

APPENDIX 4

OVERVIEW OF THE RESULTS OF A VARIETY OF APPRAISALS

PART 1: SUSTAINABILITY APPRAISAL

In accordance with the Planning and Compulsory Purchase Act (2004) the emerging Anglesey and Gwynedd Joint Local Development Plan is required to be subject to a Sustainability Appraisal (SA). A Sustainability Appraisal seeks to ensure that LDP's policies and proposals are consistent with the principles of sustainable development. This part contains the SA of sites and detailed policies contained in the Deposit Plan. A full SA report will be consulted upon alongside the Deposit Plan.

PART 2: LANGUAGE IMPACT ASSESSMENT

The Welsh language is an integral element in the fabric of communities in Gwynedd and Anglesey and is a reflection of their traditions and culture. Development can have a profound effect on the viability of the Welsh language. Undertaking a Welsh Language Impact Assessment of the JLDP will ensure that any adverse effects of development will be minimised and mitigated. This part contains an overview of the Language Impact Assessment of the Deposit Plan, focusing in particular on sites and detailed policies.

PART 3: EQUALITY IMPACT ASSESSMENT

Equality Impact Assessments (EqIA's) of certain documents are required in law by the Equality Act 2010. EqIA is a tool that helps local authorities make sure that the Council does not discriminate, promotes equality wherever possible and fosters good community relations. This part contains the Equality Impact Assessment of the Deposit Plan.

PART 4: HEALTH IMPACT ASSESSMENT

Health Impact Assessment (HIA) is a tool that can be used to assess the health impact of a physical development, a proposed change to service delivery or a policy or strategy. This part contains the Health Impact Assessment of the Deposit Plan.

DRAFT SA of the Deposit Joint Local Development Plan - Policies

Introduction

This Section sets out the findings of the SA of the Deposit JLDP. It is structured according to 12 key topics which have been linked to relevant SA Objectives as well as SEA Directive topics. The appraisal of each topic has been divided into a number of sub-headings to ensure that each aspect of the emerging JLDP is considered, including policies and site allocations, as well as the interrelationships between topics and cumulative effects of the Plan as a whole.

In accordance with the SEA Directive and Regulations any likely significant effects are identified along with any mitigation measures necessary to address them. The SA does not therefore provide a narrative on the nature and significance of effects for each policy within the Local Plan, as a policy might not be relevant to a particular topic or is considered unlikely to have a significant effect.

SA of the Deposit JLDP

Housing

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 7: Provide good quality housing, including affordable housing that meets local needs

Appraisal of Deposit JLDP Policies

Strategic policies contained within the JLDP support the topic of housing through ensuring:

- Adequate provision of new dwellings (as determined by the full Objectively Assessed Need for housing [current figure 7,902 dwellings during the life of the Plan]);
- An appropriate mix of types and tenures (including gypsy and traveller sites, student accommodation, HMOs, and accommodation for the elderly);
- The delivery of Affordable Housing; and
- Pursuing high quality design to meet the needs of the whole community.

Policy PS11 seeks the provision of 7,902 dwellings during the life of the Plan, which has the potential for major positive effects against SA Objective 7. A range of housing types are also proposed which will help to meet the needs of the whole community, enhancing these positive effects. An appropriate mix of housing is sought through Policy TA1/1 to help meet the needs of the whole community. There are also specific policies relating to care homes for the elderly (Policy TA1/3), student accommodation (Policy TA1/5) and gypsy and travellers (Policies TA19/A and TA10/B).

Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. This means that development will primarily be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. This will help to meet the housing needs in urban and rural areas with long term positive effects on this topic. Policy TA1/4 restricts the level of development in sensitive rural areas that are

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

identified as having a limited level of services and facilities. Only a limited number of affordable homes will be supported to help meet local community need and protect the sensitive character of rural villages.

Policies TA1/10 to TA1/12 sets out the precise distribution of housing growth during the life of the Plan. Policy PS12 ensures that sufficient land is identified to deliver a minimum target of 1400 new affordable homes during the life of the Plan with Policy TA1/8 setting out thresholds for provision. This will have long term positive effects on this topic.

The potential for HMOs to lead to negative effects and alter the social character of an area is recognised, and Policy TA1/2 seeks to restrict this type of development to areas that are appropriate and that does not impact on the amenity of the area, or force families out, with the conversion of houses to HMOs is wholly restricted for two storey terraced housing. This pressure is shown to be most predominant in the University town of Bangor, where there is a need for controls over the change of use of residential properties to HMOs, which are outlined in policy TA1/2. This policy also seeks to enhance positive benefits arising from the development of HMOs by applying affordable housing provisions to HMOs that develop over one new unit where viable.

Synergistic and Cumulative Effects

Overall, the JLDP will have major short to long term positive cumulative effects on housing through the provision of 7,902 new homes to meet the objectively assessed need. Policies ensure that housing is being delivered in both urban and rural areas and that a suitable mix of homes are provided to meet the needs of all people in the future. The Plan also seeks to ensure that a suitable number of affordable homes are delivered and that sensitive rural communities are protected from inappropriate development.

Interrelationships with other Topics

The provision of housing and associated delivery of services and facilities also has the potential for indirect positive effects on a number of other topics, which include economy and employment, communities and health and transport and accessibility. Conversely, the delivery of housing also the potential for negative effects on a number of topics, which include communities and health, transport and accessibility, air quality, climate change and flooding, water resources and quality, natural environment, cultural heritage and waste and recycling.

Economy and Employment

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 6: Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities

Appraisal of Deposit JLDP Policies

Policy CYF1 has the potential for major long term positive effects against SA Objective 7 through the safeguarding of employments sites and provision of new employment land to meet the needs of

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

people within the JLDP area. The Employment Land Review¹ identifies that across the whole Plan area, 168ha of employment space will be required in the period up to 2026, split equally to 84ha in each authority area. Policies CYF2, CYF3, CYF4 and CYF6 support the potential for additional employment - not identified within Policy CYF1 - as well as ancillary and alternative uses on employment sites, subject to a number of criteria, which have the potential for a minor long term positive effect on the economy and employment. The conversion of rural buildings for business use is also supported (Policy CYF5), as well as agricultural diversification (Policy CYF7), which has the potential for minor long term positive effects on the rural economy. Policy CYF8 supports the regeneration of previously developed land within urban areas where possible.

Homeworking is supported in rural areas, for example Policy CYF5 permits the conversion of rural buildings for residential and business use to allow for home working (where appropriate and suitable). Further to this, Policy CYF7 supports the diversification of agricultural business (providing links to the existing business activity can be demonstrated) to retain agricultural uses and ensure their viability.

The baseline information indicates that a major problem for the area is the migration of young people. To target this problem the Plan seeks to improve the diversity of employment opportunities in the area, and provide new and innovative attractions for families, as well as evening activities.

A significant economic factor for the area is the development of a nuclear power station at Wylfa, which is likely to produce significant long term positive effects on employment opportunities in the area. The Plan seeks to deliver education and skills training to allow local residents to access the employment benefits generated by the development. This is considered to have major long term positive effects on the local economy and employment. Policy CYF1 also designates 'reserve sites' to meet the needs of the Energy Island Programme (EIP).

A further policy section on tourism supports this vital sector of the local economy. Policy TWR/1 supports new and extended / improved visitor attractions and facilities; within settlement boundaries, on previously developed land, close to existing tourist facilities or within locations deemed suitable by their intrinsic qualities (e.g. historical resources). Priority is given to the niche markets of Activity Tourism, Events Tourism and Cultural Tourism. Policy TWR/2 supports the development of high quality holiday accommodation, whilst Policy TWR/3 supports the protection of the area's most valuable landscapes (e.g. Anglesey Coast AONB, Llŷn AONB) by prohibiting caravan and chalet sites within these areas, and by supporting the relocation of such sites from the Coastal Change Management Zone towards more sustainable geographical areas. Overall, provided that negative effects are minimal, there is general support for small-scale development / extension of existing caravan and camping sites, and Policy TWR/4 ensures that any extended holiday seasons do not increase the consequences of an extreme flood event. The tourism policies have the potential for minor indirect positive effects against SA Objective 7.

There are two main Enterprise Zones affecting the Plan area; the Anglesey Enterprise Zone with a focus on the energy sector, and Gwynedd has been identified as a centre for the Snowdonia Enterprise Zone with a focus on ITC and digital enterprises. These areas could further support the retention of younger people through the provision of skilled employment opportunities and modern industries. There are further smaller Enterprise Zones in several areas of Holyhead, which continues to be one of the main employment areas within Anglesey.

¹ URS (2012) Economic and Employment Land Review Study for the Anglesey and Gwynedd Planning Authority Area [online]
http://www.gwynedd.gov.uk/upload/public/attachments/1179/Gwynedd_and_Anglesey_Employment_Land_Review.pdf [accessed October 2014]

In retail (Policies MAN/1 to MAN/7), Bangor continues to operate as a sub-regional shopping centre, and the Plan identifies a need for additional shopping floor space within some of the wider settlements, though largely the targeted efforts for retail lie in qualitative improvements to existing town centres, including; Bangor, Caernarfon, Holyhead and Llangefni, in a bid to address declining retailing circumstances. The policies further support local economies, for example Policy MAN/4 safeguards Village shops and public houses.

Policy CYF9 identifies Holyhead as a key regeneration area, and seeks to support its role as a tourism centre and gateway to Wales and the rest of the UK, including by improving connections within the town, and with the Port. The policy seeks to improve the town's physical environment and self-containment, as well as protecting its rich heritage. The improvements have the potential for long-term positive effects on not only the local economy, but also on health, communities and the historic environment.

Synergistic and Cumulative Effects

Overall, the Deposit JLDP will have major short to long term positive cumulative effects on the economy and employment through the safeguarding of sites and provision of 168 ha of employment land during the life of the plan. Deposit JLDP policies seek to provide a balance between the delivery of new employment, housing and infrastructure and locate it in areas where it needed most. Through increasing employment opportunities and seeking economic diversity, the Plan has the potential for long term positive cumulative effects of the retention of key age groups, skills and resident workforce.

Interrelationships with other Topics

The provision of employment has the potential for indirect positive effects on communities and health and transport and accessibility. However, there is also the potential for negative effects on a number of topics, which include communities and health, transport and accessibility, air quality, climate change and flooding, water resources and quality, natural environment, cultural heritage and waste and recycling, as a result of increased employment development within the Plan area.

Communities and Health

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 2: Promote community viability, cohesion, health and well being

Appraisal of Deposit JLDP Policies

Policies that seek the provision of housing and employment have the potential for minor short term negative effects on health during construction phases, through increased levels of noise, light and air pollution. However, it is considered that there are suitable mitigation measures available through Development Management policies and at the site level (e.g. a Construction Environmental Management Plan) to address these short term effects. Alternatively, these same policies have the potential for indirect, long term major positive effects against SA Objective 2 through improved

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

accessibility to a mix of different housing types and employment opportunities, as well as the associated services and facilities.

Policies PS5 and ISA/1 seek infrastructure provisions and developer contributions to ensure that development is supported in its receiving environment. Contributions can be sought for a range of purposes to support communities, including (but not limited to); affordable housing, educational facilities, recreational and open space, healthcare facilities, flood risk mitigation and broadband infrastructure. Policy CYFF2 also promotes safe environments, in accordance with the 'Secured by Design' principles. These have the potential for minor positive effects against SA Objective 2.

Policy ISA/2 supports the appropriate development of new community facilities where need is identified, as well as the retention of existing community facilities. Further to this Policy ISA/5 ensures suitable access to open spaces in new housing development in accordance with the Fields in Trust benchmark standards, encouraging active lifestyles. Policy MAN/4 enhances these positive effects by seeking to retain local economies and facilities that support village communities, which in this instance is village shops and pubs.

Deposit policies also seek to address inclusive communities, for example, in Policy CYFF2 which promotes high quality design and barrier free environments that cater for the disabled. It also expects development to integrate transport and communications networks and promoting the interests of pedestrians, cyclists and public transport as well as ensure linkages with surrounding communities. This should help to ensure the integration of new development with existing communities and have minor long term positive effects.

