

# COMMUNITY AND LINGUISTIC IMPACT ASSESSMENT

Land east of Llanrwst Road, Gyffin, Conwy

Prepared on behalf of

**The Applicant – Beech Developments (NW) Ltd on behalf of  
Adra (Tai) Cyfyngedig**

November 2025



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## 1 INTRODUCTION

- 1.1. This Community and Linguistic Impact Assessment has been prepared by Grimster Planning on behalf of our Client, Beech Developments (NW) Ltd on behalf of Adra (Tai) Cyfyngedig (hereafter referred to as the “Applicant”).
- 1.2. The Assessment is submitted in support of a detailed application (hereafter referred to as the “Application”) submitted to Conwy County Council for the proposed development of Land east of Llanrwst Road, Gyffin, Conwy (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 95 no. dwellings and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new sub-station”***

- 1.4. This Assessment 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 Assessment 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 CTH/5 of the adopted Conwy Local Development Plan, and LDP6: *The Welsh Language* (November 2014) published by Conwy County Council.
- 1.7. Consistent with the guidance contained in Part 1(d) of Policy CTH5, and Table 1 of LDP6, a full Community and Linguistic Impact Assessment is required for the proposed development given that it comprises the development of over 10 dwellings on an unallocated site in the Rural Development Strategy Area.

## 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.
- 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 Conwy County Borough Council;
  - The Site is greenfield in nature, comprising agricultural land adjacent to the defined development limits;
  - The Site is located adjacent to the urban area of Conwy and the community of Gyffin, surrounded by existing built form comprising Llanrwst Road to the west, in addition to housing development to the west and immediate north of the Site;
  - The Site occupies a sustainable location, with very good access to public transport services (rail and bus) on Llanrwst Road connected via the proposed connection through to Isgoed to the north of the Site, local, employment opportunities, shops and services (including local medical/health facilities), and local education (Primary and Secondary Schools); and
  - The Site benefits from good access to leisure and recreational facilities which would support the health and well-being of future residents of the Site.
- 2.3. In summary, the Site is considered to occupy a sustainable location close to the centre of the Main Urban Area of Conwy which is identified as one of the most sustainable locations for new development in the adopted Conwy Local Development Plan.

### Proposed Development

- 2.4. Full details of the proposed development are provided in Section 4 of the accompanying Planning Statement. It is not the intention to repeat the full details in this Assessment.
- 2.5. Notwithstanding this, in summary the proposed development comprises the development of the following:
- 95 no. dwellings (Use Class C3) comprising 53 no. houses (including 2 no. bungalows), and 42 no. apartments;
  - The proposed dwelling mix comprises:
    - 30 no. 2-person, 1-bed **apartments** at 51 square metres;
    - 12 no. 3-person, 2-bed **apartments** at 65 square metres;
    - 2 no. 3-person, 2-bed **bungalows** at 59 square metres;
    - 10 no. 4-person, 2-bed **houses** at 83 square metres;
    - 12 no. 4-person, 2-bed **houses** at 83 square metres;
    - 1 no. 5-person, 3-bed **house** at 93 square metres;
    - 2 no. 5-person, 3-bed **houses** at 96 square metres;
    - 21 no. 5-person, 3-bed **houses** at 92 square metres;

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- 4 no. 6-person, 4-bed **houses** at 114 square metres; and
  - 1 no. 8-person, 5-bed **house** at 131 square metres.
- The proposed development will be served via a single vehicular access point at the south-western corner of the Site off Llanrwst Road, and associated pedestrian/cycle access via Isgoed to the north of the Site; and
  - The proposed development will comprise an equipped area of play towards the south-west corner of the Site, and a wildflower meadow extending to over 19,000 sq.m. Each house will benefit from its own private garden space, and the apartments will enjoy external communal space.
- 2.6. All of the proposed dwellings will be of an affordable tenure and will remain so in perpetuity. The Applicant, Beech Development (NW) Ltd on behalf of Adra (Tai) Cyfyngedig, will deliver the scheme.

### 3 PLANNING POLICY CONTEXT

- 3.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.2. This requirement of planning law is re-iterated in Paragraph 1.21 of Planning Policy Wales 12 (“PPW12”) published in February 2024.
- 3.3. An assessment of the proposed development within the context of the development plan and other material considerations is undertaken within the accompanying Planning Statement.
- 3.4. In respect of the Welsh language, the Planning (Wales) Act 2015 introduced legislative provision. The Act requires the Welsh language to be considered as part of the Sustainability Appraisal of local development plans, as well as being a consideration in the decision-making process when it comes to the determination of planning applications.
- 3.5. Accordingly, the focus of this Assessment is to consider the proposed development in the context of the following policy guidance:
  - Planning Policy Wales 10: Edition 10 (December 2018)
  - Technical Advice Note 20 (TAN 20): Planning and the Welsh Language (October 2017)
  - Conwy Local Development Plan (October 2013)
  - LDP6: The Welsh Language (November 2014)
- 3.6. A summary of the key policy guidance contained within each of the above documents is provided below.

#### Planning Policy Wales 12 (PPW12)

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

#### Technical Advice Note 20 (TAN20)

- 3.10. The guidance contained in TAN20 seeks to support and protect the Welsh language through the planning system. It provides guidance to plan-makers and decision-takers.
- 3.11. Paragraph 2.6.3 of TAN20 recognises that the distribution of economic growth can affect the linguistic balance.
- 3.12. Paragraph 3.1.2 states that considerations relating to the use of the Welsh language may be taken into account insofar as they are material in the determination of individual planning applications.

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

### Conwy Local Development Plan

- 3.15. Policy CTH/5 provides the relevant policy context in relation to the Welsh language. Part 1(d) of this Policy sets out the requirement for a Community and Linguistic Impact Assessment for schemes of 20 dwellings or more on windfall sites in the urban area. The policy requires the consideration and details of mitigation measures, with reference made to the potential use of signs and street names which promote the distinctive culture of Wales.

### LDP6: The Welsh Language

- 3.16. Further guidance, building on Policy CTH/5, is provided in LDP6. Section 6 of LDP6 provides a checklist which allows developers and the Local Planning Authority to assess the likely impact of a development proposal against five aspects of community life, namely:
- Population;
  - Quality of Life
  - The Economy;
  - Infrastructure; and
  - Social and Cultural Life of the Community.
- 3.17. The checklist set out in Section 6 of LDP6 has been used for the purposes of the Assessment undertaken in Section 4.

