities</li> <li>Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas</li> <li>Introduce adapted housing that addresses the individual needs of the communities</li> </ul>	++	The proposed development will deliver 36 no. new affordable homes in the Peblig Ward area, comprising social rented and intermediate rented homes. These will be made available first to people with a local connection, enabling people to access a property within their local community area. Please refer to earlier <b>Table 1</b> in this Appendix and summary for further information. Further details on the sustainability of the proposed dwellings are set out in the accompanying Design and Access Statement, and Planning Statement.
<ul> <li>7. Appreciate, conserve and enhance the rural landscapes and townscape of the Plan area (SEA topic: landscape).</li> <li>Will the proposed development</li> <li>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</li> <li>Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment</li> <li>Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area.</li> </ul>	+	The Site is located adjacent to the defined settlement boundary and existing urban form/pattern of Caernarfon. It is considered to represent a logical extension to the town.  Whilst the proposed development would result in the loss of a greenfield parcel of land, some of this is overgrown and offers very limited aesthetic value. The scale and massing of the proposed development, including the height and orientation of the proposed buildings, is designed to reflect the local character whilst ensuring that it does not harm the residential amenity of neighbouring residents. The proposed layout will ensure that the proposed development will sit comfortably as a sensitive, efficient, and proportionate extension, to the town of Caernarfon.
8. Support and enhance good transport links to support the community and the economy (SEA topic: population, human health)  Will the proposed development  Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with	0	The Site and proposed development will not have any impact on transport linkages in terms of direct improvements. However, for the reasons set out in Section 2 of the accompanying Planning Statement, the Site is considered to be sustainably located and priorities the ability to provide any future residents with the opportunity to access sustainable modes of travel to go about their everyday business without having any sole reliance on the private car. This includes on foot, by cycle and access to public transport services.

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

### Summary

In summary, it can be seen from the above table that the proposed development is expected to generate a number of sustainability benefits, particularly in relation to the delivery of new housing, and the preservation of the Welsh language. No harmful impacts are identified from the proposed development in relation to the natural environment and heritage assets.

# <u>Table 3 – IDENTIFYING MITIGATION/PROTECTION/IMPROVEMENT/SPREAD MEASURES</u>

The following Table identifies the mitigation/protection/improvement/spread measures associated with the proposed development.

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 b e achieved?	What is the timetable for delivery?	Monitoring method and frequency – where appropriate
	occupancy of the proposed dwellings to ensure that	proposed dwellings are occupied by people with a local connection and in housing needs. This in turn will strengthen the balance of Welsh	Through the Council's eligibility criteria and	Short-Term	N/A
of the proposed dwellings would be Welsh speakers.					
positive contribution to	Ensuring that the proposed development uses a Welsh name, and that all road names and signage are in Welsh.	the visibility of the Welsh language in the local area is maximised.	committed to providing a Welsh name for the	Short-Term	N/A

language visibility in the local area.			ensure that all signage and publicity material is bilingual.		
development has the	construction phase of the proposed development are sourced locally, where	economy, local businesses, and local employment.	By encouraging the Applicant to source and procure a local workforce within Gwynedd.	Short-Term	N/A

## Summary

In summary, it can be seen from the above table that the proposed development is capable of delivering/implementing a number of measures to safeguard and sustain the Welsh language in the local community of Caernarfon, the Peblig Ward area, and indeed the wider County of Gwynedd.