Synergistic and Cumulative Effects

There is the potential for long term positive cumulative effects through the associated infrastructure contributions as a result of development, supporting the existing communities as well as new. The policy framework supports the development of community facilities, which if brought forward, will enhance the long-term positive effects, and with other planned development (e.g. housing and employment) cumulatively contribute to the achievement of healthy, sustainable and cohesive communities.

Interrelationships with other Topics

Communities and health can be indirectly affected by the nature and significance of effects on the majority of other topics. Positive effects on housing, employment and transport and accessibility can lead to indirect positive effects on communities and health. The impacts on environmental topics, such as air quality, water resources and quality and the natural environment can also either positively or negatively indirectly affect communities and health.

Transport and Accessibility

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 10: Promote and enhance good transport links to support the community and the economy

Appraisal of Deposit JLDP Policies

Deposit JLDP housing and employment policies PS11 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. This could increase levels of traffic on the existing highway network with the potential for negative effects. Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. This means that development will primarily be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. Policies TA1/10 to TA1/12 sets out the precise distribution of housing growth during the life of the Plan.

The Plan area consists of towns, villages and open countryside each presenting different transport and accessibility issues. The Sub-Regional Centre; Bangor, and the Urban Service Centres of; Amlwch, Holyhead, Llangefni, Blaenau Ffestiniog, Caernarfon, Porthmadog and Pwllheli are the areas which provide the best access to public transport, and the more rural Local Service Centres, Villages and Cluster Settlements are inevitably more reliant on the private car. The Plan recognises the need to reduce reliance on the private vehicle whilst at the same time delivering much needed housing and employment growth.

Policy TRA1 seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency, and transport assessments to accompany development proposals. The policy also seeks improvements to the strategic transportation network by safeguarding and providing land across three schemes; the A487 Caernarfon to Bontnewydd, the Llangefni Link-Road, and the A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd. These schemes strategically link the planned employment development at the Wylfa Project to the transport network and surrounding settlements, with the potential for long term positive effects.

Policy TRA4 has the potential for minor short to long term positive effects as it seeks to ensure that all new developments properly address the demand for travel impacts, contribute to reducing reliance on the private car, make satisfactory provision for access and avoid unacceptable harm to existing transport infrastructure. Other policies that are likely to have positive effects include Policy ISA/1, only permitting development where adequate transport infrastructure capacity exists or where it is delivered in a timely manner. Policy TRA3 protects existing disused railway lines so that lines can be reinstated for future use, this has the potential to improve the public transport network over the long term, which is will result in positive effects.

The transport policies are supported by general policies like Policy PS1 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes, and Policy PS2 which seeks to reduce greenhouse gas emissions by encouraging travel other than by car.

These policies will have long term positive effects on transport by supporting alternative modes of sustainable transport and ensuring that development is delivered alongside appropriate transport infrastructure improvements. Given the rural nature of the Plan area it will be difficult for the Plan to significantly reduce the need to travel and reduce reliance on the private vehicle. It is likely that rural communities will still need to travel to access employment and community facilities and will remain dependent on the use of the private vehicle. The mitigation provided through JLDP policies will ensure that there are no significant effects on the levels of traffic

Synergistic and Cumulative Effects

Deposit JLDP policies seek to address the impacts of proposed development on the existing road network and ensure that appropriate infrastructure is provided. The Plan also seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency. This has the potential for a long term positive cumulative effect; however, given the rural nature of the District, it is unlikely to be a significant effect as residents in the rural areas will still need to travel to the larger settlements to access the greater range of services/ facilities and employment opportunities on offer.

Interrelationships with other Topics

Positive effects on transport and accessibility can lead to indirect positive effects on communities and health. There is also the potential for indirect negative effects on environmental topics such as air and water quality.

Air Quality

SEA Directive Topics: Air

Relevant SA Objectives:

- SA Objective 3: Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures

Appraisal of Deposit JLDP Policies

Deposit JLDP housing and employment policies PS11 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. Proposed development has the potential to increase levels of traffic and therefore atmospheric pollution within the Plan area, which could have negative effects on air quality. In the short to medium term there may be minor negative effects on air quality in the areas that currently experience the most congestion, particularly within key employment and retail areas like Bangor and Holyhead which attract residents from all over the Plan area as well as the Britannia Bridge. This is likely to improve in the future as new vehicles meet strict EU emission control standards, however this is uncertain at this stage. Enhanced public transport connections to these areas are likely to reduce the negative effects, however it is still likely that there will be increased traffic within these areas.

Local Authorities (LAs) are periodically required to review the air quality in their area to ascertain if national air quality objectives are being met. The monitoring and reporting carried out by Anglesey² and Gwynedd Council's³ does not indicate that there are currently any significant issues with air quality within the Plan area.

² Isle of Anglesey County Council Air Quality. Available online: <http://www.anglesey.gov.uk/planning-and-waste/environmental-health/pollution/air-quality/>

³ Gwynedd Council Local Air Quality Management. Available online: http://www.gwynedd.gov.uk/gwy_doc.asp?doc=22183&Language=1&p=1&c=1

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

Policy PS2 seeks to minimise greenhouse gas emissions by encouraging travel other than by car, as well as by increasing the available carbon sinks, for example through the provision of trees and green infrastructure. Policy TRA1 seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency, and transport assessments to accompany development proposals. Policy TRA4 has the potential for minor short to long term positive effects as it seeks to ensure that all new developments properly address the demand for travel impacts, contribute to reducing reliance on the private car. The transport policies are supported by general policies like Policy PS1 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes.

Given current evidence on air quality in the Plan area, it is considered that the policies within the Plan and proposed development will not have major negative effects on air quality in the long term. In the short term there is the potential for negative effects; however, JLDP policies seek to address the impacts of proposed development on the road network and improve access to sustainable transport modes. The positive effects and mitigation provided by Policy PS2 and transport policies should ensure that short term negative effects are not significant.

Synergistic and Cumulative Effects

It is considered that major negative cumulative effects on air quality are unlikely as a result of the JLDP. Policies seek to address the impacts of proposed development on the road network and improve access to sustainable modes of transport. While there may be some localised impacts in the short-term as a result of proposed development, the mitigation proposed through Local Plan policies will ensure that these are not significant.

Interrelationships with other Topics

Air quality is closely linked with transport and accessibility as increased levels of traffic can result in increased levels of atmospheric pollution. Given the findings of the SA for air quality and transport and accessibility it is considered that there is the potential for indirect long-term negative effects on air quality. This has the potential for long-term indirect negative effects on health, water quality and the natural environment.

Climate Change

SEA Directive Topics: Climatic Factors

Relevant SA Objectives:

- SA Objective 3: Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures

Appraisal of Deposit JLDP Policies

Deposit JLDP housing and employment policies PS11 and CYF1 seek the provision of 7,902 dwellings and 168 ha of employment land during the life of the Plan. This has the potential for negative effects on climate change as the provision of new housing and employment could result in increased levels of traffic and therefore greenhouse gas emissions. However, given the findings of the SA for

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

the transport and accessibility and air quality topics above, it is considered unlikely that Local Plan policies will have negative effects on climate change through increased greenhouse gas emissions. Please refer to the transport and accessibility and air quality topics above.

There is also the potential for negative effects through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to improve reducing the amount of embodied energy used; however this is uncertain. The general policies are organised around the theme of living sustainably, which includes addressing the causes of climate change as well as adapting to the existing and increasing effects of climate change, as outlined in Policy PS1. Policy PS2 is dedicated to this aspect, requiring development to respond to / account for:

- The energy hierarchy; reducing energy demand, energy efficiency and using low and zero carbon energy technologies;
- Reducing greenhouse gas emissions;
- Implementing sustainable water management measures, and aiming for high standards of water efficiency;
- Avoiding areas of flood risk;
- High standards of sustainable design and construction;
- Safeguarding the best and most versatile agricultural land, and protecting soil quality;
- Promoting allotments and local food production; and
- Proving carbon management measures such as natural shelter and cooling, Green Infrastructure and trees.

Flooding impacts are predicted to increase as a result of climate change, the effects of the Plan on water quality and flood risk is discussed in the relevant section on water.

It is considered that there is suitable mitigation available through the Plan and at the project level to ensure that there will be no significant negative effects.

Synergistic and Cumulative Effects

There is the potential for long-term negative cumulative effects on climate change as a result of greenfield development to meet the identified growth targets within the Plan. Further negative cumulative effects may arise from the likely increases in population, waste, waste water, and traffic. There is also the potential for positive cumulative effects as a result of increased tree numbers and Green Infrastructure within urban areas, acting as carbon sinks and also providing shade.

Interrelationships with other Topics

The nature and significance of effects on climate change and flooding is closely linked to housing, employment and transport. Flooding is also closely linked to communities and human health as well as water quality. Increased flood risk can have negative effects on human health as well as indirect negative effects on water quality and the economy, it is intrinsically linked to climate change and significantly affects the use of land.

Water Resources, Water Quality and Flood Risk

SEA Directive Topics: Water

Relevant SA Objectives:

- SA Objective 11: Safeguard water quality, manage water resources sustainability and minimise flood risk

Appraisal of Deposit JLDP Policies

Negative effects on biodiversity are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS1, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS11 and CFY1 seek to the provision of 7,902 dwellings and 168 ha of employment land to meet the future needs of the District, which have the potential for significant long term negative effects on water resources and quality through increasing the levels of water abstracted for drinking and increasing the levels of consented discharges.

The increased area of impermeable surfaces as a result of development can also have impacts on water quality through the transfer of pollutants in surface water run-off. The location for development is set out in Policies CFY1 and TA1/10 to TA1/12 and while there is the potential for negative effects; these are more appropriately addressed through the consideration of specific site allocations.

The overarching Strategic Policy PS1 on Sustainable Development seeks to:

- Reduce the amount of water used and wasted;
- Reduce the effect on water resources and quality;
- Manage flood risk;
- Maximise use of sustainable drainage schemes; and
- Progress the objectives of the Western Wales River Basin Water Management Plan.

This is supported in further detail in Strategic Policy PS2, which seeks to address climate change impacts, of which flooding is a significant factor. The policy promotes sequential testing to avoid the areas most at risk from flooding, as well as high water efficiency standards, and measures to withstand drought and improve water quality. These standards are reiterated in Policies CYFF2 and CYFF3 on design, landscaping and place shaping, where development is expected to ensure surface water runoff is limited, and permeable surfaces are provided.

Policy CYFF5 seeks to ensure that development proposals incorporate water conservation measures and Sustainable Urban Drainage Systems (SuDS). It also seeks that development minimises flood risk and avoids displacing flood risks. Further to this Policy AMG3 seeks to protect the water quality along the valuable coastlines.

JLDP Policies are in line with the Water Strategy for Wales⁴, which sets out the Welsh Government's long-term policy direction for water and aims to balance the long-term needs of the environment with the need to ensure sufficient water resources and waste water services.

⁴ Welsh Government (2014) Water Strategy for Wales Consultation Draft.

Given the mitigation provided by JLDP policies above, current regulatory processes, such as the Water Resource Management Plan⁵ produced by Welsh Water, it is considered that any potential significant negative effects as a result of Plan Policies can be addressed. The residual effects are considered to be neutral with an element of uncertainty as they will be dependent on the implementation of mitigation measures.

It is considered that the various policies provide suitable mitigation to ensure that there will be no major negative effects on water resources, water quality or flood risk as a result of proposed development. Directing development away from areas of flood risk and potential for minor long term positive effects on water resources and quality.

It is recommended that Policy CYFF5 should set out specific targets for housing and employment developments in terms of water conservation.

Synergistic and Cumulative Effects

Overall, the JLDP is considered to have the potential for minor negative cumulative effects on this topic through the provision of 7,184 dwellings and 168 ha of employment land during the life of the Plan. JLDP policies protect the water environment and encourage the inclusion of water efficiency measures and sustainable drainage systems as well as the provision of necessary infrastructure. They also direct development away from areas of flood risk, applying the sequential test. Mitigation measures should ensure that negative cumulative effects on water resources, quality and flood risk are not significant. However, there is also an element of uncertainty as ultimately the nature and significance of the cumulative effect is dependent on implementation.