### Evidence

- 3.18. Conwy County Borough Council has published the *Welsh Language Promotion Strategy 2024-2029*. This follows the 2021 Census, which showed that 25.9% of the County's residents speak Welsh.
- 3.19. The key headlines to be drawn from the Strategy are as follows:
- The target to increase the number of Welsh speakers in Conwy County by 1,600 by 2029, equating to 27.4% of the population. This would match the Census figure of 2011;
  - Although Conwy has the fifth highest percentage of Welsh speakers in Wales, this figure represents a decrease of 1.5% compared with the position in 2011; and
  - The Strategy sets out the ambition to grow the use of the Welsh language in the workplace, in families, and in the community.

### Cymraeg 2050: A Million Welsh Speakers (2017)

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

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



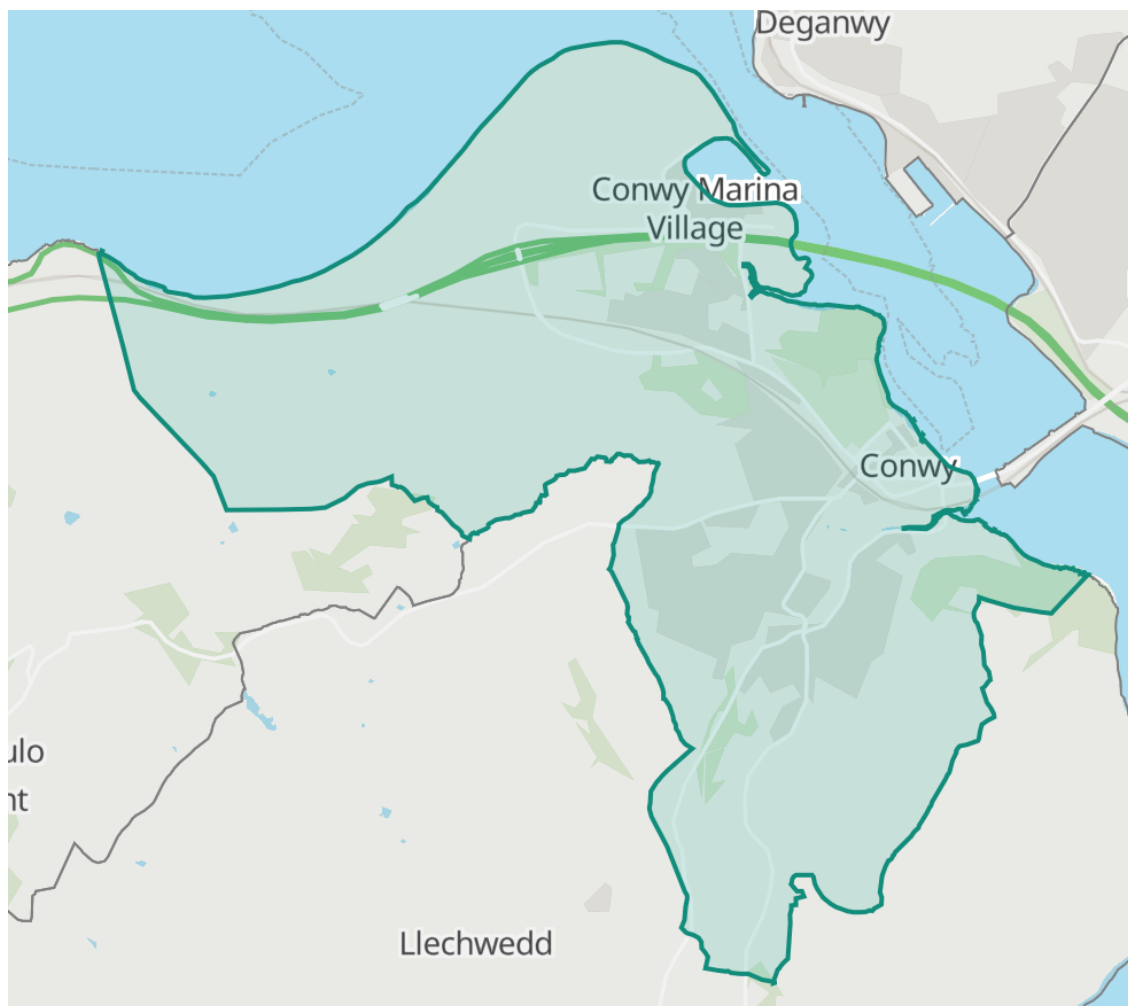
## 4 COMMUNITY PROFILE

- 4.1. This Section provides details of the community profile within the Ward of Conwy. It is considered important to have some understanding of the local demographic make-up of the settlement or Community Council area where the application is located will be essential in order to understand how the community might be affected, including changes over time. The overall population and age profile will assist in building up a picture of why the development is required and who is likely to benefit.
- 4.2. We go on in this Section to consider the community profile of the Ward of Conwy.

### Population Profile

- 4.3. The Site lies within the Ward of Conwy, the boundary of which is shown below:

Figure 1: Conwy Ward Area



Source: OpenStreetMap (ONS.GOV.UK)

- 4.4. The most recent data on the population age profile in the Ward of Conwy is that set out in Table 1 below, using the 2021 census data:

- 4.5. Table 1 also shows the population for the Ward, County and Country in 2001, 2011 and 2021 to enable a comparison of change:

Table 1: Population in Conwy Ward, Conwy County and Wales (Total Population of All Ages)

	2001	2011	2021	Difference 2001-2011	% Change 2001- 2011	Difference 2011-2021	% Change 2011-2021
<b>Conwy Ward</b>	4,080	4,065	5,100	-15	-0.36%	+1,035	+25.46%
<b>Conwy County Area</b>	109,590	115,228	114,800	+5,638	+5.1%	-428	-0.37%
<b>Wales</b>	2,903,085	3,063,456	3,107,492	+160,371	+5.5%	+44,036	+1.4%

- 4.6. Based on Table 1 above, the Ward of Conwy saw a minor population decline between 2001 and 2011, which then subsequently increased by more than 25% between 2011 and 2021. As such, the net population change in the Ward of Conwy between 2001 and 2021 has been +25.10%. This contrasts to the much smaller net population increases seen at a County and National level between 2001 and 2021.

