

CADNANT

PLANNING

Land off Ffordd Glanffynnon, Llanrug
WELSH LANGUAGE IMPACT ASSESSMENT

Adra (Tai) Cyf
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1. Introduction

- 1.1 This Welsh Language Impact Assessment (WLIA) accompanies a full planning application for the erection of 17 dwellings with the provision of a new access, internal access road, landscaped areas, associated drainage provisions and associated works on land off Ffordd Glanffynnon, Llanrug.
- 1.2 The site is located outside but adjacent to the development boundary of Llanrug. As such the site is considered to be an unexpected large windfall site where the development of the site could not have been foreseen during the preparation of the JLDP. As such this application is expected to be supported by a Welsh Language Impact Assessment.
- 1.3 The development would be constructed on behalf of and managed by Registered Social Landlord, Adra (Tai) Cyfyngiedig. It is expected that Adra would let the houses using Gwynedd Council's lettings policy where tenants would be allocated using the relevant waiting lists which include Tai Teg and Gwynedd's Housing Options team which follow the current priority order.
- 1.4 This WLIA accords with the adopted Supplementary Planning Guidance (SPG) 'Maintenance and Creation of Distinctive and Sustainable Communities' (July 2019). The SPG sets out specific methodology for which all WLIAs must follow in order to demonstrate how the proposed development will impact upon the local community and local area.
- 1.5 In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) it is necessary to ensure that planning applications conform to the adopted Development Plan unless material planning considerations indicate otherwise. Other planning considerations can include national planning policy along with Technical Advice Note (TAN).
- 1.6 The Joint Local Development Plan (JLDP) was adopted on 31st July 2017 which forms the development plan for both Gwynedd and Anglesey Local Planning Authority areas and will be the basis for decisions on land use planning in this area.
- 1.7 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic

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Policy PS1 'The Welsh Language and Culture' (PS1) sets out the context for the assessment of the potential impact of proposals upon the language and culture.

- 1.8 Following the adoption of the SPG 'Maintenance and Creation of Distinctive and Sustainable Communities' in July 2019, this WLIA conforms with the requirements of the new SPG.
- 1.9 All proposals, irrespective of type, size or location, will be expected to comply with criterion 4 and 5 of PS1 which is the requirement of a bilingual signage scheme to deal with all operational signage in the public domain. It is expected that existing Welsh names are retained and appropriate Welsh names are used for new developments.
- 1.10 Criteria 3 of PS1 states that the Councils will refuse proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms.
- 1.11 This Assessment should be read giving full regard to the application's accompanying documentation.
- 1.12 The SPG advises that a Welsh Language Impact Assessment should be prepared by a competent person. This WLIA has been prepared by Siôn Roberts of Cadnant Planning Ltd. A statement setting out the author's experience and qualifications is provided in appendix A to this WLIA.

2. Proposed development

- 2.1 The application site lies outside but adjacent to the development boundary of Llanrug, adjacent to the residential dwellings along Ffordd Glanffynnon which lie to the north of the site and adjacent to the residential properties of Minffordd which lie to the north west of the site. As the site lies outside but adjacent to the development boundary of Llanrug, the site is to be treated as an exception site and therefore all dwellings are expected to be 100% affordable.
- 2.2 The proposed site measures approximately 7200sqm in area and is located on the south eastern edge of the settlement of Llanrug. The location of the site is shown by Figure 2.1.

Fig. 2.1 Aerial view identifying the site in the context of the wider settlement



- 2.3 The proposal will seek full planning application for the erection of 17 dwellings with the provision of a new access, internal access road, landscaped areas and associated drainage provisions on land along Ffordd Glanffynnon, Llanrug.
- 2.4 The proposed development provides a good mix of houses consisting of the following;
- 4no two bed bungalows
 - 1no four bed bungalow
 - 5no two bed dwellings
 - 6no three bed dwellings

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- 1no five bed dwelling

2.5 There is a JLDP policy requirement to provide 10% of the total number of dwellings as affordable housing in Llanrug. The proposal seeks to provide all 17 dwellings as affordable dwellings, which exceeds the policy requirement of 10%. The units would be delivered and controlled by a local Registered Social Landlord (RSL), Adra (Tai) Cyf.

2.6 There are five house types in total which are made up as follows:

House Name	Type	Gross internal floor area (GIA)
3person 2bed bungalow	Bungalow	61.4m ²
6person 4bed bungalow	Bungalow	102.7m ²
4person 2 bed house	2 storey semi-detached	82.9m ²
5person 3 bed house	2 storey semi-detached	93m ²
8person 5bed house	2 storey semi-detached/ detached	129.1m ²

2.7 The design of each house types are shown in the respective plans. In terms of appearance the properties will be finished in a mixture of materials to provide for different styles and appearance on site. The materials proposed include:

- Roof: Natural slate or tile;
- Walls: Render/ stone cladding

2.8 The proposed layout includes associated provision of informal open spaces to the centre of the site as well as a mixed area to the north of the site for informal public open space and to facilitate a sustainable drainage strategy for the development. An ecology corridor is to be provided on the south eastern part of the site for biodiversity enhancement. The proposed layout is shown in figure 2.1.

2.9 The proposal seeks to provide a vehicle access directly off Ffordd Glanffynnon. The proposal would also provide pedestrian access within the site to link up towards the existing settlement to the north. Provisions are to be made within the site to retain the

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existing public right of way/ footpath as well as re-directing the existing overhead cables along the norther corridor of the site.

Figure 2.1 – Proposed site layout



3. Legislation, policy and guidance

- 3.1 The Welsh language is a material planning consideration in the determination of planning applications in Wales and is recognised in relevant legislation, national and local planning policy frameworks and strategies. An overview is provided in tables 3.1-3.6.

Table 3.1 National planning and language legislation

Document	Summary
<i>Welsh Language (Wales) Measure 2011</i> (National Assembly for Wales, 2011)	The <i>Welsh Language (Wales) Measure 2011</i> made provisions for the official status of the Welsh language in Wales and created a new legislative framework for the Welsh language.
<i>Well-being of Future Generations (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sets ambitious, long-term well-being goals to reflect the Wales that the people of Wales want to live in, now and in the future. One of its goals is to be a Wales of vibrant culture and thriving Welsh language where society promotes and protects culture, heritage and the Welsh language. It is an important milestone for the language, underlining its official status.
<i>Planning (Wales) Act 2015</i> (National Assembly for Wales, 2015)	Sections 11 and 31 of the Act concern the Welsh language. Section 31 of the Act clarifies that effects on the Welsh language may be a consideration when determining planning applications, so far as it is material to the application. Section 11 of the Act makes it mandatory for all local planning authorities to consider the effect of their development plans on the Welsh language, by undertaking an appropriate assessment as part of their Sustainability Appraisal of the plan.

Table 3.2 National planning policy and language policy framework

Document	Summary
<i>Planning Policy Wales</i> (Edition 12) (Welsh Government, 2024)	<p>Planning Policy Wales (PPW) acknowledges that the Welsh language is part of the social and cultural fabric of Wales and that the Welsh Government is committed to ensuring that the Welsh language is supported and encouraged to flourish as a language of many communities all over Wales.</p> <p>The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving</p>

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	sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal.
Technical Advice Note (TAN) 20 – Planning and the Welsh Language (Welsh Government, 2017)	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> • The link between planning for the Welsh language through land-use planning and community planning; • Providing clarification that decision makers may take the language into account where it is material to the application; • Allow language impact assessments in certain specified circumstances.
Future Wales The National Plan 2040	<p>Future Wales acknowledges that Welsh is a living language and the ambition for the Welsh language to reach a million Welsh speakers by 2050.</p> <p>Future Wales' spatial strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy.</p> <p>Within the North (which includes Gwynedd), 41.9% of the population speak Welsh; a 2.4% increase since 2009.</p> <p>Future Wales guides that development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.</p>

Table 3.3 National language strategies

Document	Summary
<i>A million Welsh speakers</i> (Welsh Government, 2017)	The strategy was launched on the 10th July 2017 and sets out Welsh Government's strategic priorities on how to reach a million Welsh speakers by 2050.

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	<p>Three strategic themes have been identified within the strategy to achieve its vision:</p> <ul style="list-style-type: none"> • Increasing the number of Welsh speakers; • Increasing the use of Welsh; and • Creating favourable conditions – infrastructure and context.
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Table 3.4 Local planning policies

Document	Summary
<i>Anglesey and Gwynedd Joint Local Development Plan (2017)</i>	<p>Policy PS1 is the key policy relating to the Welsh language, but is engrained into all policies throughout the plan. The Welsh language and other policies promote the protection and enhancement of the Welsh language. The policies seek to facilitate the type of development that can create the right circumstances to contribute to maintaining and creating Welsh-speaking communities.</p> <p>Policy PS 1: 'Welsh Language and Culture' guides that;</p> <p><i>"The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</i></p> <ol style="list-style-type: none"> <i>1. Requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language, where the proposed development falls within one of the following categories:</i> <ol style="list-style-type: none"> <i>a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or</i> <i>b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or</i> <i>c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.</i> <i>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;</i>

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	<p>3. Refusing proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms;</p> <p>4. Requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies;</p> <p>5. Expect that Welsh names are used for new developments, house and street names.”</p>
Gwynedd/Isle of Anglesey Councils’ Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive and Sustainable Communities (July 2019)	Provides guidance on how the planning authority will make decisions regarding the effect of proposed developments on the Welsh language. Specific methodology is set out within the document for which Welsh Language Impact Assessments should adhere to in assessing the impact of development on the local community and local area.

Table 3.5 Local strategies

Document	Summary
Anglesey Welsh Language Promotion Strategy 2021-2026	<p>The Anglesey Welsh Language Promotion Strategy 2021-2026 sets out three priority areas in order to address the aim reverse the reduction in the percentage of Welsh Speakers on Anglesey by 2026. This Strategy builds on the work carried out on the first Welsh Language Promotion Strategy 2016-2021.</p> <p>Three priority areas are identified in the plan, comprising:</p> <ol style="list-style-type: none"> 1. Children, young people and the family 2. The workplace, Welsh language services and the infrastructure 3. The community <p>The aim of the Plan is to set out the strategic direction for the promotion of the Welsh language across the whole of Anglesey over the next five years.</p>
Gwynedd and Anglesey Wellbeing Plan (IACC, 2018)	The plan focuses attention on the seven well-being goals and the five ways of working have been designed to support public bodies to meet the existing needs of their communities and ensure that the decisions of today do not harm future generations.