Interrelationships with other Topics

The water environment is influenced by and affects a number of the topics considered through this SA. Potential negative effects on water resources and quality can also have indirect negative effects on communities and human health and the natural environment. Similarly, improvements to water resources and quality can also have benefits for these topics. Given that the appraisal has found that there is not likely to be negative effects on the water environment, it is considered unlikely that there would be any major indirect negative effects on any other topics.

Landscape

SEA Directive Topics: Landscape

Relevant SA Objectives:

- SA Objective 8: Value, conserve and enhance the plan area's rural landscapes and urban townscapes

Appraisal of Deposit JLDP Policies

Policies setting out the overall quantum (Policies SP11 & CYF1), distribution and location (Policies PS3, TA1/10 to TA1/14) of development have the potential for negative effects on landscape. The

⁵ Welsh Water (April 2014) Final Water Resources Management Plan Technical Report.

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

nature and significance of the effect will be dependent on a number of factors including the precise location, scale, density, layout and design of development as well as the sensitivity of the receiving landscape. There is also the potential for development to have positive effects on townscape or landscape through the regeneration of brownfield sites or buildings that are considered to be an eyesore.

Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth). Some of these settlements lie within or in close proximity to the Anglesey and Llyn Areas of Outstanding Natural Beauty as well as the Snowdonia National Park. The precise location of development is set out in policies TA1/10, TA1/11 and CYF1 and while there is the potential for negative effects at a local level on landscape; these are more appropriately addressed through the consideration of specific site allocations.

Policies seek to restrict development in the open countryside and direct development towards the built up areas with suitable access to services and facilities, prioritising the use of previously developed land (e.g. Policies PS1 and CYFF1). Despite the prioritisation of brownfield land proposed development will inevitably result in the loss of some greenfield land, which could have negative effects on landscape.

JLDP policies seek to protect Special Landscape Areas (Policy AMG1), as well as enhance features and qualities that are unique to the local landscape character (Policy AMG2), including traditional townscape features like street patterns, structures and layout of settlements. Policy AMG2 recognises the wider setting of the AONBs and National Park, and seeks to protect the landscape character surrounding these nationally designated areas. The western border of the Plan area is a coastal edge and prominent feature of the landscape, and as such, is protected in Policy AMG3, which includes supporting the relocation of existing businesses within the Coastal Change Management Zone.

JLDP policies seek to enhance the landscape and townscape through quality design that protects valued landscapes, views, skylines and historical assets and settings and includes new open spaces (e.g. Policies CYFF2 and CYFF3). Strategic Policy PS2 seeks to protect the best and most versatile agricultural land to protect and enhance the rural environment, as well as ensuring that the ability of landscapes to adapt to climate change is not affected, and compensatory environments are provided if necessary.

The mitigation provided through JLDP policies is considered to be sufficient to ensure that there will be no major negative effects on landscape. Development is being directed in and around existing settlements with previously developed land being prioritised. Important and sensitive landscape areas are being protected and all development proposal will be required to demonstrate high quality design that respects the local landscape.

Synergistic and Cumulative Effects

The level of growth proposed in the Plan has the potential for major long term negative effects on the landscape. To address this the Plan seeks to direct development away from the most sensitive receiving environments, supports the delivery of high quality development that respects and enhances the landscape as well as provides new open spaces and Green Infrastructure within new development. The mitigation provided by Plan policies and available at the project level should

reduce negative effects to ensure that they are not significant; however, the overall cumulative effect remains uncertain. Development is likely to lead to a loss of greenfield and agricultural land, and change the landscape to some degree, which could have minor negative effects in the long term.

Interrelationships with other Topics

The landscape is influenced by and affects a number of the topics considered through the SA. Potential negative effects on the water environment, air quality, biodiversity, heritage and soil can also have indirect negative effects on the landscape. Changes to the landscape can affect communities and health both positively and negatively.

Biodiversity

SEA Directive Topics: Biodiversity, Flora and Fauna

Relevant SA Objectives:

- SA Objective 1: Maintain and enhance biodiversity interests and connectivity

Appraisal of Deposit JLDP Policies

Negative effects on biodiversity are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS1, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS11 and CFY1 seek to the provision of 7,902 dwellings and 168 ha of employment land to meet the future needs of the District, which has the potential for major long-term negative effects on the biodiversity.

Policy PS1 gives priority to the effective use of land, prioritising where possible the reuse of previously developed land within the settlement boundaries. This is positive for the biodiversity as while it is acknowledged that brownfield sites can be important, it is generally greenfield sites that have greater value. Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. While it is acknowledged that there are a significant number of designated sites around the settlements, particularly in coastal locations, the distribution strategy will at least focus development in and around existing settlements avoiding the more sensitive undeveloped areas.

The precise location of development is set out in policies TA1/10, TA1/11 and CYF1 and while there is the potential for negative effects at a local level through the loss of habitats; these are more appropriately addressed through the consideration of specific site allocations. The key negative effect likely to arise as a result of development strategy policies is related to the overall loss and fragmentation of habitats. Important habitat corridors should be protected and maintained as the connectivity of habitats is important for the long-term integrity of biodiversity.

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

JLDP policies seek to protect and enhance biodiversity, which has the potential for short to long-term positive effects. Policy PS1 seeks to protect and improve the areas of high biodiversity value, and direct development away from the most sensitive receiving environments. Policy PS2 acknowledges the role of biodiversity in climate change, and especially seeks the benefits that can be provided by certain natural features (e.g. cooling effects associated with trees). Policy CYFF3 seeks to identify and retain natural features like trees, hedgerows and water courses in development, or provide replacements where retention is not possible.

Policies AMG4 and AMG5 are dedicated to the protection and enhancement of international, national and local biodiversity conservation areas, and direct development away from these sensitive receiving environments. This includes Local Nature Reserves (LNRs) and Wildlife Sites (WSs). The policies also seek to secure a connected green infrastructure network that can support the movement of wildlife as well as support Local Biodiversity Action Plans (LBAP), seeking for development to contribute to LBAP targets. Where necessary, Policy EMG4 also requires an Ecological Assessment to accompany a planning application.

It is considered that the JLDP policies outlined above provide suitable mitigation to ensure that there are no significant negative effects as a result of the overall level of anticipated growth.

Synergistic and Cumulative Effects

The level of growth proposed in the Plan has the potential for major long-term negative effects on the natural environment. To address this the Plan seeks to; direct development away from the most sensitive receiving environments, support the enhancement of existing natural habitats, and provide new open spaces and Green Infrastructure within new development. The mitigation provided by Plan policies and available at the project level should reduce negative effects to ensure that they are not significant for biodiversity; however, the overall cumulative effect remains uncertain. Development is likely to lead to a loss of greenfield land, and change or disturb existing habitats to some degree either through a loss of connectivity or through habitat fragmentation.

Interrelationships with other Topics

The natural environment is influenced by and affects a number of the topics considered through the SA. Potential negative effects on the natural environment can also have indirect negative effects on communities and health, climate change and flooding, air quality and water resources and water quality. Similarly, improvements to the natural environment can also have benefits for these topics. It is considered that there is sufficient mitigation available through the Plan to ensure that there will be no major negative effects on any other topics.

Soil

SEA Directive Topics: Soil

Relevant SA Objectives:

- SA Objective 9: Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling

Appraisal of Deposit JLDP Policies

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

The policies prioritise the use of previously developed land wherever possible (Policy PS1) and seek to avoid development in the open countryside and areas of high quality land, for example Strategic Policy PS2 seeks to protect the best and most versatile agricultural land.

A dedicated minerals policy section identifies Mineral Safeguarding Areas for the future (Policy MWYN/1) and a sustainable supply of mineral resources (Policy MWYN/2). Further to this Policy MWYN/3 identifies the Preferred Areas of Search for future supplies of sand, gravel and crushed rock. Other policies set the criteria for mineral developments (Policy MWYN/4) and support the production of local building stone (Policy MWYN/5) to maintain the style and appearance of traditional buildings in the area. Policy MWYN/6 ensures that buffer zones are maintained around mineral sites to minimise the effects of extraction. Policy MWYN/10 allows for the development of Borrow Pits where appropriate; as temporary supply mechanisms Borrow Pits can reduce transportation impacts and the associated environmental effects.

Growth in the Plan area will inevitably result in the loss of greenfield land, and some areas of quality agricultural land, which has the potential for long term negative effect on land and soils. However, it is considered that suitable mitigation exists within the policy framework to ensure that there will be no major negative effects.

Synergistic and Cumulative Effects

The level of growth proposed in the JLDP has the potential for long-term negative effects on soils. To address this the Plan seeks to; direct development away from the highest quality land, and provide new open spaces and Green Infrastructure within new development. The mitigation provided by Plan policies and available at the project level should reduce negative effects to ensure that they are not significant for soils, however the overall cumulative effect remains uncertain. Development is likely to lead to a loss of greenfield and agricultural land, and change soil quality in some areas.

Interrelationships with other Topics

The natural environment is influenced by and affects a number of the topics considered through the SA. Potential negative effects on the natural environment can also have indirect negative effects on communities and health, climate change and flooding, air quality and water resources and water quality. Similarly, improvements to the natural environment can also have benefits for these topics. It is considered that there is sufficient mitigation available through the Plan to ensure that there will be no major negative effects on any other topics.

Cultural Heritage

SEA Directive Topics: Cultural Heritage

Relevant SA Objectives:

- SA Objective 4: Conserve, promote and enhance the Welsh language
- SA Objective 5: Conserve, promote and enhance cultural resources and historic heritage assets

Appraisal of Deposit JLDP Policies

Appendix 4 – Part 1 SUSTAINABILITY APPRAISAL POLICIES

Policies PS11 and CFY1 seek to provide 7,902 dwellings and 168 ha of employment land to meet the future needs of the District. While there is the potential for significant negative effects as a result of the level of growth proposed, the nature and significance of the effect as a result of these policies is uncertain, as it is dependent on the precise location of proposed development which is set out in other policies.

Housing development will be distributed according to the settlement hierarchy set out in Policy PS3. The strategy is based on a settlement's levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Focussing development in and around the Main Centres (55% of growth) and Local Service Centres (20% of growth) has the potential for significant long-term negative effects on heritage in these areas, which includes Scheduled Monuments, Listed Buildings and Conservation Areas. Conversely, it also helps to avoid and minimise potential negative effects on designated heritage assets outside these areas. Development can also potentially have positive effects on heritage by helping to improve signage or access or regenerating a brownfield site that was previously having a negative impact on the landscape or townscape. The nature and significance of the effect is dependent on the precise location of proposed development.

Policies TA1/10 and TA1/11 set out the proposed sites to accommodate development in the sub-regional centre, urban service centres and local service centres. Proposed employment sites are set out in Policy CYF1. Issues for specific sites are more appropriately addressed through the consideration of specific site allocations, which are set out under a separate heading below.

The JLDP seeks to protect valuable heritage assets and their settings and minimise the impacts of development. Policy AT1 ensures that development considers adopted strategies, including; Conservation Area Appraisals, Plans and Delivery Strategies, World Heritage Site Management Plans, and the Register of Landscape, Parks and Gardens of Special Historic Interest in Wales. Where appropriate this includes a requirement for a Heritage Impact Assessment. Whilst protection of valuable assets is sought, Policy AT2 also recognises that development can secure the preservation and enhance some assets (for example redundant Listed Buildings) and therefore enhance their local environments and improve heritage settings, the policy therefore set the criteria for enabling development of historic assets.

Policy AT3 further accounts for non-designated heritage assets of local or regional significance, and seeks to conserve these assets and environments through sympathetic development that supports the local character and identity. The same approach is taken for the protection of non-designated archaeological sites, which may require archaeological assessments where deemed necessary. Cultural heritage includes in this instance the retention and promotion of the Welsh language as expressed in Policy PS1.