Table 2: Age Profile in Conwy Ward, Conwy County and Wales (2021)

AGE PROFILE (AS OF 2021)				
AGE GROUPS	CONWY WARD		CONWY COUNTY AREA	WALES
	Count	%	%	%
<b>0-15</b>	850	16.8%	16%	17.8%
<b>16-29</b>	700	13.6%	13.5%	17.5%
<b>30-44</b>	800	15.4%	14.8%	17.5%
<b>45-64</b>	1,550	30%	27.9%	26.2%
<b>65+</b>	1,250	24.1%	27.9%	21.1%

Source: ONS 2011 Census Data, Table KS102EW Age Structure

- 4.7. Based on Table 2 above, the Ward of Conwy has a smaller proportion of younger people aged 16 to 44 of working age versus the National position. It is broadly consistent with the County average.
- 4.8. The number of people aged 45 to 64 in the Ward is above the County and national average. The number of people aged 65 and over is above the national average. Indeed, 54.1 of the Ward is aged 45 or over, many of whom are already likely to have access to their own home.

### Future Population Profile

- 4.9. The proposed development will deliver 95 no. new dwellings in the form of apartments, bungalows, semi-detached and detached properties, comprising 100% affordable housing provision to provide affordable homes. Further details are provided in the accompanying Affordable Housing Statement.

- 4.10. The proposed housing mix will be accessible and attractive to a range of age groups, suiting individuals, couples and families, and older persons in the form of bungalows, and thus is unlikely to have any significant impact on the age structure of the local community.

### Welsh Speakers Profile and by Age Group

- 4.11. Table 3 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 aged 3 and over. The data shows that between 2011 and 2021 there was a 0.1% increase in the proportion of people who could speak, read and write Welsh in the Ward of Conwy, contrasting with the 0.4% reduction seen at a County level and reversing the 5.1% decline seen in the Ward between 2001 and 2011. This change was considerably below the national average for the same period 2011 to 2021.

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

	2001	2011	2021	% Change 2001-2011	% Change 2011-2021
<b>Conwy Ward</b>	25.5%	20.4%	20.5%	-5.1%	+0.1%
<b>Conwy County Area</b>	23.2%	20.6%	20.2%	-2.6%	-0.4%
<b>Wales</b>	16.3%	14.6%	19%	-1.7%	+4.4%

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

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

	2001	2011	2021	% Change 2001-2011	% Change 2011-2021
<b>All Age Groups (aged 3 and over)</b>	200 (5.1%)	201 (4.9%)	203 (4.9%)	-0.2%	No change

- 4.13. Table 4 illustrates that there no change in the number of people who can speak but not read or write Welsh in the Ward between 2011 and 2021. Based on Table 3 above, those who can speak Welsh also have capabilities in reading and writing Welsh demonstrating the minor 0.1% strengthening of the overall Welsh language capabilities within the Ward.
- 4.14. At a Conwy County level, the number of people that could speak Welsh in 2011 stood at 27.4% of the population aged 3 and over. This has declined to 25.9% in 2021.

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

2011	2021	Difference 2011-2021	% Change 2011-2021
30,600	29,000	- 1,600	-5.2%
27.4%	25.9%		

- 4.15. Based on the earlier 2001 Census Data, Conwy County had the following number of people capable of speaking Welsh as of 2001:
- 31,042 people of all age groups over 3, equating to 29.2% of the population aged 3 and over.
- 4.16. Accordingly, there is a trend of a continued reduction in the number of Welsh speaking people in Conwy County since 2001.
- 4.17. 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 Conwy County, the trend at a national level has been a reduction in the overall number of people that can speak Welsh across the country.

### North Wales Population Overview

- 4.18. Within Conwy, the North Wales Population Assessment undertaken in 2017 has identified that Conwy's population is projected to increase by 1.7% between 2014 and 2039. This equates to an average of around 2,000 people.
- 4.19. The County's younger population is projected to fall, whereas those aged 75 years and over will increase by c. 10,000 people.
- 4.20. There is estimated to be a net migration of 12,600 people in the population, driven by internal migration, with natural change reducing by 4,100.

### Internal Migration in Conwy

- 4.21. Details on the inflow, outflow and net internal migration in Conwy County (for the period June 2021 to June 2022) is set out in Table 6 below:

Table 6: Internal Migration in Conwy

INTERNAL MIGRATION IN CONWY COUNTY AREA (PEROPD JUNE 2021-JUNE 2022)			
AGE GROUPS	INFLOW	OUTFLOW	NET
0-14	517	472	+45
15-29	1,376	1,873	-497
30-44	923	862	+91
45-64	1,200	789	+411
65+	757	737	+20

Source: ONS, Internal Migration by Local Authority (period June 2021 to June 2022)

- 4.22. The details set out above demonstrate that the biggest net migration is in the 15-29 age group with a loss of 497 people; this is the age-group where people are typically looking to access their first home, to purchase or to rent, and/or seeking new employment opportunities.

- 4.23. Notable gains are seen in the 45-64 age group, albeit this is typically people who have the income and capital to afford their own home, and some of whom will be heading towards retirement.

### Local Housing Market Assessment (2019)

- 4.24. The Council's most recent LHMA covers the period 2022-2037.
- 4.25. The LHMA sets out a range of additional housing needs estimates within Section 4. We have had regard to the Principle Projection as the mid-range, as opposed to the Lower or Higher Projections.
- 4.26. For the first 5 years of the LHMA, from 2022 to 2027, Table 92 identifies an existing unmet affordable need of 627 dwellings, and a total affordable housing need of 694 dwellings.
- 4.27. The estimated annual additional affordable housing need in the Creuddyn Housing Market Area (by tenure), in which Conwy is located, comprises 140 dwellings for Social Rent based on Table 93, and 224 affordable dwellings in total in the Creuddyn Housing Market Area.
- 4.28. Table 95 of the LHMA illustrates that the estimated annual additional social rent need for the remaining 10 years of the LHMA period is highest in the Central HMA and the Creuddyn HMA, with the latter at 55 affordable dwellings per year.
- 4.29. Table 96 confirms that across the full 15-year LHMA period, there is a net need for 1,325 affordable dwellings in the Creuddyn HMA, and 3,402 dwellings in total across the County.
- 4.30. Accordingly, there is a significant affordable housing need to be met across Conwy County Borough based on the Principal Projection presented within the LHMA.