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	<p>Protecting and promoting the Welsh language forms part of the development plan. The Plan recognises the importance of the Welsh language in terms of the social make-up and cultural identity of the area. We must ensure that residents can and choose to live their lives through the medium of Welsh and that they can access community services and activities in Welsh. This is therefore a priority for future joint working.</p> <p>The objectives look to increase the use of the Welsh language and promote the use of Welsh as the preferred language of communication between public bodies across both counties.</p> <p>The Welsh language will be a golden thread running through the plan.</p>
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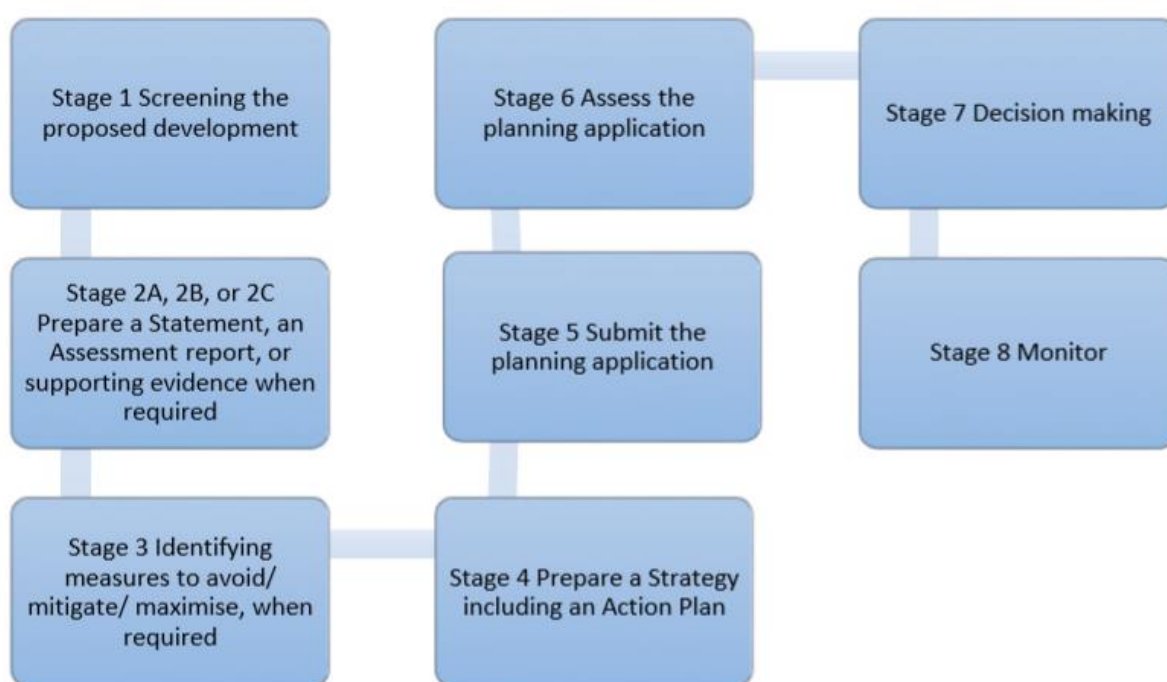
Table 3.6 Other relevant guidance

Document	Summary
<i>Planning and the Welsh Language: The Way Ahead</i> (Welsh Language Board, Home Builders Federation and Welsh Assembly Government, 2005)	<p>This document is the work completed by a consortium of organisations made up of local authorities, The Welsh Language Board, the Home Builders Federation and the Welsh Government. The document represents the collective efforts of all partners involved who have an interest in developing a better understanding of the relationship between land use planning and the Welsh language in order to promote the well-being of the language and the cultural character of local communities. The document does not represent the planning policy view of any of the participating bodies.</p> <p>The document provides best practice guidance.</p>

4. Methodology

- 4.1 The methodology for assessing the effect of the proposed development on Welsh language and culture is based on the guidance provided in Gwynedd Council's adopted SPG in relation to Maintaining and Creating Distinctive and Sustainable Communities.
- 4.2 Diagram 3 of the SPG provides a flow chart setting out an eight-stage process of formulating a development, its assessment and decision making. An extract of the flow chart is provided in Figure 4.1 below.

Figure 4.1 Extract of flow chart (Diagram 3 of the adopted SPG)



- 4.3 Stage 1 to 4 would be expected to be undertaken by the applicant prior to the submission of the planning application. Details of how the proposal complies with Stages 1 to 4 are set out below and in this WLIA provided in section 5.

Stage 1: Screening the development

- 4.4 The adopted SPG provides Diagram 4 in order to explain the process of screening the proposed development. It emphasises the benefit of engaging and consulting with the planning service and other stakeholders during the pre-application stage in a manner that is proportionate to the scale and type of proposed development.

- 4.5 Appendix 5 of the adopted SPG provides a table to assist with screening the development for Welsh language purposes. In this case, the proposal relates to the construction of 17 affordable dwellings which will be provided for local people. The site is located outside but adjacent to the development boundary of Llanrug. As such the site is considered to be an unexpected windfall site where the development of the site could not have been foreseen during the preparation of the JLDP. Furthermore the development relates to the creation of 5 or more housing units in a Local Service Centres where it is expected that such a scheme be supported by a Welsh Language Impact Assessment (WLIA).
- 4.6 Given the above, a Welsh Language Impact Assessment (WLIA) is required to support the planning application.
- 4.7 Therefore a decision has been made to provide a WLIA to accompany the planning application and sections 5 of this document present the WLIA.
- 4.8 On the basis of details set out above, the proposed development has been screened in accordance with guidance set out in the adopted SPG.

Stage 2: Preparing a WLS, WLIA or supporting evidence

- 4.9 It has been determined that a WLIA is required to support this application.
- 4.10 In order to assess the proposed development against the Sustainability Assessment Objective relevant to the Welsh language, Appendix 8 of the SPG requires the WLIA to include a completed matrix as per table 8.3 of the SPG.
- 4.11 The SPG provides a sample risk/benefits matrix (figure 8.1 of the SPG) which can be used to identify the risk and the likelihood of the effects. We have concerns regarding the example risk matrix as it only allows negative effects to be identified from a proposed development and does not allow for the identification of neutral or beneficial effects. In light of this, for the purpose of this WLIA, we have used a different risk/benefits matrix, which is an amendment of an earlier version of figure 8.1 of the SPG which was contained in the Post-Consultation version of the document. It is unclear why the sample Risk/Benefits Matrix contained in the adopted SPG has been amended to such a degree where no beneficial effects are identified. This WLIA is based on the risk/benefits matrix set out in figure 4.2.

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Figure 4.2 Risk/benefits matrix to be used in this WLIA

				Effect over 20 years									
				All speakers in the selected area	Significant beneficial effect	Substantial beneficial effect	Medium beneficial effect	Small beneficial effect	Neutral	Small adverse effect	Medium adverse effect	Substantial adverse effect	Significant adverse effect
					Increase of 10% or more than projected speakers (business as usual)	Increase of over 5% to 10% than projected speakers (business as usual)	Increase of over 2% to 5% than projected speakers (business as usual)	Increase of up to 2% than projected speakers (business as usual)	No change to the projected speakers (business as usual)	Decrease of up to 2% than projected speakers (business as usual)	Decrease of over 2% to 5% than projected speakers (business as usual)	Decrease of over 5% to 10% than projected speakers (business as usual)	Decrease of 10% or more than projected speakers (business as usual)
Likelihood	Probability	Frequency	Likelihood		4	3	2	1	0	-1	-2	-3	-4
	It would be expected to occur in almost all similar developments	History of it occurring 9 times out of 10 in the last (say 20) years	4	Almost certain	16	12	8	4	0	-4	-8	-12	-16
	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 (say 20) years	3	Likely	12	9	6	3	0	-3	-6	-9	-12
	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 (say 20) years	2	Possible	8	6	4	2	0	-2	-4	-6	-8
	It would be expected to occur in a very small number of similar developments	History of it occurring 1 times out of 10 in the last (say 20) years	1	Unlikely	4	3	2	1	0	-1	-2	-3	-4

- 4.12 If positive or negative effects are identified, consideration should be given if any beneficial effects can be improved or how negative effects can be controlled. This represents stage 3 below.

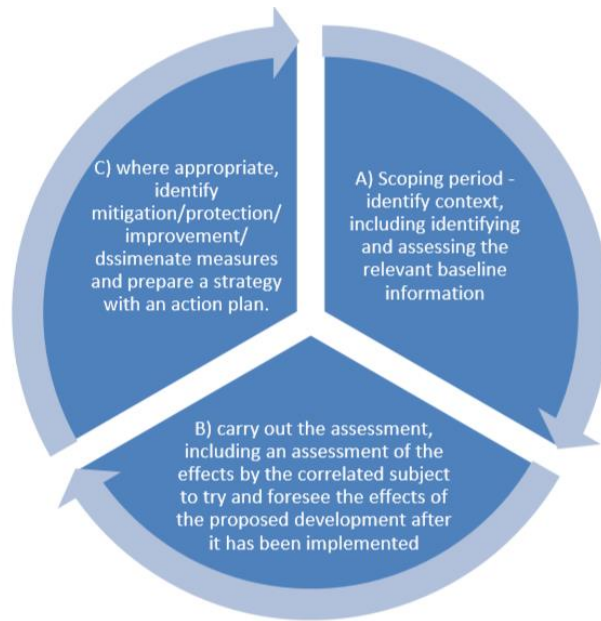
Stage 3: Identifying mitigation/enhancement measures and Stage 4: Preparing a strategy including an action plan

- 4.13 The WLIA presented in section 5 of this document demonstrate the consideration that has been given to the potential effect of the development on the local community and the Welsh language. Section 7 presents measures to mitigate adverse effect and enhance beneficial effects (where these are considered necessary) based on the assessment of effects.
- 4.14 Where mitigation and/or enhancement measures are considered necessary, a strategy is presented. If relevant, this is presented in section 7 of this document.

Stage 5: Submit the planning application

- 4.15 This report forms part of the planning application submission.
- 4.16 A more detailed methodology for undertaking a Welsh Language Impact Assessment is set out in appendix 8 of the adopted SPG. The preparation of the JLDP was subject to Sustainability Assessment processes, which included a Strategic Environmental Assessment (SEA). From the Welsh language's perspective, the Sustainability Assessment was influenced by the Welsh Language Impact Assessment. Similar to work associated with undertaking a Sustainability Assessment, Strategic Environmental Assessment, Environmental Impact Assessment of individual projects, there are 3 main stages to follow in the process of undertaking a Welsh Language Impact Assessment of the relevant proposed development (see diagram in figure 4.3 below).