Local Plan policies seek to protect and enhance the historic environment and avoid development that would have an impact on the significance of heritage assets. There are measures in place to ensure that development proposals take account of potential impacts on heritage and provide appropriate mitigation where necessary. It is therefore considered that there are suitable mitigation measures available to ensure Deposit JLDP policies will not have major negative effects on heritage. However, there is still an element of uncertainty until project level assessments have been carried out and mitigation measures have been implemented.

Synergistic and Cumulative Effects

Overall the JLDP seeks to protect and enhance heritage, as well as avoid development that would have a negative effect on the significance of heritage assets or their setting. Whilst it is recognised that development has the potential for negative effects on heritage it is also considered that there is the opportunity for positive effects by enhancing assets and promoting improved access. There is suitable mitigation available to address negative effects to ensure that they are not significant; however, the overall cumulative effect of the Local Plan on heritage remains uncertain.

Interrelationships with other Topics

Heritage has links to a number of other topics as it can be affected by housing and employment as well as the natural environment (landscape impacts). The protection and enhancement of heritage can also have indirect positive effects on communities and health.

Waste and Recycling

SEA Directive Topics: Material Assets

Relevant SA Objectives:

- SA Objective 9: Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling

Appraisal of Deposit JLDP Policies

The delivery of housing and employment growth (Policies PS11 and CYF1) has the potential for short to long term negative effects on waste. In the short term waste will be created during construction phases, and in the longer term as a result of the additional households and employment areas generating waste day to day.

The overarching Strategic Policy PS1 on Sustainable Development prioritises the effective use of land, especially previously developed land, and seeks to reduce the effect of development on local resources; avoiding pollution, incorporating sustainable building principles in order to contribute to energy conservation and efficiency, using renewable energy, reducing and recycling waste, and using materials from sustainable sources.

Policy CYFF1 ensures that development provides the appropriate amenity space and has regard to the generation, treatment and disposal of waste. The policy also protects the health, safety and amenity of those in the locality of development areas from unacceptable levels of disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution and nuisance. The efficient use of resources is iterated through many individual policies, and a dedicated policy section on waste ensures that there is sufficient waste management and recycling infrastructure over the Plan period (Policy G1), and that waste management development can occur outside of settlement boundaries or allocated sites where there is an identified need for such development (Policy G2). These policies provide appropriate strategic level mitigation to ensure that there are no significant negative effects as a result of the increased short to long term waste generated as a result of housing and employment growth.

It should also be noted that Policy G3 allows for the treatment, storage and disposal of Low and Very Low Level radioactive waste, and sets the criteria to make these operations acceptable. This policy supports the development of the energy sector that is of particular relevance in Anglesey and

Gwynedd. This policy is important given the potential development of a new nuclear power station at Wylfa in Anglesey.

Synergistic and Cumulative Effects

The Plan is considered to have the potential for minor short to long term negative cumulative effects on waste and recycling through the provisions for housing, community and employment growth increasing the overall rate of generation and disposal of waste. The approach taken by both Anglesey and Gwynedd Councils to take a joined-up strategic approach to planning and the Plan area has the potential for a minor long-term positive cumulative effect through effective and more sustainable waste management and planning at a wider scale.

Interrelationships with other Topics

Waste can indirectly negatively affect land and soil quality, health, water quality and air quality, particularly when dealing with low level radioactive waste. The approach to the storage and treatment of waste outlined above however should ensure that there are no major negative indirect impacts on any of the other SA Objectives.

DRAFT

DRAFT SA of the Deposit Joint Local Development Plan – Sites

Site Options

Enfusion and the Councils worked together in the autumn/ winter of 2013 to integrate SA Objectives into the JLDP Candidate Site Process and Methodology¹. The purpose of this work was to clearly link the SA process to the Councils' own site appraisal method and to ensure that SA issues were being considered against all candidate sites. The candidate site process has allowed the Councils to identify a number of reasonable² site options.

At this stage, the majority of site options to be considered through the SA are not likely to have significant effects alone, which is not surprising given that the Candidate Site Process and Methodology takes constraints and sensitive receptors into account. This includes areas of high flood risk as well as areas designated for biodiversity, heritage or landscape importance. One of the key aspects of the ongoing SA work will be to consider and address potential cumulative effects of site options, in particular for settlements.

The SA Report that will accompany the Deposit JLDP on consultation will set out the findings of this work as well as provide the reasons for the selection or rejection of reasonable site options.

¹ Anglesey and Gwynedd Joint Planning Policy Unit (January 2014) JLDP Candidate Site Process and Methodology - Updated to include SEA Issues. Available online:

http://www.gwynedd.gov.uk/gwy_doc.asp?cat=8151&doc=29662&Language=1&p=1&c=1

² In terms of the JLDP and SA a reasonable site is one that is realistic and deliverable within the scope and timescales of the Plan.

LANGUAGE IMPACT ASSESSMENT OF THE ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN

1. Introduction

- 1.1 The Welsh language is an integral element of the fabric of communities in Gwynedd and Anglesey and is a reflection of their traditions and culture. To ensure that communities develop in a sustainable manner, it is essential, when contemplating change, to consider all the factors influencing the situation and that new development being planned is appropriate and relevant. The town and country planning process regulates new developments and is therefore one important and influential element in the shaping of change in society.

2. Background

- 2.1 Whilst an established methodology exists for assessing the language impact of specific development proposals, it is recognised that the field of language assessments in the context of development plans is a speciality that is still being developed. For the purpose of assessing the emerging Anglesey and Gwynedd Joint Local Development Plan, a methodology has been created, which is based upon Gwynedd and Anglesey's *'Planning and the Welsh Language'* Supplementary Planning Guidance (SPG) and the *'Planning and the Welsh Language: The Way Ahead'* (2005) paper.
- 2.2 It is recognised that the Language Impact Assessment of the Plan is an iterative process and the assessment will need to be reviewed when aspects of the plan change. It should also be noted that the LIA methodology is a subjective process intended to establish the probable impacts stemming from a proposal or policy.
- 2.3 The LIA of the Plan can be broken down into three different stages of Plan development: the Preferred Strategy; Development Sites and the Detailed Policies contained in the Depsit Plan. This document summarises the results of the LIA of the Preferred Strategy and provides the results of the language assessment of the Development Sites and Detailed Policies.

3. LIA of Preferred Strategy

- 3.1 The Preferred Strategy (which provides the vision, aims of the emerging Plan, along with the preferred growth options) was subject to a Language Impact Assessment as part of the process of developing the Strategy. The results of the assessment are summarised in the following sections.

LIA of Housing Growth Option

- 3.2 The Preferred Strategy, which was subject to public consultation in May 2013, planned for 7,665 housing units in the Plan area during the Plan period (2011 – 2026). This equated to 3,373

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

housing units in Anglesey and 4,252 in Gwynedd. With a slippage allowance of 10% the overall housing requirement increased to 8,431 units.

- 3.3 Concerns were expressed by the Welsh Government and other parties about these levels of housing growth. These range from Welsh Government seeking to ensure adequate justification was provided for a deviation from national projections to differing views mainly from the development industry and landowners that it should be higher and some local communities, individuals or groups that it should be lower.
- 3.3 In response to the comments and a review of local circumstances, the housing targets were revised. The amended housing figures were based on an analysis of a number of growth scenarios and the latest Welsh Government population and household projections (2011 base), as well as a consideration of influencing factors, which included updated mid-year estimates, changes in investor decisions which have led to a delay in certain projects e.g. Wylfa Newydd and post-recession growth which has been gradual.
- 3.4 The 2011 based projections suggest that whilst household growth will continue across Gwynedd, the level of change between 2011 and 2026 is projected to be lower than the previous 2008-based household projections suggested. There is a marked difference in the 2011 projections for Anglesey with the principal projection being 75% lower and the 10 year migration trend being 52% lower than the 2008-based principal projections.
- 3.5 The revised housing growth level for the area will see about 526 housing units a year on average during the life of the Joint LDP. This equates to a total of 7,902 additional housing units by 2026 (this includes a 10% slippage allowance). This figure reflects the anticipated transformational change to the local economy as a result of investment in major infrastructure projects within the Plan area and in adjoining areas. It is anticipated that much of the requirement for new housing will occur in the second half of the Plan period. The degree of change will be linked to the success of each Council's strategies to retain a higher proportion of local working age persons in the area. As such it is believed that this growth option will meet the needs of the local populations.
- 3.6 Due to the strategic nature of the housing growth option, it was difficult to accurately predict the exact range of possible impacts upon the Welsh language and culture. New housing can lead to the influx of a proportionally large number of non-Welsh speaking residents to an area and, depending on its spatial distribution, it could undermine predominantly smaller Welsh speaking communities. On the other hand, it may be possible that the level of growth will have indirect positive effects on the Welsh language as lower housing prices and more affordable homes help retain the existing population. However, baseline data shows that the majority of people who move into new homes, already live in either Gwynedd or Anglesey, which suggests that any impact upon the Welsh language is unlikely to be significant. Whether the pattern and rate of development affects the number of Welsh speakers depends to a great extent on the language profile of individual settlements to where development is directed, the availability of community infrastructure local that promote the use of the Welsh language, as well as, for

example, opportunities to see, hear and use the language in the workplace. Indeed, the precise impacts upon the language will depend on numerous factors, of which the location and scale of development are only part of the formula.

3.7 In order to assist the assessment of potential impact the Welsh language profile has been updated, settlement profiles have been drawn up and language impact appraisals of individual settlements as defined in the Preferred Strategy have been undertaken.

3.8 **The revised housing growth level was considered to be realistic and is unlikely to have a negative impact upon the Welsh language** for the following reasons:

- The level of housing growth proposed meets the need for the Plan area, whilst allowing sufficient numbers to support the aspirations of economic growth the provision of sufficient housing and economic growth are important elements of reducing out-migration of people (including Welsh speakers) from their communities.
- It is anticipated that the rate of housing growth will be gradual during early stages of Plan implementation, before increasing significantly during the last half of the plan period. This pattern of development will allow for communities to adapt to housing growth.
- The revised recommended housing target combines the most up to date economic and demographic forecasts in the context of the local housing market, community sustainability and environmental constraints in the Plan area, which means that the proposed number of housing is appropriate. The proportionate distribution of development afforded by the Preferred Strategy also means that excessive housing will not be guided to particular settlements. It is therefore very unlikely that the proposed housing growth will lead to either the overprovision or shortage of housing, both of which can have adverse impacts upon communities and subsequently the vitality of the Welsh language.
- Provision is based on objectively assessed, and prioritised, development needs across the Plan area. The Plan is also based on evidence from each Council's Joint Housing Land Availability Study, Housing Market Assessments, Affordable Housing Viability Study, Anglesey Construction Workers Accommodation Study, Energy Island Assumptions. The Local Housing Market Assessments and therefore the Housing Strategies also guide the Councils' approach to encouraging housing to meet local circumstances. This has further ensured that the number of housing proposed is appropriate which should contribute to the sustainable development of the Plan Area, and thus avoid adverse impacts upon Welsh language and culture.
- The process of establishing the level of growth has followed national planning policy requirements, reflects local circumstances and considers responses during public engagement and consultation periods. The figures are therefore based on a sustainable democratic process.

LIA of Housing Spatial Option

3.9 A Language Impact Assessment undertaken as part of the Preferred Strategy showed that the spatial strategy **is unlikely to have an adverse impact upon the Welsh language**. The proportionate distribution of development throughout the Plan area, including the countryside, should help support community vitality by providing housing, and support facilities and services locally. In turn, this should promote the retainment of the indigenous population and coupled with other measures (which include the Welsh language Charter in primary schools, initiatives by Hunanlaith and Menter Iaith Mon) therefore promote the use of the Welsh language. The preferred spatial distribution of housing will also mean that distribution of development in the settlements of the Plan area will be on a suitable scale in accordance with the settlement hierarchy, reflecting the size, functions and environmental and cultural capacity of the network of different settlements. This means an over provision of housing will not be guided to any one single settlement.

Summary

3.10 Due to the strategic nature of the plan at this stage, it was difficult to predict the exact range of possible impacts upon the Welsh language. The lack of specific policies and development proposals (including sites) meant that much of the assessment was based on presumptions. The precise impacts upon the language depends on numerous factors including the location and scale of development.