### Economic Profile

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

Table 7: Economic Activity Status

ECONOMIC ACTIVITY						
AGE GROUPS	CONWY WARD		CONWY COUNTY AREA		WALES	
	COUNT	% of all residents 16 to 74	Count	% of all residents 16 to 74	Count	% of all residents 16 to 74
<b>All residents aged 16 to 74</b>	3,582	100	96,360	100	2,559,416	100
<b>Economically Active</b>	1,921	53.6	50,107	52	1,391,379	54.4
<b>Employee – Part Time</b>	483	13.48	11,868	12.31	302,900	11.8
<b>Employee – Full Time</b>	1,039	29	26,493	27.49	815,579	31.9
<b>Self-Employed (part and full-time, with and without employees)</b>	312	8.7	9,200	9.54	209,086	8.2
<b>Unemployed</b>	87	2.42	2,546	2.64	63,634	2.5

<b>Full-Time Student (in employment and unemployed)</b>	58	1.62	1,480	1.54	55,969	2.2
<b>Economically Inactive</b>	1,603	44.7	44,773	46.4	1,112,068	43.6
<b>Retired</b>	1,079	30.1	29,697	30.8	631,659	24.7
<b>Inactive Students</b>	157	4.38	3,623	3.75	145,181	5.67
<b>Looking after home or family</b>	133	3.71	3,678	3.81	109,604	4.28
<b>Long term sick or disabled</b>	150	4.18	5,201	5.40	151,321	5.91
<b>Other</b>	84	2.35	2,574	2.67	74,303	2.9

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

- 4.32. Based on the above, the number of people economically active in the Ward of Conwy in employment is marginally above the County average, and marginally below the national average.
- 4.33. The number of economically inactive people who are retired is consistent with the County average, but well in excess of the national average.
- 4.34. Unemployment is largely consistent at a Ward, County and national level.
- 4.35. The local population in the Ward of Conwy are employed across a number of sectors, based on the ONS 2021 Census Data presented in Table TS060 (Industry). This shows that the highest sectors of employment in the Ward of Conwy are the following, accounting for over 50% of work activities/sectors:
- Human Health and Social Work Activities – 17.9%
  - Wholesale and Retail Trade (excluding motor vehicles) – 14.3%
  - Public Administration – 10.4%
  - Education – 10.2%
  - Construction – 8.3%
- 4.36. These sectors account for c. 60% of the occupations of people living within the Ward of Conwy.

### Income and Affordability

- 4.37. Table 9 of the Council's LHMA, as extracted below, details the median household income and median property prices with each Housing Market Area along with the lower quartile figures. The median house price in the Creuddyn Area is £216,000 (in which the Site is located), the second highest in the County.
- 4.38. The extract shows that the ratio for average house price to median income was 6.2 for the County, well in excess of the typical ratio of 3 to 4 times income needed to afford a mortgage. This was higher in Creuddyn for the median house price ratio at 6.5, and even higher at 8.1 for the lower quartile house price ratio. This illustrates the significant issues of housing affordability at both a County and local level.

Area	Median house price	Lower quartile house price	Median household income	Median house price ratio	Lower quartile house price ratio
<b>Wales</b>	<b>£190,000</b>	<b>£136,000</b>	<b>£31,350</b>	<b>6.1</b>	<b>7.6</b>
<b>North Wales</b>	<b>£190,000</b>	<b>£143,000</b>	<b>£31,450</b>	<b>6.0</b>	<b>7.9</b>
<b>Conwy CB</b>	<b>£200,000</b>	<b>£146,400</b>	<b>£32,100</b>	<b>6.2</b>	<b>7.9</b>
West	£177,000	£146,400	£32,700	5.4	7.7
Creuddyn	£216,000	£155,000	£33,150	6.5	8.1
Central	£183,750	£137,000	£31,400	5.9	7.6
East	£189,950	£151,500	£29,700	6.4	8.7
Rural	£220,000	£161,250	£33,700	6.5	8.3

- 4.39. The extracted table below from Table 11 of LHMA shows how the new Local Housing Authority rate (2024) compares to the latest available private rental costs (2022). The table shows that, although the gap has reduced significantly for all property sizes, the new rates still fall short of average rental prices for the area. The gap is highest for 4+ bed properties at £92.33.

Affordability indicator	1 bed monthly rent	2 bed monthly rent	3 bed monthly rent	4+ bed monthly rent
Median monthly rent	£450	£595	£695	£945
Local Housing Allowance rate	£393.90	£548.51	£648.22	£852.67
Gap between average rent and LHA received	£56.10	£46.49	£46.78	£92.33

- 4.40. Table 12 of the LHMA provides details of the median monthly rent values across Conwy County. The median 1-bed, 2-bed and 3-bed monthly rent is the highest in Creuddyn, in which the Site is located. Paragraph 3.1.48 of the LHMA confirms that the private rented sector has grown significantly in Conwy County between 2011 and 2021. Paragraph 3.1.49 of the LHMA confirms that this is as a result of:



- Social change as people co-habit later in life and renting and house-sharing become ever more socially acceptable;
- High house prices and lack of availability of mortgage credit;
- The promotion and use of the sector by local authorities to house those in housing need or who are homeless; and
- Restricted access and long waiting lists for social housing. The pressure on the private rented sector as the housing market has slowed and house building rates have dropped has been particularly noticeable.

4.41. Based on the evidence contained within the LHMA, it is evident that there are a high number of households within Conwy County who are unable to access housing on the open market due to high median and lower quartile prices, whilst the monthly costs in the private rental market are also prohibitive to many.

4.42. The issues surrounding affordability can have an impact on the inflow and outflow of migration across Conwy County, and in turn the Welsh language. The ability to ensure that people can access a home in their local area, which is within their affordability bracket taking account of their annual household income, will therefore have a role to play in not only providing them with access to a home, but also safeguarding and promoting the Welsh language in Conwy County. It is clear that the delivery of new affordable housing is needed across Conwy County as a whole to support people and with it sustain local communities.