Figure 4.3 Extract of diagram from SPG setting out a three-stage process for undertaking a WLIA



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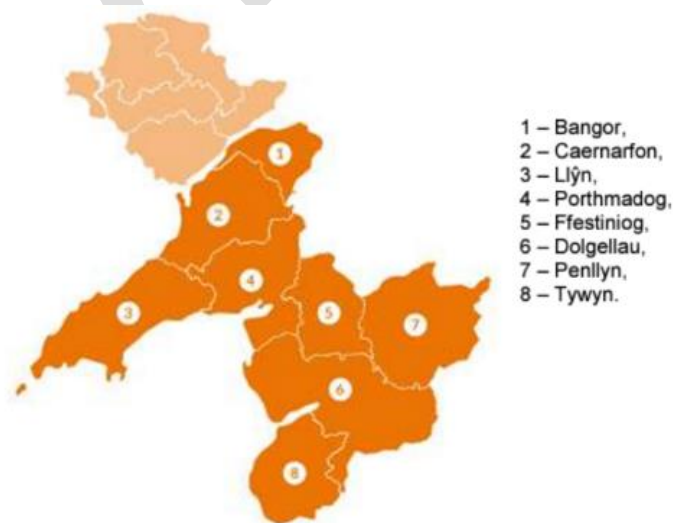
5. Welsh Language Impact Assessment

Scoping work

Area of influence

- 5.1 The methodology set out in the SPG requires the consideration of the local demographic of the area of where the site is located.
- 5.2 The SPG advises that an area of influence should be identified for the purpose of the assessment. Within the Local Housing Market Assessment (LHMA) of Gwynedd (2018-2023), it is acknowledged that travel to work patterns are considered a key driver in helping to identify potential local housing markets. The ONS Travel to Work Areas (TTWA) (2011) identifies a Bangor to Holyhead TTWA which covers the Arfon district area as well as the whole of Isle of Anglesey.
- 5.3 Paragraph number 27 of the Local Housing Market Assessment (LHMA) Gwynedd (2018-2023) states that: *'The Council considers that the high level self-containment in Gwynedd and the strong community links and characteristics of the wellbeing areas and their relationship to the larger scale 2011 TTWA reflects the functional housing market areas in Gwynedd today as well as having a strong link with other plans and strategies. In light of this the Gwynedd LHMA has evaluated housing needs and demand against the local housing market areas identified in Map 2.'*

Figure 5.1 – (Map 2) Local housing market areas as identified in the Gwynedd Local Housing Market Assessment (LHMA) (2018-23)



- 5.4 Therefore the site which is the subject of this WLIA falls within the Caernarfon local housing market area, as indicated in the Gwynedd Local Housing Market Assessment (LHMA) (2018-2023). Therefore, when considering the impact of the proposed development on the housing market, it is considered appropriate to use the Caernarfon area of the LHMA as the area of influence.
- 5.5 In relation to this proposal, it has been stated in the supporting Design and Access Planning Statement that due to the current housing crisis, the proposal could assist in meeting an identified need for a wider area, and not just the settlement of Llanrug. As such for this assessment, it is considered necessary to consider the wider area within the data sets. The wider area has been expanded to include the needs of Llanrug as well as the settlements of Cwm y Glo, Brynrefail, Penisarwaun, Bethel, Deiniolen, Caeathro and Waunfawr. These settlements fall within different Community Council areas as noted below;
- Llanrug Community Council – Llanrug, Cwm y Glo
 - Llanddeiniolen Community Council – Brynrefail, Penisarwaun, Bethel and Deiniolen
 - Waunfawr Community Council – Waunfawr and Caeathro
- 5.6 Therefore for ease of comparison, the data sets for Llanrug, Llanddeiniolen and Waunfawr Community Council has been used to establish a baseline data set for Llanrug and the 'wider area'.
- 5.7 Data for parish W04000068 – Llanrug is available for 2011. However the most recent census 2021 does not provide one set of data for the same parish/ community council area, these have been split into several areas. In order to provide a direct comparison with data from the previous censuses the following data sets have been taken for the 2021 Census – 2021 Super Output areas;
- | | | |
|-------------|-------------|-------------|
| • W00000314 | • W00000439 | • W00000442 |
| • W00000315 | • W00000440 | • W00000443 |
| • W00000316 | • W00000441 | • W00000444 |
- 5.8 The data set chosen for both 2011 and 2021 census corresponds with the boundaries as shown in figure 5.2.
- 5.9 Data for parish W04000070 – Llanddeiniolen is available for 2011. However the most recent census 2021 does not provide one set of data for the same parish/ community council area, these have been split into several areas. In order to provide a direct

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comparison with data from the previous censuses the following data sets have been taken for the 2021 Census – 2021 Super Output areas;

- W00000266
- W00000267
- W00000268
- W00000269
- W00000270
- W00000322
- W00000323
- W00000324
- W00000325
- W00000326
- W00000327
- W00000505
- W00000506
- W00000507
- W00000508
- W00000509

5.10 The data set chosen for both 2011 and 2021 census corresponds with the boundaries as shown in figure 5.3.

5.11 Data for parish W05000110 –Waunfawr is available for 2011. However the most recent census 2021 does not provide one set of data for the same parish/ community council area, these have been split into several areas. In order to provide a direct comparison with data from the previous censuses the following data sets have been taken for the 2021 Census – 2021 Super Output areas;

- W00000617
- W00000618
- W00000619
- W00000620
- W00000621

5.12 The data set chosen for both 2011 and 2021 census corresponds with the boundaries as shown in figure 5.4.

Figure 5.2 – Map showing Llanrug community council area :



Figure 5.3 – Map showing Llanddeiniolen community council area



Figure 5.4 – Map showing Waunfawr community council area



- 5.13 Where available, this data is also included in the baseline data, which allows for a fairly comprehensive and current overview of the population and language profile of Llanrug and the 'wider area'.
- 5.14 The baseline data provided below also includes data for the county of Gwynedd and Wales for comparison purposes, where appropriate.

Profile of the population

Population: 2011 and 2021

- 5.15 The following table shows the total population (aged 3 and over) for Llanrug, Llanddeiniolen and Waunfawr Community Council areas, and Gwynedd for the years 2011¹ and 2021². The changes are shown as numbers and in percentages.

Table 5.1 Numbers, change in number and percentage change in population of Llanrug, Llanddeiniolen and Waunfawr Community Council areas, Gwynedd and Wales for 2011 and 2021

Area	2011	2021	Change Number	Change %
Llanrug Community Council	2,911	2,805	-106	- 3.6%
Llanddeiniolen Community Council	5,072	4,870	-202	- 3.9%
Waunfawr Community Council	1,427	1,458	+31	+2.2%
Gwynedd	117,789	117,393	-396	-0.3%
Wales	3,063,456	3,107,494	44,038	+1.4

- 5.16 As can be seen from the table above, the population of Llanrug and Llanddeiniolen community council areas has decreased by 3.6% and 3.9% respectively between 2011 and 2021. The decrease in population experienced in both these areas are in-line with the pattern of decrease to the population of Gwynedd as a whole.

¹ Based on 2011 Census (ONS)

² Based on 2021 Census (ONS)

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- 5.17 The population across Waunfawr Community Council area however increase slightly by 2.2% which is contrary with the pattern seen in the other community council areas and the wider county.
- 5.18 According to data collected monthly, between April 2011 and the end of March 2021, the number of deaths registered in Wales was greater than the number of live births, which means a natural reduction of around 11,000 normal residents throughout Wales. Therefore, the growth in the population since 2011 is likely due to net positive migration to Wales.
- 5.19 It is considered that outmigration is the possible reason for the reduction in the population seen in Llanrug and Llanddeiniolen Community Council areas and in the whole of Gwynedd, or that the rate of deaths is higher than the rate of live births.

Welsh speakers (age 3 and over): 2011 and 2021

- 5.20 Table 5.2 shows the number of Welsh speakers and percentage of the total population (aged 3 and over) of Llanrug, Llanddeiniolen and Waunfawr Community Council areas, Gwynedd and Wales in 2011 and 2021.

Table 5.2 Number of Welsh speakers and the percentage of the total population (aged 3 and over) of Llanrug, Llanddeiniolen and Waunfawr Community Council areas, Gwynedd and Wales

Area	2011		2021		Change between 2001 and 2011	
	Number	%	Number	%	Number	% point
Llanrug Community Council	2,302	82.4%	2,172	80.4%	-130	-2.0
Llanddeiniolen Community Council	3,712	76.2%	3,501	73.8%	-211	-2.6
Waunfawr Community Council	1,095	79.5%	1,078	76.6%	-17	-2.9
Gwynedd	77,000	65.4%	73,560	64.4%	-3,440	-1.0
Wales	562,016	19.0%	538,296	17.8%	-23,720	-1.2

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- 5.21 All three community council areas has a significantly higher percentage of Welsh speakers in comparison to the wider area of Gwynedd and Wales as a whole. All three areas are above the 70% threshold where a language is considered to be a viable community language.
- 5.22 Across all three Community council areas, there was a decline in number and proportion of Welsh speakers over the 10-year period (which is consistent with the decline experienced within the whole of Gwynedd).
- 5.23 It is considered that the likely cause of this reduction is the result of demographic changes in the population which entails a reduction in the number of children and increase in the number of older people, migration of people and the difference in the skills of its population within the 10 years.

Welsh speakers by age: 2011 and 2021

- 5.24 The following tables show the distribution of Welsh speakers within different age groups for the Llanrug, Llanddeiniolen and Waunfawr Community Council areas for 2011 and 2021.
- 5.25 At the time of preparing this report, data from the 2021 Census is only available for the following wider age groups:
- Aged 15 years and under;
 - Aged 16 years to 49 years;
 - Aged 50 years and over.

Table 5.3 Total number, percentage and change in number of Welsh speakers from wider age groups for Llanrug, Llanddeiniolen and Waunfawr Community Council in 2011.

Age group	Llanrug Community Council (number and %)	Llanddeiniolen Community Council (number and %)	Waunfawr Community Council (number and %)
Aged 15 years and younger	464 (91.7%)	800 (92.1%)	236 (96.3%)
Aged 16 to 49	1,077 (84.4%)	1,780 (78.9%)	492 (86.1%)
Aged 50 years and over	761 (75.2%)	1,200 (68.7%)	367 (65.3%)

Table 5.4 Total number, percentage and change in number of Welsh speakers from wider age groups for Llanrug, Llanddeiniolen and Waunfawr Community Council in 2011 and 2021.