3.11 Overall, however, the assessment has shown that the Preferred Strategy is unlikely to have an adverse impact upon the Welsh language. The assessment has shown that the spatial and growth strategies are not likely to lead to significant changes in the socio-economic structure of the area that might affect the viability of the language. The range of opportunities provided by the emerging strategy including: a mix of housing types (including affordable housing) that meet local needs, local economic growth, community facilities, environmental improvements as well as the protection and enhancement of cultural assets including the Welsh language should improve the desirability of the area. In turn, this should help retain the existing Welsh speaking population and even attract Welsh speaking residents back to the area.

4. LIA of Development Sites

4.1 In order to assess the potential impact on the Welsh language as accurately as possible, it was essential that the cumulative effect of developing all potential sites in a particular settlement was appraised. All sites have been assessed on the assumption that a housing density of 30 units per hectare (uph) is developed on each site, which is used as the general development density for each allocated site in the adopted Gwynedd UDP and the stopped Anglesey UDP. It should be remembered however, that the actual density for a development site will depend on a number of factors including location, topography, and the general character of the surroundings. The assumption of a 30 uph density will therefore be applied loosely and used only as a guide.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- 4.2 Assuming that a density of 30 units per hectare is applied to each site, the number of units that could occupy each candidate site can be estimated and a more accurate assumption can be made with regard to the potential impact on the Welsh language. In accordance with guidance contained in Gwynedd's and Anglesey's 'Planning and the Welsh Language' SPG, only sites which can accommodate 5 or more units based on the 30 units per hectare density guide, were subject to the Language Assessment.
- 4.3 In order to guide the assessment of development sites, consideration was given to specific criteria, adapted from the assessment framework for Linguistic Statements and Language Impact Assessment as outlined in the adopted 'Planning and the Welsh Language' Supplementary Planning Guidance (SPG).
- 4.4 In order to facilitate an informed assessment, decisions were made based on settlement profiles which were produced as part of the process. These profiles contained a range of statistics which were considered important in terms of influencing the use of vitality of the Welsh language. Ward level data was also used as part of the assessment process. All this would ensure that decisions were made based on robust, informed and accurate baseline data. Decisions were therefore made on the quantitative data, using professional judgement to determine the magnitude and probability of potential impact of development on the Welsh Language. It has been agreed through discussions with relevant language officers that areas where the proportion of Welsh speakers is less than 70% should be regarded as unsustainable to the Welsh language and this should be considered as part of the assessment process. A comprehensive assessment of all settlements is included in Appendix 1.

5. LIA of Detailed Policies

- 5.1 Detailed policies of the Plan provide more specific relevant requirements with regards to development, to achieve the objectives set out in the Preferred Strategy. A comprehensive assessment of the Detailed Policies is provided in Appendix 2.
- 5.2 The emerging Plan contains numerous detailed policies which will have positive effects on the Welsh language, whilst at the same time minimising any adverse effects on the vitality of the language. The provision of suitable and affordable housing is vital in keeping populations in their communities. Housing policies in the Plan, in particular, TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) aim to facilitate the development of the right type of housing that meets local needs which should encourage young people to remain in their communities. Such provision could also lead to encouraging Welsh speaking people who had previously left the area to return.
- 5.3 Community vitality and viability is also enhanced through various policies in the Plan. These will help support initiatives that build stable, safe, healthy and strong communities, which includes respecting and enhancing the Welsh language and culture. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities), for example, will protect and secure new and

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

improved community services and facilities where appropriate, which should subsequently improve social cohesion and integration. Contributions to securing appropriate community infrastructure via planning mechanisms where appropriate would build on initiatives being promoted by the Council, Hunaniaith, and Menter Iaith Mon.

- 5.4 Employment opportunities will be facilitated via the Plan. Detailed policies promote employment opportunities in settlements within urban as well as rural areas which should contribute to diverse economic development. Rural economic development will also help retain rural Welsh-speaking residents in their communities, thus benefitting the Welsh language. A number of economic policies facilitate development for employment use including agricultural diversification and the regeneration of sites, which will ultimately raise the number of jobs as well as provide for the formation of new businesses. Appropriate employment opportunities could also lead to encouraging Welsh speaking people who had previously left the area in search of employment to return.
- 5.5 The policy framework of the emerging Plan creates the framework for the effective promotion of the Welsh language and culture. The range of opportunities provided by detailed policies including the provision of a range of housing types, local economic growth and the protection and enhancement of cultural heritage should all contribute to improving the vitality of the Welsh language. It is important to note that the Plan cannot influence the vitality of the Welsh language on its own. It is therefore of vital importance that it is developed in combination with other relevant plans and strategies, so that any potential adverse impacts are minimised and mitigated.

**APPENDIX 1: LIA OF DEVELOPMENT SITES WITHIN SETTLEMENTS
DISTRIBUTION OF GROWTH IN THE PORTHMADOG AREA**

Assessment of Urban Service Centres – Level 1

Porthmadog

- Because of the number of different services and facilities, Porthmadog has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **301** housing units was identified for Porthmadog (this includes a 10% slippage figure) during the Plan period (2011 – 2026).
- A large part of the town and peripheral land suffer from risk of flooding and therefore it makes it challenging to address the expected growth within the centre.

KEY INDICATORS	Porthmadog	Gwynedd
% Welsh speakers (2011)	72.1	65.4
% Second/holiday homes (community council) (November, 2011)	13.3	8
% Change 2001-2011 (number of Welsh speakers) (ward)	East Porthmadog -2.4 West Porthmadog -14.5 Porthmadog-Tremadog -14%	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	East Porthmadog -4.9 West Porthmadog -12 Porthmadog-Tremadog -3.7	-4.8
Housing affordability (2012) (ward)	East Porthmadog 5.7 West Porthmadog 8 Porthmadog-Tremadog 8.1	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.9%	3.5%

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*- number of new units built between 2002 and 2011 as a percentage of the housing stock.

Key points

- The expected level of growth in the Plan = 301 units based on its role as an Urban Service Centre, which equates to an average of 20 housing units per annum during the Plan period.
- Higher proportion of the population speaks Welsh 72.1%, which is 2.1% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- A relatively large reduction in the percentage of Welsh speakers between 2001 and 2011 especially in West Porthmadog (-14.5%) and Porthmadog-Tremadog (-14%) wards.
- Housing affordability varies in the centre with housing less affordable than the Gwynedd average in West Porthmadog and Porthmadog-Tremadog.
- A slightly higher proportion of people born in Wales (71% compared to 66.8% in Gwynedd).
- 94 units were provided between 2002 and 2011 with new housing built during this period representing 3.9% of the housing stock in 2011.
- Ysgol Eifion Wyn provides Welsh medium education for children between 3 and 11 years old. According to 2012 figures there are 15 surplus places in the school.
- High rate of second homes in the area.
- Census figures show that 65.2% of the population between 16-74 years of age in Porthmadog are in work. This means that it is extremely important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this. It is also noted that the percentage of the population between 3 and 64 years of age who speak Welsh has fallen since 2001 in the three wards, especially in West Porthmadog and Tremadog wards. It is therefore important to promote the development that would attract this population/retain the existing population in the community.

Conclusions

To concur with the Plan strategy and the present role of the centre a growth level of 301 housing units was identified for Porthmadog (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

Porthmadog is a relatively large centre in Gwynedd, with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is relatively healthy in Porthmadog with a high proportion of Welsh speakers living in the area - 72.1%, which is 2.1% above the level of 70% that has been identified as the level where the language is probably viable. However, a significant decrease was seen in the number of Welsh speakers in Porthmadog-Tremadog and Porthmadog West wards. Significant decreases were also seen in the proportion of Welsh speakers. It is noted that housing on average is less affordable than in Gwynedd as a whole. Second homes are a significant problem in Porthmadog and there is a possibility that new units will be used for this purpose. For these reasons, it is considered that specific mitigation measures should be incorporated in the area especially an adequate supply of affordable housing for local need.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

Subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area.

A large part of the town and surrounding land suffer the risk of flooding and this therefore makes it challenging to address the expected growth within the centre. Due to shortage of potential sites outside the flood risk area, a redistribution of approximately 180 of Porthmadog's growth units will need to be made to nearby Criccieth and Penrhyndeudraeth.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Penrhyndeudraeth	Criccieth	Gwynedd
% Welsh speakers (2011)	76.5	64.2	65.4
% Second/holiday homes (community council) (November, 2011)	Penrhyndeudraeth 4	8.6	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Penrhyndeudraeth 2.2	-4.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Penrhyndeudraeth -2.5	-1.4	-4.8
Housing affordability (2012) (ward)	Penrhyndeudraeth 5.6	8.6	6.1
Housing growth (new units between 2002 and 2011)* (community council)	2.4%	4.8%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.			

Penrhyndeudraeth

Key points

- The expected level of growth in the Plan = 68 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.
- Self-sufficient centre with a variety of facilities and services.
- Higher proportion of the population speaks Welsh 74.8%, which is 4.8% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Increase of 2.2% in the number of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (73.3% compared to 66.8% in Gwynedd).

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- 23 units were built in Penrhyndeudraeth community council area between 2002 and 2011 with new housing built during this period representing 2.4% of the housing stock in 2011.
- Housing affordability not a substantial problem in the area but there is a lack of variety in housing.
- Ysgol Gynradd Cefn Coch provides Welsh medium education for children between 3 and 11 years old.
- The percentage of the population between 20-29 years of age reduced by 6.1% while the proportion of the population over 65 years of age increased 16% between 2001 and 2011 in the ward.
- It is noted that the proportion of immigrants in Penrhyndeudraeth ward increased from 169 to 262 (+ 43.2%) between 1991 and 2001 (figures for 2011 are not yet available). However, immigration does not seem to be a problem given that the number of Welsh speakers increased significantly over the same period.

Conclusions

*The expected level of growth in the Plan = **68 units** based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.*

The proximity of the centre to Porthmadog with its wide range of facilities and services makes the centre an attractive place to live. The status of the Welsh language in Penrhyndeudraeth is relatively healthy, with a high rate of speakers living in the centre - 76.5%, which is 6.5% above the level of 70% that has been identified as the level where the language is probably viable. Although the number of Welsh speakers increased between 2001 and 2011, there was a decrease in the proportion of speakers over the same period. There is a primary school here and opportunities to manage the construction phase on some sites, as well as the type of housing units. It is noted that construction growth has been lower than that of Gwynedd as a whole.

For these reasons, it is felt a higher than expected proportion of housing could be guided to the settlement, with a high certainty that the relevant scale of development would not have a negative influence on the language, subject to adequate provision of affordable housing for local need, and that development takes place in stages. Construction sites were identified in Penrhyndeudraeth that could be designated to provide **143 units** higher than expected growth, which is equivalent to **14 units** on average per annum.

Criccieth

Key points

- The expected level of growth in the Plan = 68 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Popular tourist centre that serves the daily needs of the local population, as well as the needs of tourists.
- Above average proportion of second homes in the area.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Housing affordability a problem in the area.
- Smaller proportion of the population speaks Welsh – 64.2%, which is 5.8% lower than the threshold of 70%, compared to 65.4% in Gwynedd.
- Increase of 7.5% in the proportion of Welsh speakers in Llanystumdwy ward between 2001 and 2011.
- Smaller proportion of people born in Wales (61.9% compared to 66.4% in Gwynedd).
- Census figures show that the older population (over 65 years of age) in Llanystumdwy ward increased 10.8% between 2001 and 2011. On the other hand, there was a decrease of 5% in the population over 65 years of age who can speak Welsh. This suggests that there has been an immigration of older non-Welsh speakers.
- 63 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 6.3% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **68 units** based on its role as Local Service Centre which equates to an average of 4 housing units per annum.*

On the whole, the picture in Criccieth reflects that of Gwynedd as a whole. However, housing affordability is a greater problem in Criccieth, and a greater decrease in the number of Welsh speakers was seen. For these reasons, it is considered that specific mitigation measures should be incorporated in the area especially an adequate supply of affordable housing for local need. Subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area. For these reasons, it is felt a higher than expected proportion of housing could be guided to the settlement, with a high certainty that the relevant scale of development would not have a negative influence on the language, especially with the incorporation of appropriate mitigation measures. Redistribution Growth = **60 units**, which equates to **8 units** on average per annum.