### Local Infrastructure

4.43. 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

4.44. The nearest Primary School to the Site is Ysgol Porth-y-Felin located on Llanrwst Road; this lies c. 950m to the north of the Site, within a short and safe walking distance from the pedestrian link to the Site where it adjoins Isgoed. It lies c. 1.1km from the proposed vehicular Site entrance from Llanrwst Road.

4.45. Ysgol Llangelynnin lies further south of the Site, in the settlement of Henryrd, within a c. 2.5km distance from the proposed Site access.

4.46. The nearest Secondary School to the Site is Ysgol Aberconwy located on Morfa Drive in Conwy. This lies c. 2.1km from the proposed Site entrance off Llanrwst Road.

4.47. Overall, the Site benefits from good access to primary and secondary education.

### Access to Shops and Services

4.48. There is existing retail provision in Gyffin providing residents with access to their everyday needs. This comprises a Premier Store within a 0.3km walking distance of the Site via the proposed pedestrian and cycle link through to Isgoed.

4.49. Given the proximity of the Site to Conwy, future residents would also enjoy access to a range of local services including a selection of shops, public houses/restaurants, cafes, take-aways, butchers, bakery, pharmacy, and hair salons within a short distance of the Site. The same applies



to a Place of Worship and the Community Centre in Gyffin for the hosting of and attendance at events.

- 4.50. Overall, the Site benefits from very good access to local facilities to serve the everyday needs of future residents. Section 5 of the accompanying Transport Assessment provides further details on the accessibility of local services from the Site.

#### *Access to Footpaths*

- 4.51. There is an existing gated access into the Site from Isgoed. It is proposed that this will serve as the pedestrian and cycle access into and out of the Site post-development, connecting to the existing footpath network on Isgoed and Llanrwst Road. This will facilitate and encourage safe pedestrian and cycle connectivity to and from the Site, demonstrating the capability for people to travel by sustainable modes of transport. This includes accessing the local bus services that operate on Llanrwst Road, as documented further below.

#### *Access to Public Transport*

- 4.52. The nearest unmarked bus stops to the Site are located on Llanrwst Road, to the north-west of the Site, and within a safe and short walking distance of c. 300m-350m via the proposed pedestrian connection to Isgoed. A further unmarked bus stop is provided on Byrn-Seiri Road, within 300m.
- 4.53. Details of the bus services provided via these stops are set out in Section 6 of the accompanying Transport Assessment. These include the No. 19, 19S and 27 services which provide access to destinations including Conwy, Colwyn Bay, Llandudno and Llandudno Junction. Each service also calls at Conwy Railway Station, which in turn provides access to other bus services. Details relating to the frequency of each bus service are provided in paragraph 6.2.2.1 of the accompanying Transport Assessment.
- 4.54. In terms of rail provision, there is an existing railway station in Conwy, within a c. 1.4km walking and cycling distance from the proposed Site access (as well as being accessible via bus services). The North Wales Coast Line services operating through Conwy provide daily access to the likes of Holyhead, Bangor, Llandudno Junction, Colwyn Bay, Flint, Holyhead, Prestatyn, Chester, Wrexham and Crewe.
- 4.55. Overall, the Site benefits from good accessibility to local bus services and with it access to other towns/settlements across North Wales in adjoining County areas.

#### *Access to Healthcare*

- 4.56. There are existing medical practices and surgeries within Gyffin, within a short and safe distance from the Site. A pharmacy is available in nearby Conwy.

#### *Access to Leisure / Recreation*

- 4.57. The nearest equipped area of play to the Site is located to the north off Mill Hill, within a short walking distance of the Site (c. 300m) via the proposed pedestrian connection to Isgoed.
- 4.58. This also provides access to outdoor playing pitches adjacent to the east of the play area.
- 4.59. Gyffin Community Centre lies within a c. 300m walking distance of the Site via Isgoed, located on Henryd Road.

- 4.60. Accordingly, the Site benefits from access to local facilities for community use which are capable of supporting the health and well-being of future residents, including young children.

*Summary*

- 4.61. Overall, the Site is considered to benefit from very good locational accessibility and connectivity to primary and secondary education, public transport (bus services), healthcare and leisure/recreation facilities.

## 5 IMPACT ASSESSMENT

- 5.1. Please have reference to the Assessment Questionnaire contained in **Appendix 1** of this Report.
- 5.2. This Section of the Statement assesses the proposed development and its potential impact on the Welsh language in the context of Table 3 of LDP6.

### Compliance with the Local Development Plan

- 5.3. The Site lies at the southern edge of the town of Conwy and the community of Gyffin. In the Local Development Plan, Conwy is identified as one of the most sustainable locations for development as part of the Urban Development Strategy Area.
- 5.4. 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.
- 5.5. In this regard, the proposed development is partly predicated on Policy HOU/6 *Exception Sites for Affordable Housing for Local Need* of the Local Development Plan.
- 5.6. The proposed development of 95 no. new affordable homes will make a valuable and much-needed contribution to the affordable housing needs in the Creuddyn HMA, as evidenced in Section 5 of the accompanying Planning Statement submitted as part of the Application.
- 5.7. 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

- 5.8. The nature of the proposed development is to deliver much-needed new affordable homes to the people of Conwy County, and more specifically the Ward of Conwy within the Creuddyn HMA. The proposed development will comprise 95 no. affordable homes made available to people whom satisfy the Council's eligibility criteria. The mix of homes will include 1, 2, 3, 4 and 5 bedroom properties.
- 5.9. As documented in the accompanying Planning Statement, there is an identified affordable housing need in Conwy and the Creuddyn HMA in which the Site sits. The failure to deliver sufficient new homes in the right place at an affordable price/rent has the potential to result in out-migration of people, particularly younger people and families, from Conwy County in search of a new and affordable home. Indeed, there is already high levels of out-migration in age groups 15-29, with people likely to be seeking access to their first home to own/rent, and employment opportunities/higher education. Given the area's proximity to the border with Denbighshire and Flintshire (and Cheshire beyond), this could result in the steady out-migration of people from Wales altogether. This would only serve to harm the Welsh language.
- 5.10. Accordingly, the proposed development provides the opportunity to deliver a mix of much-needed new affordable homes in a sustainable location which will be accessible to young single people, couples and young families who might otherwise struggle to access their own property, as well as bungalows for the older population looking to downsize. They are **not** market homes or holiday homes built to attract people living outside the County.