Age group	Llanrug Community Council (number and %)	Llanddeiniolen Community Council (number)	Waunfawr Community Council (number)
Aged 15 years and younger	395 (91%)	690 (89.7%)	204 (92.3%)
Aged 16 to 49	966 (83.8%)	1,425 (74.4%)	473 (83.3%)
Aged 50 years and over	811 (72.3%)	1,386 (66.8%)	401 (65.3%)

- 5.26 A high proportion of those aged 15 years and below and the 16-49 age group could speak Welsh across all three community council areas in 2011 and 2021. This could demonstrate the important role of Welsh medium education in maintaining a high proportion of Welsh speakers and this is evident amongst the younger years. This could also demonstrate an increase in accessibility of learning resources for adults and the general promotion of the use of Welsh language.
- 5.27 The groups with the lowest proportion of Welsh speakers in 2011 and 2021 were amongst those aged 50+ years, although these numbers are still around the 70% mark where the language is considered to be viable. However given that this age category has the lowest proportion of Welsh speakers, it may suggest that these areas could be accommodating older people who may have migrated into the area from other areas outside of the country, contributing towards the lower proportions of Welsh speakers amongst these age groups.

Welsh language skills (2011 and 2021)

- 5.28 Table 5.5 provides a comparison of the number and proportion of the population aged 3 and over in the ward of Llanrug, Llanddeiniolen and Waunfawr Community Council areas, Gwynedd and Wales with one or more skills in Welsh.

Table 5.5 Percentage of people (aged 3 and over) with one or more skills in Welsh for Llanrug, Llanddeiniolen and Waunfawr Community Council in 2011 and 2021.

Area	2011 (Total & % of 3+ population)		2021 (Total & % of 3+ population)		Change Number	Change % point
Llanrug Community Council	2,545	87.4%	2,384	88.1%	-161	+0.7%
Llanddeiniolen Community Council	4,218	83.2%	3,903	82.3%	-315	-0.9%
Waunfawr Community Council	1,211	84.8%	1,192	84.3%	-19	-0.5%
Gwynedd	77,000 (65.4%)		73,558 (64.3%)		-3,442	-1.1%
Wales	787,854 (26.7%)		759,155 (25.2%)		-28,699	-1.5%

5.29 It can be seen that Llanddeiniolen and Waunfawr community council areas experienced a decrease in the proportion and number of the population with one or more skills in Welsh between 2011 and 2021. This is consistent with the pattern experienced across the wider areas of Gwynedd and Wales as a whole.

5.30 Whilst the number of population with one or more skills in Welsh between 2011 and 2021 in Llanrug community council area fell, the proportion of the population with one or more skills in Welsh actually increased slightly by 0.7%.

Other recent housing developments

5.31 Adra has recently completed the residential estate of Gwel y Foel in Dinas, where the properties are let by Adra. Evidence collated from residents of this new housing estate demonstrates that 94% of the residents are Welsh speakers.

5.32 This is higher than the proportion of Welsh speakers in the local ward of Llanwnda (81%) and considerably higher than Gwynedd as a whole (64%).

5.33 The dwellings were let utilising Gwynedd Council's lettings policy where houses are allocated to tenants who are on the relevant housing waiting lists including Tai Teg and Gwynedd Council's Housing Options team.

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- 5.34 Adra has also collated evidence from two other recent housing schemes; Llygaid y Moelwyn, Blaenau Ffestiniog (completed in September 2024) and Cae'r Gors, Tregarth (completed in October 2024). Within these developments, the same lettings policy was utilised (Gwynedd's lettings policy).

Blaenau Ffestiniog (5 ty Rhent Cymdeithasol)		
Gwynedd	64%	Siaradwyr Cymraeg (3+ oed) yn ol ffigwr y sensus
Ward Diffwys a Maenofferen	73%	Siaradwyr Cymraeg (3+ oed) yn ol ffigwr y sensus
Datblygiad Llygaid y Moelwyn	95%	Iaith preswylwyr newydd (drost 3 oed) gyda lefel Cymraeg Da neu uwch

- 5.35 Within the Llygaid y Moelwyn housing development, 95% of new tenants are Welsh speakers. This is considerably higher than the proportion of Welsh speakers in the local ward of Diffwys and Maenofferen (73%) and Gwynedd as a whole (64%).

Cae'r Gors, Tregarth (8 ty Rhent Cymdeithasol, 4 ty Rhent Canolraddol)		
Gwynedd	64%	Siaradwyr Cymraeg (3+ oed) yn ol ffigwr y sensus
Ward Tregarth a Mynydd Llandygai	68%	Siaradwyr Cymraeg (3+ oed) yn ol ffigwr y sensus
Datblygiad Cae'r Gors	96%	Iaith preswylwyr newydd (drost 3 oed) gyda lefel iaith Da neu uwch

- 5.36 Within the Cae'r Gors, Tregarth housing development, 96% of new tenants are Welsh speakers. This is considerably higher than the proportion of Welsh speakers in the local ward of Tregarth and Mynydd Llandygai (68%) and Gwynedd as a whole (64%).

Local infrastructure profile

- 5.37 This section considers the local infrastructure profile of the local area.
- 5.38 The application site lies outside of but adjacent to the settlement boundary of Llanrug which is identified as a Local Service Centre within the adopted Anglesey and Gwynedd JLDP. The settlement of Llanrug contains a range of local services and facilities within the settlement whilst also provides for good links to nearby Urban Service Centre of Caernarfon and Sub-regional Centre of Bangor. Llanrug provides a range of services including two convenience stores of which one has a post office, butcher shop, two public houses and a local surgery. Ysgol Gynradd Llanrug is also located centrally within the settlement, around 300m from the application site whilst the secondary school, Ysgol Brynrefail is located towards the northern part of the settlement, approximately 680m away from the application site.
- 5.39 There is an existing open space located approximately within 230m from the proposed development site, located opposite the Llanrug primary school. There is also an

equipped open space within 450m of the site, approximately an 8minute walk. This open space comprises of a small playing field, and outdoor play area including swings, slides etc.

- 5.40 The nearest bus stops are located along the A4086 which runs through the heart of the settlement. The bus stops are located opposite the primary school and further down towards the Glyntwrog Inn. Both bus stops are within walking distance of the application site. The bus stops provide frequent bus services links towards Caernarfon to the west and Llanberis/ Betws y Coed to the east.

Additionally, the site is highly accessible via the main road, with several access options provided off the A4086 which leads onto Ffordd Glanffynnon, including Ffordd Minffordd, Ffordd Glanmoelyn and Ffordd Bryngwyn

Policy Background

- 5.41 Llanrug is identified in the JLDP as a local service centre. As the proposals are for new build dwellings and the site is located outside but adjacent to the defined settlement boundary, the most relevant planning policy in terms of principle is policy TAI 16 Exception Sites of the JLDP.
- 5.42 Policy TAI 16 states that *'where it is demonstrated that there is a proven local need for affordable housing that cannot be reasonably be delivered within a reasonable timescale on a market inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land.*
- 5.43 The housing units offered would all be 100% affordable units delivered and controlled by Adra (Tai) Cyf as an RSL. The scheme will offer mixed affordable tenures of social and intermediate rent which will support the continuous growth of population in the area.
- 5.44 As the development would result in the settlement exceeding it's indicative threshold, there will be a need for justification with the application, outlining how the proposal will address the needs of the local community. As highlighted in this statement and the

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supporting DAPS, it is clear that there is a significant need for affordable housing units within the Llanrug area. As such this proposal would assist in providing much needed affordable units to meet the local need.

- 5.45 Under policy TAI 2 of the JLDP, Llanrug is identified as having two sites allocated for housing within the settlement, those being;

Settlement	Site reference number	Site name	Estimated number of units
Llanrug	T44	Church Field	10
	T45	Land near Rhythallt Road	6

- 5.46 Allocation reference T44 (Church Field) estimates the development of 10 units on site. Planning application C18/0942/23/LL was submitted to the Council in 2018 for the erection of 7 bungalows and 2 new dwellings, therefore a total of 9no. units. The application was subsequently approved in 2019 with the provision of a single affordable unit being created from the scheme. It appears that the development is nearing completion therefore it is assumed that this single affordable unit would already be included within the current JPPU's affordable housing unit figures.
- 5.47 Allocation reference T45 (Land near Rhythallt Road) has been completed with six residential properties on site, as per planning approvals. Out of those six units, only two are affordable units. Again, as this development has been completed for some years, it is again assumed that these units would already be included in the updated affordable housing figures.
- 5.48 Overall, from the housing allocations in the settlement of Llanrug, only three affordable units have been delivered. There are no other housing allocations within the Llanrug settlement as part of the current Local Development Plan. Therefore, in its current form, Llanrug would be dependent on individual/ small windfall sites within the settlement boundary to meet the affordable needs of the settlement area. Given the extent of the identified affordable housing need in the area, it is considered that there is very limited prospect of individual windfall sites within the settlement boundary meeting the extent of affordable housing need in the area within a reasonable timescale/over the Plan period. As such it is considered that the proposal would assist in addressing a recognised need for affordable housing, and that it has been reasonably assessed that the need for AH units cannot be satisfied/ delivered on sites within the settlement boundary of Llanrug.

- 5.49 Section 7.8.4 of the SPG states that *'the scale of an exception site should reflect the role of the settlement within the settlement hierarchy of the JLDP. In exceptional circumstances where the developer can prove to the Local Planning Authority that it is not possible to deliver exceptions sites in other settlements within the catchment/vicinity of a settlement then a larger scale of development could be supported subject to their being an identified need in the other settlements to be served by the proposal. The scale of such a proposal should be justified by the level of need identified in all the settlements being served by the proposal.'*
- 5.50 Whilst it is noted that the Affordable Housing SPG precludes the consideration of other settlements mentioned in policies TAI 1 and TAI 6 of the JLDP as part of a rural hinterland definition, during a time of housing crisis, it is considered that it is reasonable to demonstrate the wider need in which this development could also meet as well as demonstrate that this need cannot be reasonably met within the other settlements.
- 5.51 As such in relation to this proposal, a wider area (i.e. not solely the settlement of Llanrug) has been considered to demonstrate a wider need that this development would be able to meet. The wider area has been expanded to include the needs in the Llanrug Community Council areas as well as the adjacent Community Councils, of Waunfawr and Llanddeiniolen. These includes settlements such as Cwm y Glo, Brynrefail, Penisarwaun, Bethel, Deiniolen, Caeathro and Waunfawr. However it is clear that there is a lack of development sites coming forward in these settlements that would enable them to meet the highlighted need.
- 5.52 Other than the settlements of Bethel and Deiniolen, there are no allocated sites which could be developed to meet the wider demands.
- 5.53 Planning permission has been granted for 100% affordable housing scheme in Bethel for up to 30 units which is currently under development. This scheme provides a mix of two, three and four bed units as well as two and four bed bungalows and one bed flats.
- 5.54 Outline planning permission C09A/0396/18/AM for the allocated site in Deiniolen has subsequently been extended over the years with the recent permission being C24/0385/18/AC. The proposal would be subject to a future reserved matters application however the scheme overall proposed 27 units with only 5 of which would be affordable dwellings.
- 5.55 Planning permission has also been granted for residential development in the settlement of Caeathro under the original reference C09A/0412/26/LL which provide for

12 dwellings of which 4 would be affordable. It is also noted that there is an ongoing planning application on this site C21/1245/26/LL for 25 dwellings of which 7 would be affordable.