Assessment of Service Villages – Level 3

Tremadog

KEY INDICATORS	Tremadog	Gwynedd
% Welsh speakers (2011)	76.5	65.4
% Second/holiday homes (community council) (November 2011)	Porthmadog 13.3	+8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

% Change 2001-2011 (number of Welsh speakers) (ward)	Porthmadog-Tremadog -14	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Porthmadog-Tremadog -3.7	-4.8
Housing affordability (2012) (ward)	Porthmadog-Tremadog 8.1	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.9%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Comparatively small settlement compared to Porthmadog.
- Limited level of services but accessible to Porthmadog centre.
- High proportion of the population speaks Welsh 76.5%, which is 6.5% above the level where it is believed the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Reduction of 14% in the number of Welsh speakers in Porthmadog-Tremadog ward between 2001 and 2011.
- Very high proportion of second homes (13.3% compared to 8% in Gwynedd).
- Housing less affordable than in Gwynedd as a whole.
- 14 units were built between 2002 and 2011 with new housing built during this period representing 3.9% of the housing stock in 2011.
- Census figures show that the population of Porthmadog-Tremadog ward between 0-19 and 20-29 years of age reduced by -21.8% and -30.3% respectively between 2001 and 2011. This means that it is extremely important to retain this group in order to maintain the language in the area.
- Ysgol Gynradd Y Gorlan, Tremadog provides Welsh medium education for children between 3 and 11 years of age.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average. (It is noted that the lack of suitable land means that only **12 units** can be addressed in the settlement which means that the units that cannot be addressed (**28 units**) should be re-distributed to the settlement of Penrhyndeudraeth).*

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

The picture shown in Tremadog is similar to that seen in Porthmadog. The status of the Welsh language is relatively healthy here with a high proportion of Welsh speakers living in the area - 76.5%, which is 6.5% above the level of 70% that has been identified as the level where the language is probably viable. However, a significant decrease was seen in the numbers of Welsh speakers in Porthmadog-Tremadog ward. Linked to this, the population under the age of 65 decreased significantly in the same period. It is noted that housing on average is less affordable than in Gwynedd as a whole. Second homes are also a significant problem in the area and there is a possibility that new units will be used for this purpose. All of this suggests that there is an inadequate supply of suitable housing for local young people and young families.

DISTRIBUTION OF GROWTH IN THE CAERNARFON AREA

Assessment of Urban Service Centres – Level 1

Caernarfon

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **416** housing units was identified for Caernarfon (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Caernarfon	Gwynedd
% Welsh speakers (2011)	85.6	65.4
% Second/holiday homes (community council) (November, 2011)	0.5	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Seiont -1.5 Peblig -2.2 Cadnant -2.6 Menai +3	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Seiont -2.1% Peblig -0.7% Cadnant +0.8 Menai +0.2	-4.8
Housing affordability (2012) (ward)	Seiont 6.1 Peblig 6.7 Cadnant 6.8 Menai (Caernarfon) 4.8	6.1

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

Housing growth (new units between 2002 and 2011)* (community council)	2.5%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Caernarfon

Key points

- The expected level of growth in the Plan = 415 units based on its role as an Urban Service Centre, which equates to 27 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 85.6%, which is 15.6% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Caernarfon. An increase in the proportion of Welsh speakers in Menai ward and a decrease in the proportion in Cadnant, Peblig and Seiont.
- Housing affordability similar to the situation in the County.
- Higher proportion of people born in Wales (85.7% compared to 66.8% in Gwynedd).
- 147 new housing units were provided between 2002 and 2011 with new housing built during this period representing 3.2% of the housing stock in 2011.
- It is noted that the percentage of immigrants in Caernarfon reduced by 1.8% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to an increase in Gwynedd of +47.5%. It is noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95%) compared to Gwynedd, which was 88.7% in 2011.
- Very low rate of second homes in the area.
- Census figures show that the proportion of the population between 0-19 years of age reduced in every ward in Caernarfon, especially Seiont and Menai wards (Caernarfon), which suggests that young families are moving from the area. This means that it is very important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **416 housing units** was identified for Caernarfon (this includes a 10% slippage figure) during the Plan period (2011 – 2026).*

Caernarfon is a large centre in Gwynedd with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is very healthy here with a high proportion of Welsh speakers living in the area – 85.6%, which is 15.6% above the level of 70% that has been identified as the level where the language is probably viable. In fact, Caernarfon is considered a stronghold of the Welsh language. On the whole, the affordability of housing is similar to the County as a whole, and there is no problem with the number of second homes in the area.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

Second homes are not a significant problem here and the possibility that the new units will be used for this purpose is low. The pattern of development in the centre over the past decade has been less than the growth seen in Gwynedd as a whole. Non-Welsh in-migrants do not appear to be a problem in the area. For these reasons, it is not considered that the expected level of growth in the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures. It is possible that the opposite is more likely, with further residential facilities helping to keep the Welsh population in the area.

Opportunities to Address the Growth

- Initial work to Assess Potential Sites together with Urban Capacity and a review of the present Land Bank as well as the number of units has been completed since April 2011, meaning that it is possible to address approximately **415** units of the expected growth level which equates to building approximately 22 housing units per annum on average.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Caernarfon and another Urban Centre, namely Llanberis, Llanrug and Penygroes.
- Also there are 3 Service Villages, namely Bethel, Bontnewydd and Deiniolen.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Llanberis	Llanrug	Penygroes	Gwynedd
% Welsh speakers (2011)	75.6	87.8	86.8	65.4
% Second/holiday homes (community council) (November, 2011)	Llanberis 3.8	Llanrug 1.9	Llanllyfni 3.1	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Llanberis -6.1	Llanrug 7.4	Penygroes 1.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llanberis -6.6	Llanrug 1.4	Penygroes -1.2	-4.8
Housing affordability (2012) (ward)	Llanberis 5.7	Llanrug 4.7	Penygroes 3.5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	4%	3.4%	3.3%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.				

Llanberis

Key points

- The expected level of growth in the Plan = 70 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum
- An important tourist centre that caters for the vital service needs of its population.
- Higher proportion of the population speaks Welsh 74.7%, which is 4.7% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction of 6.6% in the proportion of Welsh speakers in Llanberis ward between 2001 and 2011.
- Higher proportion of people born in Wales (74.6% compared to 66.8% in Gwynedd).
- 44 units were built in the settlement between 2002 and 2011 with the new houses built during this period representing 3.2% of the housing stock in 2011.
- Housing affordability similar to the county pattern and a lack of variety in the types of houses available.
- High economically active population.
- Proportion of the population between 0-19 and 20-29 years of age reduced by 16% and 11.9% respectively. Coupled with this, a reduction of 23% was seen in the number of Welsh speakers between 3 and 15 years of age. This means it is very important to retain these groups in order to maintain the language in the area. The provision of suitable and affordable housing is one way of doing this.
- It is noted that that the percentage of in-migrants in Llanberis ward increased from 176 to 204 (+15.9%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%). It is noted also that the percentage of the population born in Wales and who speak Welsh is comparatively high (96.1% compared to 89.7% in Gwynedd), while the percentage of the population born outside Wales and who also speak Welsh is comparatively high (31.6% compared to 23.2% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area, and that there are opportunities to learn Welsh here.
- Ysgol Gynradd Dolbadarn provides Welsh medium education for children between 3 and 8 years of age. In 2012, there were 64 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **70 units** based on its role as Local Service Centre, which equates to an average of 4 housing units per annum (note that 5 units cannot be addressed within Llanberis settlement, which means that these units are to be re-distributed to Deiniolen settlement).*

The location of the centre, together with the good links to wider areas such as Caernarfon, makes Llanberis a popular place to live. Llanberis is a relatively large centre in Gwynedd with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is healthy here with a high rate of Welsh speakers living in the area - 75.6%, which is 5.6%

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

higher than the level of 70% that has been identified as the level where the language is probably viable. On the whole housing is slightly more affordable than the County average. There was a decrease in the number and proportion of Welsh speakers in the area between 2001 and 2011. Second homes are not a significant problem in Llanberis and the possibility that new units will be used for this purpose is low. Typically there has been a significant decrease in the younger population. This means that it is extremely important to retain this group in order to maintain the language in the area. The growth of housing developments in Llanberis is slightly higher than the growth for Gwynedd as a whole. Therefore, considering the above factors, it is not considered that the scale of growth proposed is likely to cause a significant growth in the population which may adversely affect the Welsh language.

Llanrug

Key points

- The expected level of growth in the Plan = 61 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Strong Welsh culture which is very important to the community.
- High proportion of the population economically active.
- Low proportion of second homes in the area.
- Housing affordability not a substantial problem in the area.
- Very high proportion of the population speaks Welsh – 87.8%, which is 17.8% higher than the threshold of 70%, compared to 65.4% in Gwynedd.
- Increase of 1.4% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (72.5% compared to 66.4% in Gwynedd).
- 34 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 5.4% of the housing stock in 2011.
- It is noted that the number of Welsh speakers in the 3-15, 16-64 and 65+ age groups increased 5%, 4% and 27% respectively. It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95.3% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a problem in the area.

Conclusions

*The expected level of growth in the Plan = **61 units** based on its role as Local Service Centre which equates to an average of 4 housing units per annum.*

This centre has the highest proportion of Welsh speakers in Gwynedd and is a major stronghold of the language. The percentage of Welsh speakers is 17.8% above the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was an increase in the number and proportion of Welsh speakers within the resident population. Housing affordability levels reflect that seen in Gwynedd as a whole. The Census figures show that the percentage of the younger population who speak Welsh is increasing; this suggests

that there has been an increase in young families. It is important that these remain in the area and that any new houses that are being built reflect local need.

Penygroes

Key points

- The expected level of growth in the Plan = 89 units based on its role as Local Service Centre which equates to 6 units per annum on average.
- Strong Welsh culture which is very important to the community.
- Lack of variety in the types of housing available.
- Housing affordability is not a substantial problem in the area.
- Very high proportion of the population speaks Welsh – 84.5%, which is 14.5% higher than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 1.2% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- It is noted that that the percentage of immigrants in Penygroes ward increased from 100 to 184 (+84%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%) (2011 figures not available). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (97.2% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.
- 23 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 2.6% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **89 units** based on its role as Local Service Centre which equates to **6 housing units** per annum on average.*

Like Llanrug, Penygroes is also important stronghold of the Welsh language with 86.8% of the population speaking the language, which is 16.8% higher than the level of 70% that has been identified as the level where the language is probably viable. However, it should be noted that the percentage of Welsh speakers has decreased slightly (-1.2%). Attention is drawn to the fact that this decrease is still much lower than the decrease seen in Gwynedd as a whole. Housing affordability is not a significant problem in this centre. It is felt that the expected level of growth is acceptable for the centre. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

KEY INDICATORS	Bethel	Bontnewydd	Deiniolen	Gwynedd
% Welsh speakers (2011)	87.3	85.9	81.2	65.4
% Second/holiday homes (community council) (November 2011)	Llanddeiniolen 2.3	Bontnewydd 0.8	Llanddeiniolen 2.3	+8
% Change 2001-2011 (number of Welsh speakers) (ward)	Penisarwaun -2.4	Bontnewydd -1.6	Deiniolen 7.1	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Penisarwaun -4.7	Bontnewydd -2.1	Deiniolen -1.6	-4.8
Housing affordability (2012) (ward)	Penisarwaun 4.3	Bontnewydd 6.4	Deiniolen 5.7	6.1
Housing growth (new units between 2002 and 2011)* (community council)	2.6	1.3	2.6	3.5%