- 5.11. The proposed development will help to retain people who were born and raised in Conwy County, and in doing so future generations. This can only serve as a potential positive impact on the Welsh language through the retention of the local population in the Ward of Conwy, both young and old, with a view to further increasing the number of people who can speak, read and write in Welsh in the Ward and the County as a whole in line with the Council's key strategy objectives.

### Effects on Economic Activity

- 5.12. The proposed development has the potential to create direct employment opportunities during the construction phase, as well as indirectly in the supply chain.
- 5.13. On completion, the proposed development has the potential to result in the retention of the local population, particularly more of those in the 15-29 age group, whilst also supporting the in-migration of people from other parts of the County who might otherwise struggle to access an affordable property of their own. This should be viewed positively, with the alternative being the relocation of those people to neighbouring Counties or other parts of Wales, or across the border in to England.
- 5.14. The provision and availability of an increased local workforce can help to attract new inward investment into the local area, whilst supporting existing businesses/employers. A key ingredient in attracting new business to any town is the availability of a local workforce – however, without a sufficient supply of housing which is accessible and affordable, people will not live in the town, and thus businesses will not re-locate/set-up there. Further, there is the risk that existing businesses relocate if they are unable to fill vacancies with suitably qualified/skilled employees, particularly in the working age groups. The availability and retention of a working age local population can only be beneficial.
- 5.15. The proposed development will deliver new homes in a sustainable location to support and sustain economic growth and competitiveness.
- 5.16. Whilst the availability of jobs could potentially attract non-Welsh speakers into the town, at the same time the failure to deliver new and affordable housing will not allow for those Welsh speakers to access existing/future jobs in the first place.
- 5.17. The very nature of the proposed development, comprising 100% affordable housing, is designed to provide new housing which is accessible to local people and who might not otherwise be able to afford to live in the area owing to the shortage of new homes. As such, the availability of a local workforce for businesses to access should ensure that wages remain at a level which allows local businesses to operate in the area, and in same time will provide local people with the opportunity to access an affordable home. The alternative is businesses being unable to fill roles due to a lack of locally skilled/available people, and as such having to pay larger salaries to attract people from outside of the County, or alternatively relocating their businesses elsewhere in the County or into neighbouring Counties.

### Effects on Population Movement

- 5.18. As shown in Table 6 of this Report, there is a high proportion of out-migration from Conwy in the 15-29 age group. The proposed development will deliver accessible new housing for people in these age groups such that the trend could be slowly reversed.

### Effects on Education

- 5.19. The nearest Primary School to the Site is Ysgol Porth-y-Felin located on Llanrwst Road; this lies c. 950m to the north of the Site, within a short and safe walking distance from the pedestrian link to the Site where it adjoins Isgod. It lies c. 1.1km from the proposed vehicular Site entrance from Llanrwst Road.
- 5.20. Ysgol Llangelynnin lies further south of the Site, in the settlement of Henryd, within a c. 2.5km distance from the proposed Site access.
- 5.21. An increase in demand for places at these School's will help to secure their long-term viability and employment opportunities, particularly given the lack of any Full Time Education (University) in the County.
- 5.22. The National Centre of Learning Welsh was established in 2006, and 6 Regional Centres have been established across Wales, including one in North Wales. This provides the opportunity for Welsh learning in the region. It is understood that around 7,000 people enrol on Welsh courses in North Wales on an annual basis, and the proposed development can help to sustain this.

### Effects on Infrastructure

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

### Effects on Quality of Life

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

### Any other considerations

- 5.29. The proposed development, given its location, will provide future residents with good access to local employment opportunities, shops and everyday services. This in turn has the potential to positively benefit local businesses (and those in nearby towns) and employers in terms of increased local expenditure (as a result of increased custom) and access to potential employees respectively. It will also help to support local services, including healthcare. This can only be viewed as potentially making a positive contribution towards helping sustain the vitality of the town and Welsh-speaking businesses.
- 5.30. As outlined earlier in this Statement, the Site is sustainably located with excellent access to public transport, shops, services, employment and education. The proposed development will increase the demand on local medical services and education, but at the same time it will also help to sustain them with people who have been born and raised in Conwy County by delivering much needed affordable housing. This will help to preserve the Welsh language in the community by retaining those people in Conwy County, and young people who are identified as being the most prevalent when it comes to speaking the Welsh language – the proposed development is not aimed at attracting large populations of people from outside of the County.
- 5.31. It is not considered that the proposed development will give rise to any social tensions or divisions. The delivery of much-needed new homes is intended to cater for those people looking to access their own property, and in doing so prevent them from having to potentially leave their local area and even Conwy County to access a home. It is expected that the majority of the properties will be occupied by existing residents of Conwy and potentially other parts of Conwy County who already have an affiliation with the town and the Welsh speaking community. Given that the proposed development is delivering much-needed affordable housing, if anything it has the potential to strengthen the local community. The retention/increase in the local population, and most likely in age groups 15-29, could offer the opportunity for new social connections and/or social groups/initiatives to be formed and sustained.
- 5.32. A failure to deliver new homes, and with it a greater risk of out-migration, has a much bigger potential to harm Welsh traditions and cultures.

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

- 5.33. The proposed development will deliver new housing designed to cater for the needs of different groups, whether it be single people, couples or young families potentially looking to access a home (some for the first time), and older members of the community potentially looking to downsize.
- 5.34. The proposed new dwellings will initially be made available to people living in the local community of Conwy, and beyond that other parts of Conwy County. They are not being built with the intention of attracting non-Welsh speaking members of society, and measures to control the occupancy of the affordable properties will be discussed with the Housing Strategy Team at Conwy County Borough Council.
- 5.35. By delivering new dwellings with the Welsh community in mind, the proposed development has the potential to have a positive impact on the use of the Welsh language in the local area, whether it be in employment, education or other social activities.
- 5.36. This has the potential to ensure that the Ward of Conwy remains an area with an ever- increasing number of people aged 3 and over who can speak, read and write in Welsh, as per the minor growth witnessed between 2011 and 2021. This will be important given the net decline in Welsh language

capabilities seen within the Ward between 2001 and 2021 (people aged 3 and over who can speak, read and write in Welsh), and the lack of increase in the number of people with just Welsh speaking capabilities.

- 5.37. Overall, it is considered that the proposed development has the potential to have a neutral to minor positive impact on the Welsh language, as assessed further in **Appendix 1** of this Report.