- 5.56 There appears to be no other reasonably sized sites that would be able of delivering greater numbers of affordable housing units in these areas to make a meaningful contribution towards addressing the identified needs.
- 5.57 For the smaller settlements identified in the 'wider area', Cwm y Glo, Brynrefail and Penisarwaun for example, developing large exception sites is likely to be unsuitable in these areas given as it may result in the overdevelopment of the settlement. Furthermore these smaller settlements tend to have a lack of significant services locally that would be able to serve the development. Therefore it is reasonable to consider developing within a local service centre such as Llanrug which is the next settlement in the hierarchy system underneath Sub-regional and Urban Service Centres.
- 5.58 Whilst it is noted that there are planning permissions and development under way in the 'wider area', it is clear that these do not go a long way in addressing the need identified for the wider area. As such it is considered that the scheme hereby proposed would be able to cater to address the need in the Llanrug area but also the wider areas as defined as well.
- 5.59 The location of the site is considered to be a logical extension to the settlement itself. The scheme would form an immediate extension to the existing properties along Ffordd Glanffynnon to the north and properties to the north west which form the residential estate of Minffordd. Llanrug is an established village and designated as a Local Service Centre within the current JLDP. According to Census 2021 figures, there are 1,162 households within the settlement of Llanrug. This scheme proposes 17 dwellings of which in context with the overall village of Llanrug would be considered small scale and proportionate. As such the development would not result in a fragmented or detached settlement and the scale of the development is not unduly large and would be proportional to the size of the existing settlement.

Local housing market

- 5.60 Figures from the Land Registry shows that the average price for all property types in Gwynedd in November 2024 was £200,000. This represented a decrease of 7.1% from the previous year.

- 5.61 At a local level, Policy PS 18 of the JLDP identifies an opportunity to deliver a minimum target of 1572 new affordable homes within Gwynedd and Anglesey over the Plan period, with 575 affordable homes to be delivered by 2020.
- 5.62 This affordable housing crisis has been further exasperated by the COVID-19 pandemic, with COVID-19 increasing the interest in rural and coastal properties.

Current Housing Need

- 5.63 Evidence presented as part of this application includes housing need figures (Tai Teg and the Housing/Social Housing Options Register) received by the Council's Housing Options Team and Adra as RSL in 2025.

Social Housing Register:

- 5.64 As of January 2025, there were 320 applicants on the Gwynedd SARTH Housing Register who had selected Llanrug as their first choice area for a mixture of bungalow and house type properties. As detailed in table 5.6 below shows the demand for social properties in the Llanrug area according to Gwynedd Council's social housing register. Figures for type of property and number of rooms can be also be seen in table 5.6.

Table 5.6 Figures for type of property and number of rooms. (may have duplicated)

Type	2bed	3bed	4bed	5bed
Bungalow 55+	35 (7)	3 (1)	1	
House	139 (13)	99 (13)	36 (4)	7

- 5.65 According to the information received, out of the 320 applications, 38 have local connection to Llanrug (i.e. applicants with 5 year local connection to Llanrug). The most popular property chosen is a two bed bungalow and two, three and four bedroom house.
- 5.66 Furthermore a wider area has been considered necessary to demonstrate a wider need that this development would be able to meet. Therefore table 5.7 below provides the demand for social housing in settlements such as Cwm y Glo, Brynrefail, Penisarwaun, Bethel, Deiniolen, Caeathro and Waunfawr.

Table 5.7 Figures for type of property and number of rooms. (wider area)

Gwynedd Common Housing Register – as of May 2025	Cwm y Glo	Brynrefail	Penisarwaun	Bethel	Deiniolen	Caeathro	Waunfawr
Social Rent demand for property size:							
2 bed bungalow - applicants over 55	8 (4)	10 (5)	14 (3)	37 (6)	13 (1)	20 (2)	14 (3)
2 bed bungalow – applicants under 55 years old requiring adaptation/ground floor	16 (3)	17 (2)	17 (1)	33 (6)	18 (2)	12 (0)	17 (3)
2 bed houses	64 (6)	67 (14)	60 (15)	169 (29)	60 (18)	89 (5)	82 (9)
3 bed houses	33 (4)	29 (8)	27 (7)	114 (16)	23 (12)	48 (0)	42 (1)

5.67 The figures highlighted in red show the number of applications received which has a local connection to the Community Council area.

5.68 Across all settlements there is a significant need for 2 and 3 bed houses. Also it is clear that there is a need for 2 bed bungalows for those over 55 across all of the settlements.

Tai Teg Affordable housing register

5.69 The figures for the number of households on the Tai Teg list who want an affordable house in Llanrug are included below.

5.70 According to the Tai Teg rental register, in January 2025, 33 applicants had selected Llanrug as an area for an affordable property. Table 5.8 shows the type of property the applicants have chosen.

Table 5.8 Figures for type of property and number of rooms (Tai Teg register)

Village	House (2bed)	House (3bed)
Llanrug	10	23

- 5.71 The most popular property type chosen by the applicants registered for rental was a 3 bedroom house.
- 5.72 In terms of existing stock Adra only have 2 and 3 bed social rented properties for rent in Llanrug and they have no intermediate rental properties, as detailed in the table 5.4 below.

Properties for Sale or for Rent & Affordability of the area

- 5.73 According to Census data, the median household income for Llanrug in 2021 was £30,584.
- 5.74 In May 2025 according to Rightmove there were a total of 61 properties for sale in the Llanrug area (one mile radius search of Llanrug). Out of the 61, 18 units were not considered in this case as they related to static caravan plots rather than residential properties. The properties range between £130,000 and £950,000 in price. Only four properties were shown to be around the £130,000 - £160,000 price.
- 5.75 Taking into account the affordability calculation as specified by the affordable housing SPG (median income x 3.5) we can see that most of the properties currently for sale on the open market are out of reach for those earning the median income in the Llanrug area.
- 5.76 This suggests that the properties currently on the open market in Llanrug are not affordable to local people in the area.
- 5.77 A market search (Rightmove) for rental properties in Llanrug found no available properties (May 2025).

Assessment of effect on Welsh language

5.78 The assessment of effect on the Welsh language is set out in table 5.9 as required by the adopted SPG.

Table 5.9 Assessment of effect on language and mobility of the population

LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
How is the development going to ensure opportunities for people to stay in their community?	<p>The proposed development would provide 17 residential houses, all of which would be affordable housing and would remain so in perpetuity.</p> <p>The need for housing identified in section 5 of this report indicates that there is a particular need for affordable two bedroom bungalows (+55) and two and three bedroom dwellings in Llanrug area. Of the identified need a significant number of these applications are made by persons with local connections to the Llanrug area and are therefore already likely to be living in the local area.</p> <p>An identified need is also shown for the wider area including settlements such as Cwm y Glo, Brynrefail, Penisarwaun, Bethel, Deiniolen, Caeathro and Waunfawr, in which this development could also assist in addressing if need be. Similarly a significant</p>	1	4	4

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
	<p>proportion of the applications in those areas (considered as the wider area) also have local connection to that particular community council area and therefore are expected to be already living in those communities. The proposed development would provide a mix of two and four bedroom bungalows and two and three bedroom dwellings which would meet the identified need in Llanrug but also assist in meeting a wider need if required.</p> <p>Therefore, the proposed development would provide suitable housing to help meet the demand for housing in the local area, encouraging local people to stay within the local area as their housing needs would be able to be met local.</p> <p>The settlement of Llanrug contains a range of local services and facilities within the settlement whilst also provides for good links to nearby Urban Service Centre of Caernarfon and Sub-regional Centre of Bangor. Llanrug provides a range of services including two convenience stores of which one has a post office, two public houses and a local surgery. Ysgol Gynradd Llanrug is also located centrally within the settlement, around 300m from the application site whilst the secondary school, Ysgol</p>			

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
	<p>Brynrefail is located towards the northern part of the settlement, approximately 680m away from the application site.</p> <p>The scheme would provide for two and three bedroom dwellings which would be suitable for families. Providing a good mix of housing that meets an identified need would give local people opportunities to stay within the Llanrug community area.</p> <p>Adra has recently completed the residential estate of Gwel y Foel in Dinas, where the properties are let by Adra. Evidence collated from residents of this new housing estate demonstrates that 94% of the residents are Welsh speakers. The dwellings were let utilising Gwynedd Council's lettings policy where houses are allocated to tenants who are on the relevant housing waiting lists including Tai Teg and Gwynedd Council's Housing Options team.</p> <p>Adra has also collated evidence from two other recent housing schemes; Llygaid y Moelwyn, Blaenau Ffestiniog (completed in September 2024) and Cae'r Gors, Tregarth (completed in October 2024). Within these developments, the same lettings policy was utilised (Gwynedd's lettings policy), and within these developments, 95%</p>			

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
	<p>of the new tenants are Welsh speakers at Llygaid y Moelwyn and 96% at Cae'r Gors. This clearly demonstrates that Gwynedd's lettings policy effectively provides housing opportunities for local people, including Welsh speakers to remain living in their local communities.</p> <p>Based on the information stated above, the proposed development would contribute to meeting the identified need for affordable units in Llanrug and the surrounding areas including providing housing suitable for families.</p>			
Is there a likelihood that the development will attract additional people to the community? If it will, how many are expected? Where would they come from? How many and what percentage are likely to be Welsh speakers?	<p>The proposed units would be 100% affordable units and would remain so in perpetuity. The proposed units would be occupied by local people in need of affordable properties. These people are expected to be living in the community at the moment but cannot meet their need for a house. Indeed, the housing need figures provided in section 5 of this statement show that there is a significant local need that is not currently being met in Llanrug or the wider area. Furthermore this need is not likely to be met within a reasonable timeframe in the future on land within the development boundary of Llanrug or within other settlements in the wider area.</p>	0	4	0

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
	The baseline data presented in Section 5 of this WLIA indicates the high-level of Welsh speakers within the area, indeed, at a higher level than the overall level of Gwynedd. As future occupants are expected to already be living in the area/ wider community moment but cannot meet their need for a house this suggests that the majority of future occupants would be expected to be Welsh speakers			
Is there a likelihood that local people will migrate from the community as a result of the development?	The development would provide the opportunity for local people in need of a mix of affordable properties to live in an accessible and sustainable location, meeting an identified need. The proposal is not expected to lead to out-migration from the local community as it is expected that future occupants of the proposed properties would already be living in the area and would allow them to remain within their community.	0	4	0
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?	<p>The proportion of Welsh speakers in Llanrug Community Council area (80.4%) is higher than the whole county of Gwynedd (64.4%). The proportion of Welsh speakers in the wider area of Llanddeiniolen and Waunfawr Community Council area (73.8% and 76.6% respectively) are also higher than the whole county of Gwynedd (64.4%).</p> <p>The provision of 17 affordable residential units to meet the identified need for housing in the local area is not expected to lead to changes in the balance of Welsh and non-</p>	0	4	0