**- number of new units built between 2002 and 2011 as a percentage of the housing stock.*

Bethel

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Welsh culture, which is important to the community.
- Variety of community facilities that meet the needs of the resident population.
- High proportion of the population speaks Welsh 87.3%, which is 17.3% above the level where it is believed the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Reduction of 0.3% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes in the ward (2.3% compared to 8% in Gwynedd).
- Housing affordability is not a substantial problem.
- 7 units were built between 2002 and 2011 with new housing built during this period representing 1.5% of the housing stock in 2011.
- Census figures show (2011) that the proportion of the population between 20-29 years of age reduced by 20.3% between 2001 and 2011 while the proportion of the population over 65 years of age increased 55.9% during the same period. It is noted also that the percentage of Welsh speakers over 65 years of age increased 51% between 2001 and 2011.
- Ysgol Gynradd Bethel provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 46 surplus places in the school.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

The status of the language is very healthy in Bethel (as it is in Bontnewydd and Deiniolen). 87.3% of the resident population are Welsh speakers, which is 17.3% higher than the level of 70% that has been identified as the level where the language is probably viable. However, there was a decrease of 2.4% and 4.7% in the number and proportion of Welsh speakers in Penisarwaun ward between 2001 and 2011. The largest increases were seen in the working-age population. Typically, 40.2% of the population born outside Wales can speak Welsh - the highest figure in Gwynedd. This suggests that there are good opportunities for in-migrants to learn the language. Indeed, the existence of a primary school and a range of social facilities mean that there are opportunities to speak Welsh outside the household. For these reasons, it is felt that the expected level of growth is suitable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Bontnewydd

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 units per annum on average.
- High proportion of the population speaks Welsh 85.9%, which is 15.9% higher than the level of 70% which is identified as the figure where the language is likely to be viable.
- Reduction of 2.1% in the number of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (0.8% compared to 8% in Gwynedd).
- 4 units were built between 2002 and 2011 with new housing built during this period representing 1% of the housing stock in 2011.
- Housing affordability similar to the county situation.
- It is noted that the percentage of inmigrants in Bontnewydd ward reduced by 99 to 82 (-7.2%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95.3% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.
- Ysgol Gynradd Bontnewydd provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are presently no surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 units** per annum on average.*

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

As in Bethel, a very high proportion of Bontnewydd residents are Welsh speakers - 85.9% of the population, which is 15.9% above the level of 70% that has been identified as the level where the language is probably viable. However, there was a slight decrease (2.1%) in the proportion and number (1.6%) of Welsh speakers between 2001 and 2011. There was a decrease in the proportion of the population under 65 years of age while the proportion of people over 65 increased. This suggests that out-migration is happening among the younger population due to lack of work or lack of suitable and affordable housing. It is noted that housing is slightly less affordable than in Gwynedd as a whole. It is also noted that the increase in the growth of new housing units has been limited over the last decade. It is felt that the expected level of growth is suitable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Deiniolen

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Lack of variety in the types of houses and substandard condition of houses generally.
- Settlement is larger than Botwnnog and Y Ffôr.
- High proportion of the population speaks Welsh 81.2%, which is 11.2% higher than the level of 70% which is identified as the figure where the language is likely to be viable, compared to 65.4% in Gwynedd.
- Reduction of 1.6% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (2.3% compared to 8% in Gwynedd).
- 9 units were built between 2002 and 2011 with new housing built during this period representing 1.5 % of the housing stock in 2011.
- Housing affordability is not a substantial problem compared to other areas in Gwynedd.
- It is noted that that the percentage of immigrants in Deiniolen/Bethel/Penisarwaun wards increased from 359 to 418 (+16.4%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (93.7% compared to 89.7% in Gwynedd). The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.
- Ysgol Gynradd Gwaun Gynfi provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 24 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

The status of the Welsh language in the village of Deiniolen is healthy with 81.2% speaking Welsh, which is 11.2% above the threshold level of 70% that has been identified as the level where the language is probably viable. However, it is noted that although the proportion of Welsh speakers has decrease somewhat, there has been an increase in the number of speakers. In addition to this, second homes are not a significant problem in the area. It is noted that the percentage of in-migrants in Deiniolen/Bethel/Penisarwaun has increased from 359 to 418 (+ 16.4%) between 1991 and 2001, which compares with an increase in Gwynedd from 9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales who speak Welsh is relatively high (93.7% compared with 89.7% in Gwynedd). The above suggests that the in-migration of non-Welsh speaking people is not a significant problem in the area. It is considered that the provision of new housing would be very attractive in terms of attracting people to live here, because of the proximity to Caernarfon and Bangor which are important employment centres. Due to the linguistic nature of Bangor, where higher levels of the population do not have Welsh language skills, there is a potential, therefore, for the development to attract people who work there, who do not speak Welsh. However, it is felt that the expected level of growth is acceptable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

For these reasons, the size of the village, and the low risk that some houses will be used as second homes, it is felt that the expected growth can be guided as well as a bit more for the village, without this having a negative influence on the language. **Redistribute growth of 5 units to the centre.**

DISTRIBUTION OF GROWTH IN THE BLAENAU FFESTINIOG AREA

Assessment of Urban Service Centres – Level 1

Blaenau Ffestiniog

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **298** housing units was identified for Blaenau Ffestiniog (this includes a 10% slippage figure) during the Plan period (2011 – 2026).
- Because of the rocky nature of the topography, there is a lack of suitable land available in Blaenau Ffestiniog and therefore makes it challenging to address the expected growth in the centre.

KEY INDICATORS	Blaenau Ffestiniog	Gwynedd
% Welsh speakers (2011)	80.7	65.4
% Second/holiday homes	5.5	8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

(community council) (November, 2011)		
% Change 2001-2011 (number of Welsh speakers) (ward)	Bowydd a Rhiw +0.8 Diffwys a Maenofferen -5.0 Teigl -2.1	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Bowydd a Rhiw -1.5 Diffwys a Maenofferen -5.2 Teigl -1.8	-4.8
Housing affordability (2012) (ward)	Bowydd a Rhiw 3.8 Diffwys a Maenofferen 3.9 Teigl 4.2	6.1
Housing growth (new units between 2002 and 2011)* (community council)	1.2%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>		

Key points

- The expected level of growth in the Plan = 298 units based on its role as an Urban Service Centre, which equates to 20 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 80.7%, which is 10.7% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Blaenau Ffestiniog. Increase of 0.8% in the number of Welsh speakers in Bowydd a Rhiw ward and a reduction of 5% in Diffwys and Maenofferen between 2001 and 2011.
- Housing is affordable in Blaenau Ffestiniog on the whole.
- Higher proportion of people born in Wales (77.6% compared to 66.8% in Gwynedd).
- 32 units were provided in the settlement between 2002 and 2011 with new houses built during this period representing 1.6% of the housing stock in 2011.
- It is noted that the percentage of immigrants to Blaenau Ffestiniog increased 29.2% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to an increase in Gwynedd of +47.5%. It is noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (95%) compared to Gwynedd, which was 88.7% in 2011.
- The primary schools in Maenofferen, Manod and Tanygrisiau provide Welsh medium education for children between 3 and 11 years old. According to 2012 figures, there are 15, 23 and 51 surplus places in the schools respectively.
- Low rate of second homes in the area.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Lack of variety in the types of housing and poor condition of housing.
- Census figures show that the population between 0-19 years of age reduced by 11.9%, 10.2% and 7.8% in Teigl, Maenofferen and Bowydd a Rhiw wards respectively between 2001 and 2011. It is likely therefore that young families are leaving the area due to lack of employment opportunities or suitable housing.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **298 housing units was identified for Blaenau Ffestiniog** (this includes a 10% slippage figure) during the Plan period (2011 – 2026).*

Blaenau Ffestiniog is a relatively large centre in Gwynedd, with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is relatively healthy here with a high proportion of Welsh speakers living in the area - 80.7 %, which is 10.7% higher than the level of 70% that has been identified as the level where the language is probably viable. Therefore Blaenau Ffestiniog is considered as a stronghold of the Welsh language. Having said this, however, there has been a slight fall in the proportion of Welsh speakers. Housing is much more affordable in the centre than in Gwynedd as a whole, and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born outside Wales and Welsh speaking is very high compared with other areas in the County (31.7% in Bowydd and Rhiw, 32.5% in Diffwys and 31.9% in Teigl). The above suggests that non-Welsh people moving into the area tend to learn the language. In addition, the pattern of construction growth in Blaenau Ffestiniog has been lower than in Gwynedd as a whole over the past decade. For these reasons, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures. The shortage of land makes it difficult to address the expected growth with an emphasis on windfall opportunities, especially empty houses. We estimate that we are short of 20 units. However, it is not considered valid to redistribute these as there is no suitable centre nearby.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these there are 3 Local Service Centres within the catchment area of Blaenau Ffestiniog, namely Barmouth and Tywyn.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

KEY INDICATORS	Abermaw	Tywyn	Gwynedd
% Welsh speakers (2011)	41.8	36.5	65.4
% Second/holiday homes (community council) (November, 2011)	Abermaw 10.5	Tywyn 10.9	8
% Change 2001-2011 (number of Welsh speakers)	Abermaw -1.6	Tywyn -6.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers)	Abermaw -4.6	Tywyn -7.3	-4.8
Housing affordability (2012)	Abermaw 6.5	Tywyn 7.2	6.1
Housing growth (new units between 2002 and 2011)* (community council)	5.5%	5.8%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock			

Barmouth

Key points

- The expected level of growth in the Plan = 91 units based on its role as Local Service Centre, which equates to 6 housing units per annum on average
- Major tourist destination with a high number of second homes in the centre.
- Very low proportion of the population speaks Welsh 30.5%, which is 39.5% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction of 4.6% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Very low proportion of the population born in Wales (49.3% compared to 66.4% in Gwynedd).
- 65 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.8% of the housing stock in 2011.
- High proportion of second homes in the area.
- Housing affordability a problem in the area.
- Ysgol Gynradd Y Traeth provides Welsh medium education for children between 3 and 11 years old. Only 2% of the pupils are from Welsh-speaking homes.
- The percentage of the population between 20-29 years of age reduced by 20.3% and the percentage of the population over 65 years of age increased 55.9% between 2001 and 2011 in the ward (Census 2001 and 2011). Significantly it is noted that the percentage of the population over 65 years of age who can speak Welsh increased 51% between 2001 and 2011 in Barmouth ward, which suggests that the Welsh-speaking elderly have moved out of the area and/or that there has been an immigration of elderly people who do not speak Welsh into the area.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*The expected level of growth in the Plan = **91 units** based on its role as Local Service Centre, which equates to **6 housing units** per annum on average*

The percentage of Welsh speakers is 28.2% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, a decrease of -1.6% was seen in the number of Welsh speakers and -4.6% in the proportion of Welsh speakers in the centre. While housing affordability is not significantly worse than the Gwynedd ratio, Census figures show that the percentage of the population aged between 20-29 years and 30-64 years has decreased while the percentage of people aged over 65 has increased between 2001 and 2011 in Barmouth ward (2011 Census). This suggests that out-migration among the local working population is a problem, with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. This is supported by the fact that so few school children come from homes where Welsh is the household language. There is a real need for affordable housing for local people (especially young families). Considering this, it is not appropriate to refer more growth than has been identified.