## 6 MITIGATION AND ENHANCEMENT MEASURES

- 6.1. The Applicant has given consideration to potential measures to help encourage and promote the Welsh language, and to accommodate Welsh speaking members of society.
- 6.2. Although this Statement has demonstrated that the proposed development has the potential to positively impact on the Welsh language, a number of enhancement measures have been identified and are proposed by the Applicant as documented below:
- The proposed development will have a Welsh street name;
  - The use of bi-lingual street names and signage within the Site to accommodate Welsh speaking residents, and to support and encourage the use of the Welsh language;
  - An agreement for the proposed affordable homes to be accessed first by those people in housing need, having reference to the Council's local housing register. In the event that any properties remain available, a cascade approach to occupancy will be discussed with the Housing Strategy Team at Conwy County Borough Council;
  - Marketing and advertising of the properties in both Welsh and English;
  - On-site notices/homeowner information packs in both Welsh and English; and
  - The sourcing of local contractors/skilled labour where this is available, given that 8.3% of economically active people in the Ward of Conwy are employed in the construction sector and whom are very likely to have existing skills/capabilities in the Welsh language.



## 7 CONCLUSIONS

- 7.1. This Statement has been prepared in support of a detailed application for the proposed development of Land east of Llanrwst Road, Gyffin, Conwy.
- 7.2. It has assessed the potential impacts of the proposed development on the Welsh language. In doing so, the following headline conclusions can be drawn against the guidance contained in LDP6:
- **Population** – the proposed development will deliver much-needed affordable homes which can be accessed by single people, couples, families looking to get on the property ladder, or upsize, typically in age groups 15-29 and 30-44 (but not exclusively limited to these where other people are also in housing need). This has the potential to help retain younger members of the local population who might otherwise need to re-locate elsewhere in or outside of the County.
  - **Quality of Life** – the proposed development will deliver quality new homes and apartments for people to live in, and which will be accessible both in respect of location and affordability. The proposed development will comprise private gardens and on-site communal open space areas for the enjoying and well-being of residents and on a Site which is inherently sustainable and benefits from excellent access to shops, services, employment opportunities and education by foot and cycling, reducing reliance on the private car and offering health benefits;
  - **The Economy** – the proposed development will deliver affordable housing on a well-located, sustainable site. Future residents have the potential to access local jobs, as well as shops and services, increasing local expenditure whilst also helping to retain and potentially attract new investment through the retention of a local workforce of working age;
  - **Infrastructure** – 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. It is inevitable that new development will likely add some pressure to local services; if required a financial contribution towards local healthcare services (as well as the likes of public transport) could be secured as part of a Section 106 Agreement where these are fully justified and consistent with the CIL Regulations; and
  - **Social and Cultural Life of the Community** – the retention of people in the 15-29 and 30-44 age groups has a significant role to play in ensuring a balanced community in Conwy. Socially, this is important as in the very least it allows for social groups/youth clubs to form and friendships to emerge. The loss of people in the younger age groups due to their inability to access their own home can have a detrimental effect on the wider society and lead to an imbalance in the population make-up.
- 7.3. Overall, it is considered that the proposed development, through its modest scale and proposed housing tenures for local people, has the potential to make a neutral to minor positive impact on the Welsh language in the Ward of Conwy, and Conwy County as a whole.
- 7.4. The proposed development will deliver new affordable housing for people, within an affordability bracket which is achievable taking account of annual household incomes. This in turn can help

enable people to continue living within their local community, reducing out-migration, protecting and encouraging the use of the Welsh language. This aligns with the key themes set out in the *Cymraeg 2050: A Million Welsh Speakers*, the *Conwy Welsh Language Promotion Strategy*, and the *LDP6 – The Welsh Language SPGN* referenced earlier in this Assessment.

- 7.5. 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.
- 7.6. Taken as a whole, inclusive of the proposed mitigation and enhancement measures, the proposed development has the ability to safeguard and sustain the use of the Welsh language within the community. This neutral to minor positive impact is considered to weigh in favour of the proposed development.
- 7.7. Post-completion of the development, Adra (Tai) Cyfyngedig would commit to renewing/updating this Assessment in order to assess the impacts arising from the proposed development on the Welsh Language.



# APPENDIX 1 – ASSESSMENT QUESTIONNAIRE FOR LAND EAST OF LLANRWST ROAD, GYFFIN, CONWY

QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
1. Is the proposal likely to lead to a population increase or decrease that might affect the balance of English/Welsh speakers, positively or negatively?	+1	N	N	<p>The proposed development will deliver new housing to provide existing residents of the Ward of Conwy 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 of Conwy to obtain access to a property. Given the age profile of the Ward of Conwy, it is not considered that the proposed development will result in the loss of Welsh speakers from the town; indeed, it should help to support the net internal migration into Conwy County and reverse the out-migration of people aged 15 to 29 as shown in Table 6 of the Assessment. This in turn could lead to a minor positive impact on the number of Welsh speakers living in the Ward of Conwy, and the County as a whole.</p> <p>As documented in the accompanying Planning Statement, there is a significant shortage of housing land in Conwy County, with the Council only able to demonstrate a 2.5-year housing land supply based on its last published Joint Housing Land Availability Study. Furthermore, the affordable housing need in the Creuddyn Housing Market Area in which the Site is located sits at 224 dwellings per year; at a County</p>

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QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
				<p>level, there is a need for 3,402 new affordable homes for the period 2022 to 2037.</p> <p>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 the Ward of County (and Conwy County) in search of a new home. This would only serve to harm the Welsh language.</p> <p>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. The proposed development will help to retain people who were born and raised in Conwy 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.</p>

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QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
<b>2. Is the proposal likely to lead to either increased in or out-migration?</b>	0	N	N	Given that the proposed development would deliver new affordable housing to meet local needs, it is not considered that it would lead to increased levels of in-migration over and above the existing levels of in-migration identified in Table 6 of the Assessment. However, it might help to reverse the out-migration of people aged 15 to 29 as shown in Table 6 of the Assessment. This should be viewed positively, with the alternative being the relocation of those people to neighbouring Counties or other parts of Wales, or across the border in England.
<b>3. Is the proposal likely to lead to a changing age structure for the community area?</b>	+1	N	N	The proposed development will deliver new affordable homes to meet local needs. The proposed mix and tenure of accommodation is primarily focused towards younger single people, couples, and families. The proposed development will provide new homes for young people and families looking to get on to the property ladder with an affordable property. At the same time, it will provide the opportunity for downsizing into a smaller, affordable home for the older population as required.