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
	<p>Welsh speakers as local persons would already be living in the area. Some local Welsh speakers may have had to leave Llanrug and the wider area and wish to return, and this could lead to an increase in the number of Welsh speakers, however this would not be expected to lead to an obvious change in the use of the Welsh language in the community.</p> <p>The housing proposed is expected to be primarily occupied by couples or families. It is considered that the proposal would therefore encourage local occupancy from the local area either by retaining existing local people or attracting local families into the area. The development would be expected to be suitable for occupancy by local people from the surrounding area.</p> <p>All dwellings would accommodate bedrooms for dependants. Notwithstanding this, as detailed further within this table, the impact of this would not result in any detrimental impacts to the Welsh language of schools in the area. Additionally, it is not considered that the additional population generated by the provision of 17 dwellings would result in a significant impact upon the age structure of the existing community.</p>			

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
<p>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?</p>	<p>As the proposed dwellings would meet a local need for housing, these people will be local people already living in the local area and therefore the proposal is not expected to lead to a change in the balance of Welsh speakers in the local area.</p> <p>Furthermore, children would be registered in a Welsh-medium school (Ysgol Llanrugg and Ysgol Brynrefail) and Welsh learning resources are available in the area for adults who live there.</p> <p>Evidence provided by Adra on similar developed schemes, in line with Gwynedd's lettings policy, show a high percentage of occupants are Welsh speakers. These include Gwel y Foel, Dinas with 94% of occupants being Welsh speakers and 95% of the new tenants are Welsh speakers at Llygaid y Moelwyn and 96% at Cae'r Gors. If similar proportions would be achieved in this development this would be higher than the proportion of Welsh speakers across the Llanrugg, Llanddeiniolen and Waunfawr community council areas.</p>	0	4	0

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
Is the change likely to be permanent or temporary?	The proposal relates to residential units, and therefore any change that would be experienced would be permanent.	N/A	N/A	N/A
<p>Effect of the proposed development on language and mobility of population over 20 years</p> <p>The proposed units would contribute to meeting an identified need for housing in Llanrug and the potential to meet a wider need if required. All of the units would be affordable and therefore occupied by local people who already live in the community but cannot meet their need for housing.</p> <p>If the proposed development did not go ahead, those in need of affordable housing are unlikely to be able to continue living in their local communities and are likely to eventually have to leave, which would lead to outmigration of local people. This would likely lead to a reduction in the number and proportion of Welsh speakers in Llanrug. Providing 17 affordable dwellings would contribute to slowing down that trend enabling local people to continue living in Llanrug and wider community area or provide an opportunity for those who may have already left to return.</p> <p>The proposal could also lead to a small increase in the number of Welsh speakers which could be crucial to slow down the trend seen previously of a decrease in the number of Welsh speakers across the community council areas since 2011,</p>				

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LANGUAGE AND MOBILITY OF POPULATION	Consideration of potential effects	Score		
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 composition		Effect	Likelihood	Composite score
although the proportion of Welsh speakers has remained constant between 2011 and 2021. Therefore, it is believed that there will be a small beneficial effect when considering the Welsh language and the mobility of the population.				

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Table 5.10 Assessment of effect on visual elements of the Welsh language

VISUAL ELEMENTS	Consideration of potential effects	Score		
Explain with evidence, how the development will affect the language visibility in the area, in term of promoting the unique culture of the area.		Effect	Likelihood	Composite score
Will the development increase the visibility of the language?	The proposed development would incorporate a Welsh name for the development, and therefore has the potential to contribute towards maintaining and increasing the visibility of the Welsh language in the area.	0	4	0
Corporate image and branding - signs and advertisements on the site that are within the planning remit, e.g. advertising/marketing sign for a new housing site, signs and advertisements to customers in public places on employment sites.	As the proposal is to be developed by Adra (Tai) Cyf as an RSL, any advertising/branding signs within the public domain in relation to this proposed development would be bilingual. This key issue is mainly relevant to commercial and industrial developments rather than residential developments.	0	4	0
Site name or development –will it retain an old Welsh name or will any new names be derived from historic, geographical or local ties to the area, if practical.		0	4	0

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<p>Effect of the proposed development on visual elements over 20 years</p> <p>The proposal is expected to beneficially contribute towards the visual elements of the Welsh language which would have an overall beneficial effect on the Welsh language in terms of promoting Welsh culture and place names. However, this isn't expected to lead to a direct change to the proportion of Welsh speakers and therefore an overall neutral effect on the proportion and number of Welsh speakers is identified.</p>			
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Table 5.11 Assessment of effect on quality of life including community infrastructure

QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	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?	<p>The proposal would be to provide affordable housing to the local community, helping to meet the housing need identified in the local area.</p> <p>The proposal ensures the safety and amenity of the public and protects the environment from the adverse effects of water, land or air pollution, hazards from industry, and related noise, smell or vibration arising from the development. The layout and design of the proposal would be comprehensive, attractive and practical in nature, and would not result in any adverse effect on public amenity.</p>	0	4	0

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QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
<p>How adequate is the availability of childcare and pre-school places in the locality?</p>	<p>As most nurseries and pre-schools are run privately, it is not possible to attain capacity numbers. However, there are nurseries available in the area, including Welsh language pre-school places.</p> <p>A web-search of Mudiad Meithrin's website identifies 20 pre-school organisations and a web-search on www.childcare.co.uk provides contact details for 10 childcare providers within a 5 mile radius of the site.</p> <p>Residential development is expected to generate an average of 0.03 pupils per house for nursery and pre-school education. Based on this, the proposed development of 17 houses would likely generate 0.51 pupils (round up to 1) requiring nursery and pre-school education (17 x 0.03). Therefore, it is considered that there is sufficient childcare within the area to support the proposed development.</p>	0	4	0
<p>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</p>	<p>The application site lies within the catchment area of the primary school of Ysgol Llanrug, and secondary school children would attend Ysgol Uwchradd Brynrefail also within the settlement of Llanrug.</p>	0	4	0

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QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
<p>enough space in the schools? Are there enough resources so that schools can continue to fulfil their role in producing fluent Welsh speakers?</p>	<p>The Planning Obligations SPG requires consideration for school places for every residential unit of 2 or more bedrooms. The SPG confirms that residential development is expected to generate an average of 0.40 pupils per house for primary education. Based on this, the proposed development of 17 units would likely to generate 6.8 (rounded up to 7) pupils requiring primary education (17 x 0.40).</p> <p>The proposed development of 17 units is expected to generate an average of 0.29 pupils per house for secondary education (years 7-11) and 0.02 pupils per house for secondary education (years 12 & 13). Based on this, the proposed development would likely generate 4.93 pupils (round up to 5) requiring secondary education (years 7-11) and 0.34 pupils (round up to 1) requiring secondary education (years 12 & 13).</p> <p>As part of this application figures from the Education team has been obtained regarding the capacity of the local primary and secondary school. The figures provided are the most up to date figures for the school year 2024/2025. It is clear from the figures provided that there is sufficient capacity within both primary and secondary school to occupy the likely number of pupils generated from this development.</p>			

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QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
	<p>Ysgol Llanrug has an overall capacity to occupy an additional 75 pupils. As such there would be sufficient capacity within the primary school to cater for the 7 additional pupils that this scheme would generate.</p> <p>Ysgol Uwchradd Brynrefail has an overall capacity to occupy an additional 12 pupils. As such there would be sufficient capacity within the secondary school to cater for the 6 additional pupils that this scheme would generate</p> <p>As such it is considered that there is adequate capacity in the local primary and secondary schools and no education contribution is proposed in this instance.</p> <p>As all dwellings would be affordable units, the demand for childcare, pre-school and school places would come from people already living in the local area and would not therefore be expected to lead to an increase in demand.</p>			
How would the development be likely to affect the balance	As explained above, all children related to the development would be expected to be local and therefore already attending Welsh medium schools and therefore there would	0	4	0

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QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
<p>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?</p>	<p>not be a change to the existing situation. It is therefore not considered that there would be a need for further resources to continue to fulfil their role in producing fluent Welsh speakers.</p>			
<p>Would the development increase the demand on local facilities and services?</p>	<p>The development is for 100% affordable housing for local people, whom are expected to be living within the local area already and therefore already utilising the local facilities and services. Therefore, the development is not expected to lead to an increase in the</p>	0	4	0

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QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
The extent to which the development will have a positive or negative impact on existing facilities or services?	demand for local facilities and services within the area and would therefore have a neutral effect on these facilities.	0	4	0
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?	Given the development is for affordable dwellings for local people already expected to be living in the local area, it is unlikely to create new opportunities to promote the Welsh language within the area.	0	4	0
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,	The proposed development is for affordable dwellings. The proposed units would be affordable in perpetuity and would therefore be occupied by local people who are already living in the community or have a close connection with the local community and therefore no effect or change would be expected to occur in relation to active community groups.	0	4	0

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QUALITY OF LIFE INCLUDING COMMUNITY INFRASTRUCTURE	Consideration of potential effects	Score		
Explain with full evidence, how the development affects the community's quality of life (public amenities and community facilities and services).		Effect	Likelihood	Composite score
e.g. nursery organizations, the Urdd, voluntary groups? What is the capacity of local providers to cope with the change?				
How could the Welsh community and its institutions integrate the development?	As above.	N/A	N/A	N/A
<p>Effect on quality of life including community infrastructure over 20 years</p> <p>The proposal would be a high-quality scheme, that seeks to ensure the safety and amenity of the public and protects the environment from the adverse effects of water, land or air pollution, hazards from industry, and related noise, smell or vibration arising from the development. As the units would accommodate local people who already live in the local community, the development is not expected to lead to a change to the demand on local facilities and services, including schools.</p> <p>The proposal is not expected to lead to a change to the projected number of Welsh speakers.</p>				

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Table 5.12 Assessment of effect on the housing market

THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
<p>Expected market price for the houses and how this compares with the household income locally</p>	<p>All of the units would be affordable units, which would be managed by a registered social landlord, Adra. The properties would be affordable to a local person and would remain so in perpetuity.</p> <p>According to Census data, the median household income for Llanrug in 2021 was £30,584.</p> <p>In May 2025 according to Rightmove there were a total of 61 properties for sale in the Llanrug area (one mile radius search of Llanrug). Out of the 61 search result, 18 units related to static caravan plots rather than residential properties. The properties range between £130,000 and £950,000 in price. Only four properties were shown to be around the £130,000 - £160,000 price.</p> <p>Taking into account the affordability calculation as specified by the affordable housing SPG (median income x 3.5) we can see that most of the properties currently for sale on the open market are out of reach for those earning the median income in the Llanrug area.</p>	1	4	4

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
	<p>This suggests that the properties currently on the open market in Llanrug are not affordable to local people in the area.</p> <p>A market search (Rightmove) for rental properties in Llanrug found no available properties (May 2025).</p>			
Would the development be likely to have a positive or negative impact on the average house price in the area affected?	As above.	1	4	4
Affordable housing contribution and how this compares with policy requirements.	The application site is outside of but adjacent to the settlement boundary of Llanrug and would therefore be acceptable as an exception site for affordable housing. The proposed dwelling would all be affordable dwellings complying with Policy TAI 16.	1	4	4
Expected or proposed development rate of	The proposal relates to the development of 17 dwellings and therefore the units will be developed in one phase. Given the evidence for the existing local need within the area and wider community areas, it is expected that the proposed units would house local people living	0	4	0

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
development. Would it happen slowly?	in the local area already. Therefore, the proposed rate of development is not expected to result in any additional strain upon local services and facilities.			
Housing mix and how it compares with policy requirements, county or local surveys, or other sources of information.	<p>Details of housing mix and the identified need for housing has been presented in this assessment (section 5), and further justification has been provided with the Planning Statement submitted with this application.</p> <p>The proposed housing mix directly correlates with the updated local housing need figures received, and will meet the identified local need for housing in the area.</p>	1	4	4
Housing numbers and how this compares with the demand for housing and the supply of housing set out in the Plan and granted consent since the Plan's adoption.	<p>The proposed development is for 17 affordable dwellings. As of January 2025, there were 320 applicants on the Gwynedd SARTH Housing Register who had selected Llanrug as their first choice area. Out of the 320 applications, 38 have local connection to Llanrug (i.e. applicants with 5 year local connection to Llanrug).</p> <p>A wider area has been considered to demonstrate a wider need that this development would be able to meet. Therefore table 5.7 in this statement provides the identified need for social</p>	0	4	0

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
	<p>housing in settlements such as Cwm y Glo, Brynrefail, Penisarwaun, Bethel, Deiniolen, Caeathro and Waunfawr.</p> <p>In terms of existing stock Adra only have 2 and 3 bed social rented properties for rent in Llanrug and they have no intermediate rental properties. A research of properties available on the market shows that there are no properties available for sale within the area's affordability ratio.</p> <p>As such there is insignificant supply within the existing area to serve this significant need. This development will contribute towards this need.</p>			
Increased potential impact the development could have, taking into account any other relevant recent developments in the local area	<p>The Planning Statement submitted with this application takes into account the existing housing delivery within Llanrug development boundary but also settlements within a wider area including Cwm y Glo, Brynrefail, Penisarwaun, Bethel, Deiniolen, Caeathro and Waunfawr. The likelihood of further affordable housing within the development boundary of Llanrug and the wider area being delivered within a reasonable timescale is minimal.</p> <p>Under policy TAI 2 of the JLDP, Llanrug is identified as having two sites allocated for housing within the settlement, those being;</p>	0	4	0

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THE HOUSING MARKET	Consideration of potential effects	Score													
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score											
	<table><tr><th>Settlement</th><th>Site reference number</th><th>Site name</th><th>Estimated number of units</th></tr><tr><td rowspan="2">Llanrug</td><td>T44</td><td>Church Field</td><td>10</td></tr><tr><td>T45</td><td>Land near Rhythallt Road</td><td>6</td></tr></table> <p>Allocation reference T44 (Church Field) estimates the development of 10 units on site. Planning application C18/0942/23/LL was submitted to the Council in 2018 for the erection of 7 bungalows and 2 new dwellings, therefore a total of 9no. units. The application was subsequently approved in 2019 with the provision of a single affordable unit being created from the scheme. It appears that the development is nearing completion therefore it is assumed that this single affordable unit would already be included within the current JPPU's affordable housing unit figures.</p> <p>Allocation reference T45 (Land near Rhythallt Road) has been completed with six residential properties on site, as per planning approvals. Out of those six units, only two are affordable units. Again, as this development has been completed for some years, it is again assumed that these units would already be included in the updated affordable housing figures.</p>	Settlement	Site reference number	Site name	Estimated number of units	Llanrug	T44	Church Field	10	T45	Land near Rhythallt Road	6			
Settlement	Site reference number	Site name	Estimated number of units												
Llanrug	T44	Church Field	10												
	T45	Land near Rhythallt Road	6												

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
	<p>Overall, from the housing allocations in the settlement of Llanrug, only three affordable units have been delivered. There are no other housing allocations within the Llanrug settlement as part of the current Local Development Plan. Therefore, in its current form, Llanrug would be dependent on individual/ small windfall sites within the settlement boundary to meet the affordable needs of the settlement area. Given the extent of the identified affordable housing need in the area, it is considered that there is very limited prospect of individual windfall sites within the settlement boundary meeting the extent of affordable housing need in the area within a reasonable timescale/over the Plan period. As such it is considered that the proposal would assist in addressing a recognised need for affordable housing, and that it has been reasonably assessed that the need for AH units cannot be satisfied/ delivered on sites within the settlement boundary of Llanrug.</p> <p>Section 7.8.4 of the SPG states that <i>'the scale of an exception site should reflect the role of the settlement within the settlement hierarchy of the JLDP. In exceptional circumstances where the developer can prove to the Local Planning Authority that it is not possible to deliver exceptions sites in other settlements within the catchment/vicinity of a settlement then a larger scale of development could be supported subject to their being an identified need in the other settlements to be served by the proposal. The scale of such a proposal should be justified by the level of need identified in all the settlements being served by the proposal.'</i></p>			

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
	<p>Whilst it is noted that the Affordable Housing SPG precludes the consideration of other settlements mentioned in policies TAI 1 and TAI 6 of the JLDP as part of a rural hinterland definition, during a time of housing crisis, it is considered that it is reasonable to demonstrate the wider need in which this development could also meet as well as demonstrate that this need currently cannot be reasonably met within the other settlements.</p> <p>As such in relation to this proposal, a wider area has been considered to demonstrate a wider need that this development would be able to meet. The wider area has been expanded to include the needs in the Llanrug Community Council areas as well as the adjacent Community Councils, of Waunfawr and Llanddeiniolen. These includes settlements such as Cwm y Glo, Brynrefail, Penisarwaun, Bethel, Deiniolen, Caeathro and Waunfawr. The specific needs in these areas have been highlighted under table 5.7 statement. However it is clear that there is a lack of development sites coming forward in these settlements that would enable them to meet the highlighted need.</p> <p>Other than the settlements of Bethel and Deiniolen, there are no allocated sites which could be developed to meet the wider demands.</p>			

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
	<p>Planning permission has been granted for 100% affordable housing scheme in Bethel for up to 30 units which is currently under development. This scheme provides a mix of two, three and four bed units as well as two and three bed bungalows and one bed flats.</p> <p>Outline planning permission C09A/0396/18/AM for the allocated site in Deiniolen has subsequently been extended over the years with the recent permission being C24/0385/18/AC. The proposal would be subject to a future reserved matters application however the scheme overall proposed 27 units with only 5 of which would be affordable dwellings.</p> <p>Planning permission has also been granted for residential development in the settlement of Caeathro under the original reference C09A/0412/26/LL which provide for 12 dwellings of which 4 would be affordable. It is also noted that there is an ongoing planning application on this site C21/1245/26/LL for 25 dwellings of which 7 would be affordable.</p> <p>There appears to be no other reasonably sized sites that would be able of delivering greater numbers of affordable housing units in these areas to make a meaningful contribution towards addressing the identified housing need in this wider area.</p>			

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
	<p>For the smaller settlements identified in the 'wider area', Cwm y Glo, Brynrefail and Penisarwaun for example, developing large exception sites is likely to be unsuitable in these areas given as it may result in the overdevelopment of the settlement. Furthermore these smaller settlements tend to have a lack of significant services locally that would be able to serve the development.</p> <p>Whilst it is noted that there are planning permissions and development under way in the 'wider area', it is clear that these do not go a long way in addressing the need identified. As such it is considered that the scheme hereby proposed would be able to cater to address the need in the Llanrug area but also the wider areas as defined as well.</p> <p>Therefore, the proposed development would help to contribute towards meeting the local need for housing, alongside any other developments for affordable housing within the local area. The impact of development is not expected to be significant, given that the proposal is for 100% affordable housing, with expected occupation to be people living in the local area already who cannot meet their housing needs currently.</p>			

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THE HOUSING MARKET	Consideration of potential effects	Score		
Explain with evidence, how the development is likely to affect the housing market in the area now and in the future, and in particular in terms of contributing or affecting the linguistic constitution.		Effect	Likelihood	Composite score
Would the development increase the demand for private rented housing, which would mean less stock available to local households?	It is not considered that the proposal would have any impact upon the demand for private rented housing. The proposal would provide affordable dwellings to meet a local housing need, thereby improving the housing provision for local people.	0	4	0
Effect of the proposed development on the housing market over 20 years The development would provide affordable housing to meet an identified local need. The proposed units would be affordable in perpetuity and would therefore be occupied by local people who are already living in the community but cannot meet their housing need. Overall, the proposal is expected to have a beneficial effect as it would allow for local people, including Welsh speakers, to remain within their local community, who may have otherwise been forced to leave due to lack of affordable housing. This could lead to an increase in the projected number of Welsh speakers, leading to a small beneficial effect on the Welsh language.				