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QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
				The proposed development should therefore have a positive effect in helping to retain existing residents who might otherwise have to leave the Ward of Conwy to access a property, and reverse out-migration trends. This correlates with the migration data contained in Table 6 of the Assessment, which shows the highest levels of outflow in Conwy County to be within the 15-29 age groups where people will typically be seeking to access their own or first home. This is considered to be a benefit and potential positive of the proposed development.
<b>4. Is the proposal likely to have an impact on the quality of life of the local people?</b>	<b>0</b>	<b>N</b>	<b>N</b>	The proposed development will provide quality new affordable housing that aligns with the Design Quality Requirements, providing people with access to an energy-efficient new home, set within a green infrastructure network, and which is sustainably located to allow access to jobs, services and facilities by non-car modes of travel. This can only be viewed as a positive, offering health and well-being benefits in the process. Furthermore, the layout, scale and appearance of the proposed development is such that it will not have an unacceptable, adverse impact on the quality of life of existing residents living near to the Site through the

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QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
				carefully considered design approach, and mitigation through design.
<b>5. Is the proposal likely to have a detrimental impact on local businesses and local jobs?</b>	<b>0</b>	N	N	No. The proposed development has the potential to ensure that the local workforce can find living accommodation within the town, without having to migrate elsewhere, in turn ensuring that local jobs can be retained and filled by suitably skilled local people. It may also help to attract new inward investment into the settlement and surrounding areas, thus creating new employment opportunities. The availability of housing and economic prosperity go hand in hand. This is considered to be a potential positive of the proposed development and should viewed as making a positive contribution towards helping sustain the vitality of the town and Welsh-speaking businesses.
<b>6. Is the proposal likely to lead to greater economic diversity in the community (or wider area)?</b>	<b>0</b>	N	N	The proposed development has the potential to support and boost local businesses, with increased expenditure from the potential future occupants of the properties. This could lead to increased job creation, during both construction and operation (including supply chain opportunities) This is considered to be a potential positive of the proposed



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QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
				development. Whilst the availability of jobs could attract non-Welsh speakers, at the same time the failure to deliver new and affordable housing will not allow for Welsh speakers to access existing/future jobs in the first place.
<b>7. Is the proposal likely to have an impact on local wage/salary levels and/or house prices?</b>	<b>0</b>	N	N	The proposed development, as a 100% affordable housing scheme, does not involve any economic/employment uses, albeit as outlined above, the availability of housing goes hand-in-hand with supporting and sustaining economic prosperity. The LHMA has identified major affordability issues in Conwy County and the Creuddyn Area, and thus the provision of new affordable housing accessible to local people will ensure that people can access a home in the Ward of Conwy that they can afford based on their income. This in turn might have the knock-on effect of reducing the median house price and local rents, given that these have been ever-increasing due to demand outstripping supply. The alternative is businesses being unable to fill roles due to a lack of locally skilled/available people, and as such having to pay larger salaries to attract people from outside of the County or alternatively relocating their businesses elsewhere in the County or into neighbouring Counties.

# APPENDIX 1 – ASSESSMENT QUESTIONNAIRE FOR LAND EAST OF LLANRWST ROAD, GYFFIN, CONWY

QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
<b>8. Is the proposal likely to have an impact on local infrastructure and services provision?</b>	<b>0</b>	N	N	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 Conwy County by delivering much needed affordable housing. This will help to preserve the Welsh language in the community by retaining those people in Conwy 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 Conwy County.
<b>9. Will the proposal potentially lead to social tensions, conflict or serious divisions within the (Welsh speaking) community?</b>	<b>0</b>	N	N	No. The proposed development will deliver affordable housing that is accessible to local people first, meeting identified local needs. This will enable local people to continue living locally in an area where they have most likely been brought up from a young age or have moved into the area seeking work opportunities. The proposal is not for

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QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
				market housing or second homes, which could otherwise attract people from outside of the County that may have some potential to create social tensions or divisions.
<b>10. Will the proposal potentially lead to changes in local – Welsh – traditions/culture?</b>	<b>0</b>	<b>N</b>	<b>N</b>	It is considered that the proposed development would have a neutral impact against this measure. That said, by providing 95 no. new affordable homes for local people, it should mean that local people who have been born and raised in Conwy County can continue to do so, having access to their own home without having to move to find affordable housing elsewhere. This in turn can only have a positive impact on local culture and traditions, by retaining more of the local and native population. The retention/increase in the local population, and most likely age groups 15-29 offers the opportunity for new social connections and/or social groups/initiatives to be formed and sustained (such as local youth groups with young people identified as being the most prevalent when it comes to speaking the Welsh language, voluntary groups etc). A failure to deliver new homes, and with it a greater risk of out-migration, has a much bigger potential to harm Welsh traditions and cultures.

# APPENDIX 1 – ASSESSMENT QUESTIONNAIRE FOR LAND EAST OF LLANRWST ROAD, GYFFIN, CONWY

QUESTION (based on Table 3 of the Welsh Language LDP6)	IMPACT (+1, -1, 0)	EVIDENCE SUPPLIED (Y, N, n/a) (0)	MITIGATION REQUIRED (Y, N, n/a)	COMMENTS
<b>11. Is the proposal likely to have an impact on the use of the Welsh language in the community?</b>	<b>0</b>	<b>N</b>	<b>N</b>	<p>The proposed development will deliver new affordable dwellings which will cater for the needs of different groups, whether it be single people, couples or young families looking at access their own property.</p> <p>By providing new affordable homes for local people, it is hoped that the proposed development will help to reduce the current level of out-migration from Conwy County in the 15 to 29 age group, as shown in Table 6 of the Assessment. This in turn will enable more people to stay living locally in the area. It also means that more children will be living in the locality, attending the local school, and aligning with the objectives of the Council's Welsh Language Promotion Strategy to increase the number of Welsh speaking people in the workplace, in families, and in the community.</p>
<b>Total</b>	<b>+2</b>	<b>N/A</b>	<b>N/A</b>	