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Table 5.13 Assessment of effect on economic factors

ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
How does the development contribute to existing employment opportunities in the area.	The proposal is for housing, and whilst the proposal would offer employment opportunities during the construction phase and some maintenance work post-completion, this key issue is considered to be more relevant to commercial and employment developments, rather than housing developments.	0	4	0
Does it promote economic diversity in the local area, i.e. creating jobs that are not available locally?		0	4	0
Number of full and/ or part time jobs.		0	4	0
Skills which are necessary for the business or organisation and how that compares with the labour skills of local people (within the travel to work area).		0	4	0

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ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
Salaries that will be offered and how that compares with average wages in the area.	The proposal is for affordable dwellings and whilst it would offer employment opportunities during construction, the scale and type of development would enable those opportunities to be met locally. The scale and type of development would not be expected to lead to a change in local salaries for those in the local construction sector.	0	4	0
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.	The proposal is for housing, and whilst the proposal would offer employment opportunities during the construction phase, this key issue is considered to be more relevant to commercial and employment developments. It is considered that the required skills to develop and construct the proposed residential development are available locally.	0	4	0
Is it likely that you will need to search outside the local area for employees, e.g. to obtain specialist skills.		0	4	0
Will a front-line service be provided to the public?	All advertising and publicity activities in relation to the availability of the units would include the following objectives:	0	4	0

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ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
	<ul style="list-style-type: none"> • produce all publicity materials in Welsh and in English; • conduct advertising in the press in Welsh and in English; and • advertise on posters and information boards in Welsh and in English. 			
Which language skills are essential and desirable for the jobs created by the development. These will need to be defined as part of the development's Welsh language plan (voluntary or statutory)	The proposal would also provide employment opportunities to the existing construction sector. As the construction labour is expected to be met locally, the local construction labour would be expected to include some Welsh speakers and would be aware of the integral role of the Welsh language in the local community.	0	4	0
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	4	0
Increased potential impact the development could have, taking	There is no indication that there is insufficient capacity in the construction labour market to undertake this work, along with other similar housing developments in North Wales.	0	4	0

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ECONOMIC FACTORS	Consideration of potential effects	Score		
Explain, with evidence, how the development affects the economics of the local area.		Effect	Likelihood	Composite score
into account any other relevant recent developments in the local area				
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?	Construction and maintenance skills will be required during and after the development. The appropriate skills are to be found in the local area (Gwynedd and Anglesey etc); and a high percentage of local companies are able to communicate through the medium of Welsh. The development would therefore provide opportunities for local business suppliers, including the construction industry.	0	4	0
Effect of the proposed development on employment over 20 years Employment opportunities for the construction trade during construction is likely to be beneficial for local people, where a high proportion of those working in the construction sector in the immediate wards are Welsh speakers. However, the scale of these are not expected to lead to a change in the number of Welsh speakers and therefore a neutral effect on the economy is expected.				

Summary of findings and conclusions

- 5.79 The proposed development would provide 17 residential dwellings, all of which would be affordable units

Meeting an identified need

- 5.80 A need has been identified for affordable two and three bedroom units in the Llanrug and wider area. This has been confirmed in the housing need figures in section 5 of this Statement. The proposed development would thereby contribute to meeting the need found in the Llanrug and surrounding area.
- 5.81 Providing housing in this location gives the possibility that tenants could be located easily within reach of services in Llanrug, as well as nearby town of Caernarfon and village. This reduces the need to be dependent on public transport or to own a car.
- 5.82 Therefore, the proposed development would provide suitable housing to help meet the demand for housing in the local area, encouraging local people to stay in the local area as their housing needs could be met locally. The mix of houses would contribute to maintaining sustainable communities where the Welsh language can flourish.

Visual elements of the Welsh language

- 5.83 The proposal is expected to contribute in a beneficial way to the visual elements of the Welsh language in the local area by the provision of a Welsh name.

Employment

- 5.84 Although the proposal relates to housing, it also provides an opportunity to contribute beneficially to local employment during construction, supporting local construction businesses.

6. Sustainability assessment

- 6.1 The adopted SPG requires the WLIA to consider the likely impact of the development on sustainability assessment objectives and a general assessment is provided in table 6.1.

Table 6.1 Sustainability Assessment

Sustainability Assessment Objectives	Assessment	Summary
<p>1. Maintain and enhance biodiversity benefits and connectivity (SEA topics: biodiversity, fauna, flora, soil)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Protect the integrity of designated sites (international, national and local), and avoid habitats/ fragmented species • Protect and enhance wildlife habitats on land and at sea (including the significant woodland asset found in the plan area), and wider biodiversity in rural and urban areas • Maintain and improve the provision of green infrastructure • Protect and enhance the designated geological sites and the wider diversity ground • Maintain and enhance the role of ecological connectivity 	++	<p>The application is accompanied by an Ecological Assessment which considers the effects on biodiversity. Biodiversity enhancement measures, in order to ensure that the proposals result in a net-gain in accordance with planning policy guidelines, through recommendations for reasonable avoidance, minimisation, mitigation and/or compensation measures as necessary are proposed and these are detailed within the Ecological Assessment. The application is also supported by a Green Infrastructure Statements which outlines the baseline condition of the site and how the scheme will result in net biodiversity enhancements on site.</p>

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<p>2. Promoting viability, cohesion, and community health and wellbeing (SEA topics: human health, population). Will the proposed development...</p> <ul style="list-style-type: none"> • Meet the needs of an ageing population • Reduce the number of work-age people who are out-migrating, in order to support communities that are balanced in terms of age of the population • Improve the provision and access to facilities and services 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) • Reduce health inequalities between areas and social groups 	<p>++</p>	<p>Please see table 5.9 of this WLIA.</p>
<p>3. Preserve, promote and strengthen the Welsh language (SEA topic: cultural heritage) Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the opportunities to promote and develop the Welsh language. 	<p>+</p>	<p>Please see section 5 of this WLIA.</p>
<p>4. Preserve, promote and enhance cultural resources and historic heritage assets (SEA topic: cultural heritage) Will the proposed development...</p>	<p>0</p>	<p>The application site is located away from any nearby listed building and is not located within any significant heritage landscape designation. As such no impact is expected on heritage assets.</p>

Welsh Language Impact Assessment

<ul style="list-style-type: none"> • Ensure that local, historic and archaeological and cultural assets (including protection from new developments) are protected, and are maximized for the benefit of residents and visitors • Promote access to the historic environment for education and tourism purposes/economic development 		<p>A fluxgate gradiometer survey, totalling approximately 0.43ha in three small fields (the application site) was undertaken. Only a limited number of magnetic anomalies were located, largely fragmented responses thought to be from modern disturbances. One anomaly, however is distinctly rectilinear in plan and may be the result of archaeological activity. Further investigation works are being undertaken in this respect.</p>
<p>5. Support economic growth and facilitate a vibrant, diverse economy that provides local employment opportunities (SEA topic: Population)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Promote and facilitate investment to local businesses across a variety of economic sectors • Improve and maximise employment opportunities, including in rural areas • Support the tourism industry by making environmental improvements and improving the infrastructure, and helping to improve existing resources and infrastructure • Provide access to opportunities for training, education and skills development for all sectors in the community • Treat the Welsh language less favourably than the English language in providing services to the public • Create opportunities for workers to use the Welsh language in the workplace 	<p>+</p>	<p>Whilst the proposal relates to housing, it also provides the opportunity to beneficially contribute towards local employment in the short term for the local construction industry, where a high proportion of those working in the construction sector in the area of Llanrug are Welsh speakers.</p> <p>Please see table 5.13 of the WLIA for a more detailed assessment.</p>

Welsh Language Impact Assessment

<p>6. Provide good quality housing, including affordable housing that meets local need (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve the quality and availability of existing housing stock for deprived communities • Deliver more affordable and sustainable housing with the least possible environmental impact in rural and urban areas • Introduce adapted housing that addresses the individual needs of the communities 	<p>++</p>	<p>The development would provide affordable housing to meet an identified need within the area. The proposed units would be affordable in perpetuity and would therefore be occupied by local people who are already living in the community but cannot meet their housing need. Overall, the proposal is expected to have a beneficial effect as it would allow for local people, including Welsh speakers, to remain within their local community.</p> <p>Please see table 5.9 of this WLIA for a more detailed assessment.</p>
<p>7. Appreciate, conserve and enhance the rural landscapes and townscapes of the plan area (SEA topic: landscape)</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Protect and enhance the special features of the landscape in the plan area, including Areas of Outstanding Natural Beauty, the coastal/ marine landscape and townscape • Protect and improve the quality of open spaces that are accessible to the public in a rural and built environment • Ensure that new developments are appropriately integrated and sensitive to the landscape and townscape character of the plan area 	<p>++</p>	<p>The development site lies along a predominantly residential street, and is bounded by residential development to the north, east and west. The application is also accompanied by a detailed landscaping plan, ensuring that the development would integrate harmoniously with the surrounding rural landscape.</p> <p>Please see table 5.11 of the WLIA for a more detailed assessment.</p>

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<p>8. Support and enhance good transport links to support the community and the economy (SEA topic: population, human health).</p> <p>Will the proposed development...</p> <ul style="list-style-type: none"> • Improve accessibility in local areas, by linking transport networks (public and non-vehicular transport) with service centres • Reduce the need for private car travel, by improving the public transport infrastructure • Prioritise accessibility by having sustainable transport options for new developments 	<p>0</p>	<p>The accessibility of the application site is assessed in section 5 of this Report under the 'Local Infrastructure Profile'. Whilst the proposal itself won't improve or enhance transport links, the development would continue to be accessible and sustainable with good public transport links to the nearby larger centres of Caernarfon and Bangor.</p>
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7. Mitigation and enhancement measures

- 7.1 An assessment of the effects of the proposed development on Welsh language and the community is presented in sections 5-6 which has identified an overall beneficial effect.
- 7.2 The following enhancement measures are proposed as part of the proposal:
- Commitment for the construction work to be undertaken by a local housebuilder from North Wales who utilise local contractors from North Wales where possible;
 - Commitment to provide a Welsh name for the development; and
 - Commitment to monitor the number of future residents of the dwellings who have the ability to speak Welsh.

Appendix A

SIÔN MERFYN ROBERTS

Senior Planner

AREA OF SPECIALISM

Over ten years of experience in planning working within both public and private practice.

- Community and Linguistic Statements/ Impact Assessments for proposals in Wales;
- Housing and mixed use developments;
- Tourism and leisure use developments;
- Consultation and project management;
- Planning and Development Appraisals;
- Planning appeals

PROFESSIONAL ORGANISATIONS

- Chartered Member of the Royal Town Planning Institute (MRTPI)

QUALIFICATIONS

- BSc (Hons) City and Regional Planning - Cardiff University

RELEVANT WORK EXPERIENCE

- Lead author of Welsh Language Impact Assessment (WLIA) for residential development of 9 affordable housing in Gwynedd;
- Lead author of Welsh Language Statements (WLS) for residential development of 30 affordable housing in Gwynedd;
- Lead author of WLS for residential development of 7 houses (mix open market and affordable housing) in Gwynedd;
- Lead author of WLS for an energy development in Gwynedd;
- Lead author of WLS for a single residential dwelling IN Gwynedd;
- Vast experience of the planning system within Wales and understanding of local planning policy across North Wales planning authorities;
- Previous experience in assessing Community and Linguistic Statements/ Impact Assessments as part of determining planning applications;
- Comprehensive understanding of planning law, national policies and guidance including TAN 20 (Planning and the Welsh Language)

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