Tywyn

Key points

- The expected level of growth in the Plan = 103 units based on its role as Local Service Centre which equates to 7 housing units per annum on average.
- Age demographic of the area is unbalanced with a high proportion of elderly people.
- Above average proportion of second homes in the area.
- Housing affordability a problem in the area.
- Very low proportion of the population speaks Welsh – 36.5%, which is 33.5% below the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 7.3% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- The percentage of the population between 0-19 years of age reduced by 14% while the percentage of the population over 65 years of age increased 18% between 2001 and 2011 in the ward (Census 2001 & 2011). Significantly also, a reduction of 4% was seen in the population over 65 years of age who speak Welsh over the same period. This suggests that immigration of older people who do not speak Welsh is a problem in the area.
- 124 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.5% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **103 units** based on its role as Local Service Centre which equates to **7 housing units** per annum on average.*

The percentage of Welsh speakers is 33.5% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

decrease of 6.4% in the number of Welsh speakers and a 7.3% decrease in the proportion of Welsh speakers in the centre. Housing affordability is a problem in the area. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of the population up to 20 years old decreased while the percentage of the population over 65 years increased between 2001 and 2011 in Tywyn ward (2011 Census). This suggests that out-migration among families with children is a problem, with the lack of affordable housing a possible factor. It is very important to try to hold on to this group in order to maintain the language in the area. It was also noted that the proportion of people born outside Wales and who are Welsh speaking is among the lowest in Gwynedd (12.3%). There is a real need for affordable housing for local people (especially young families). Considering this it is not appropriate to refer more growth than has been identified. It should be ensured that appropriate measures are incorporated into any plan for housing here, e.g. ensuring that an adequate supply of housing is affordable and available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE BANGOR AREA

Assessment of Urban Service Centres – Level 1

BANGOR

- Because of the number of different services and facilities, it has been identified as a Sub-regional Centre
- To concur with the Plan strategy and the present role of the centre a growth level of **969** housing units was identified for Bangor (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Bangor	Gwynedd
% Welsh speakers (2011)	38.5	65.4
% Second/holiday homes (community council) (November, 2011)	0.8	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Garth -34.4 Menai (Bangor) 10.1 Glyder -6.7 Dewi 6.6 Hendre -7.2 Deiniol 1.5 Marchog -11.5 Hirael -9.7	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Garth -33.9 Menai (Bangor) -32 Glyder -5.9	-4.8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

	Dewi -10.7 Hendre -12.7 Deiniol -25 Marchog -7.2 Hirael -28.5	
Housing affordability (2012) (ward)	Garth 7 Menai (Bangor) 4.3 Glyder 6.6 Dewi 6.5 Hendre 5.5 Deiniol 4.8 Marchog 6 Hirael 7.5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	2.8%	3.5%
* - number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 969 units based on its role as an Urban Service Centre, which equates to 64 housing units per annum on average during the Plan period.
- Very low proportion of the population speaks Welsh 38.5%, which is 31.5% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Bangor. Increase of 10.1% in the number of Welsh speakers in Menai ward (Bangor) and a striking reduction of 34.4% in Garth between 2001 and 2011.
- Housing affordability varies within the centre with the most affordable housing in Menai (Bangor) and the least affordable housing in Garth.
- Low proportion of people born in Wales (41.2% compared to 66.8% in Gwynedd).
- 165 new units were built between 2002 and 2011 with new housing built during this period representing 2.8% of the housing stock in 2011.
- It is noted that that the percentage of immigrants in Bangor increased 174% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to an increase in Gwynedd of +47.5%. It is noted that the percentage of the population born in Wales and who speak Welsh is relatively low (64.4%) compared to Gwynedd, which was 88.7% in 2011. The above suggests that immigration of non-Welsh speaking students makes a substantial contribution to the non-Welsh speaking population in the ward.
- Comparatively low rate of second homes in the area.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **969 housing units was identified for Bangor** (this includes a 10% slippage figure) during the Plan period (2011 – 2026).*

Bangor is Gwynedd's main centre, with a good range of facilities and services, and it is believed that these, along with policies to protect them and to promote appropriate new ones, will be sufficient to maintain the growth in population that may result from the proposed growth. The Welsh language is not viable in the town, with a very low rate of Welsh speakers living in the area - 38.5%, which is 31.5% below the level of 70% that has been identified as the level where the language is probably viable. Over the past decade, a decrease has been seen in the proportion of Welsh speakers in all wards within the town. It is clear, therefore, that the fragile condition of the language in the area has continued to decrease over this period. Second homes are not a significant problem in Bangor and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born in Wales and who speak Welsh is low in each ward in the town especially in Marchog (60%), and Menai (Bangor) (63%) compared to 88.8% in Gwynedd. This suggests that the Welsh language is not used within families who already live in the area. It is also noted that the percentage of people born outside Wales who speak Welsh is also low. It is noted that the percentage of migrants in Bangor has increased in all wards between 1991 and 2001. It is likely that this is due to students moving into the area. The above suggests that the area is very attractive to non-Welsh speaking households. It is reasonable to assume that a number of non-Welsh speaking households are students who stay in the city for about 3 years before being replaced by other students. It is noted that the rate of housing construction has been less than that seen in Gwynedd since 2002. In considering the above factors and patterns, especially the fact that the town is not a stronghold of the Welsh language, as well as the size of the centre, it is not considered that the expected level of growth centre will have an unacceptable negative influence on the language, especially with the incorporation of appropriate mitigation measures including an adequate element of affordable housing. In addition, it is considered that an adequate level in Bangor will mean less out-migration to the more Welsh-speaking communities in the catchment area of the centre.

Opportunities to Address the Growth

- Initial work to Assess Potential Sites together with Urban Capacity and a review of the present Land Bank as well as the number of units has been completed since April 2011, meaning that it is possible to address approximately **969** units of the expected growth level which equates to building approximately 64 housing units per annum on average.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these there are 2 Local Service Centres within the Bangor catchment area, namely Bethesda and Bangor.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Bethesda	Rachub	Gwynedd
% Welsh speakers (2011)	77.5	68.2	65.4
% Second/holiday homes (community council) (November, 2011)	Bethesda 1	Bethesda 1	8
% Change 2001-2011 (number of Welsh speakers) (ward)	Ogwen 6.3 Gerlan 4.9	Gerlan 4.9	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Ogwen 2.8 Gerlan -0.8	Gerlan -0.8	-4.8
Housing affordability (2012) (ward)	Ogwen 5.9 Gerlan 5	Gerlan 5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	4.6%	4.6%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>			

Bethesda

Key points

- The expected level of growth in the Plan = 99 units based on its role as Local Service Centre, which equates to 6 housing units per annum on average
- Strong Welsh culture that is important to the community.
- Higher proportion of the population speaks Welsh 77.5%, which is 7.5% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- It is noted that 81.2% of the population of Ogwen ward speaks Welsh compared to 65.4% in Gwynedd – increase of 5.8%, showing that the Welsh language is in a strong position here.
- 101 units were built in Bethesda community council between 2002 and 2011 with new housing built during this period representing 4.6% of the housing stock in 2011.
- Housing affordability is not a substantial problem in the area.
- Ysgol Gynradd Abercaseg, Ysgol Gynradd Penybryn and Ysgol Gynradd Llanllechid provide Welsh medium education for children between 3 and 11 years old.
- Census figures show (2011) that 78% of the population between 16-64 years of age (that is, working age) in Ogwen ward can speak Welsh, which is considerably higher than the County

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

average (62.5%). This means that it is extremely important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

- It is noted that the percentage of immigrants in Ogwen ward increased from 196 to 236 (+20.4%) between 1991 and 2001, which compares to the increase in Gwynedd (9521 to 14,046 (47.5%). It is also noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (91.6% compared to 89.7% in Gwynedd). Also, the proportion of Welsh speakers in the ward increased 5.8% between 2001 and 2011. The above suggests that immigration of non-Welsh speakers is not a substantial problem in the area.

Conclusions

*The expected level of growth in the Plan = **99 units** based on its role as Local Service Centre, which equates to **6 housing units** per annum on average*

The location of the centre as well as the good links to wider areas like Bangor makes Bethesda a popular place to live. Bethesda is relatively large centre in Gwynedd with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is very healthy here with a high proportion of Welsh speakers living in the area - 77.5%, which is 7.5% above the level of 70% that has been identified as the level where the language is probably viable. On the whole housing is slightly more affordable than the County average. An increase was seen in Welsh speakers in the area between 2001 and 2011. Second homes are not a significant problem in Bethesda and the possibility that new units will be used for this purpose is low. Census figures show (2011) that 78.1% of the population aged 16-64 (working age) in Ogwen ward are able to speak Welsh, which is higher than the County average (62.5%). This means that it is extremely important to retain this group in order to maintain the language in the area. Consequently it is extremely important to consider the potential for the growth level to attract non-Welsh speaking immigrants, especially so because of the proximity Bethesda to Bangor. However, on the whole, it is not considered that the scale of growth proposed is likely to cause significant growth in the population that could adversely affect the Welsh language. Providing affordable housing is one way to do this.

Rachub

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Comparatively small settlement compared to Bethesda.
- Limited number of services with a large number of houses, especially terraced housing.
- Slightly higher proportion of the population speaks Welsh 68.2%, which is 1.8% lower than the level where it is believed that the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Increase of 4.9% in the number of Welsh speakers in Gerlan ward between 2001 and 2011 but a reduction of 0.8% in the proportion of Welsh speakers as part of the population, which suggests

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

that although the number of Welsh speakers increased, the numbers who do not speak Welsh increased even more.

- Very low proportion of second homes (1% compared to 8% in Gwynedd).
- Housing is more affordable than in Gwynedd as a whole.
- 29 units were built in Rachub settlement between 2002 and 2011 with new housing built during this period representing 9.1% of the housing stock in 2011.
- Ysgol Gynradd Llanllechid, Rachub provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are no surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units per annum on average**.*

Like Bethesda, the location together with the good links to wider areas like Bangor makes Rachub a popular place to live. Although the status of the Welsh language is similar to that of the County, Welsh speakers are 1.8% below the level of 70% that has been identified as the level where the language is probably viable. On the whole housing is slightly more affordable than the County average. An increase was seen in Welsh speakers in the area between 2001 and 2011. Second homes are not a significant problem in Rachub and the possibility that new units will be used for this purpose is low. There is a lack of variety in the types of houses in the village, and there is an opportunity for the proposed housing development to address this need. In considering the above factors, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

DISTRIBUTION OF GROWTH IN THE PWLLHELI AREA

Assessment of Urban Service Centres – Level 1

Pwllheli

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **323** housing units was identified for Pwllheli (this includes a 10% slippage figure) during the Plan period (2011 – 2026).
- A large part of the town and peripheral land suffer from risk of flooding and therefore it makes it challenging to address the expected growth within the centre.

KEY INDICATORS	Pwllheli	Gwynedd
----------------	----------	---------

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

% Welsh speakers (2011)	78.7	65.4
% Second/holiday homes (community council) (November, 2011)	3.7	8
% Change 2001-2011 (number of Welsh speakers) (ward)	North Pwllheli +11.6 South Pwllheli -4.3	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	North Pwllheli -2.9 South Pwllheli -0.2	-4.8
Housing affordability (2012) (ward)	North Pwllheli 7.1 South Pwllheli 9.5	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.8%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>		

Key points

- The expected level of growth in the Plan = 323 units based on its role as an Urban Service Centre, which equates to 21 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 78.7%, which is 8.7% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Pwllheli. Increase of 11.6% in the number of Welsh speakers in North Pwllheli ward and a reduction of 4.3% in South Pwllheli ward between 2001 and 2011.
- Housing is on the whole less affordable in Pwllheli.
- Higher proportion of people born in Wales (77.6% compared to 66.8% in Gwynedd).
- 93 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.4% of the housing stock in 2011.
- Ysgol Gynradd Cymerau provides Welsh medium education for children between 3 and 11 years old. According to 2012 figures, there are 36 surplus places in the school.
- Low rate of second homes in the area.
- Census figures show that 76.3% of the population of South Pwllheli ward are aged between 25-64 (that is, working age) and are Welsh speakers, which is considerably higher than the County average (65.3%). This means that it is very important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

To concur with the Plan strategy and the present role of the centre a growth level of **323** housing units was identified for Pwllheli (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

Pwllheli in Gwynedd is a relatively large centre with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is relatively healthy in Pwllheli with a high proportion of Welsh speakers living in the area - 78.7%, which is 8.7% above the level of 70% that has been identified as the level where the language is probably viable. Although on average housing is less affordable than in Gwynedd as a whole, the proportion of Welsh speakers has increased significantly in North Pwllheli while there has been a slight fall in South Pwllheli. Second homes are not a significant problem in Pwllheli and the possibility of new units being used for this purpose is low. An important factor to consider is that the places that are traditionally attractive as places for the location of holiday homes are also in a flood zone, which means that the Plan will not promote new housing there. It is also noted that the percentage of the population born in Wales who speak Welsh is relatively high (94.8% in North Pwllheli; 93.1% in South Pwllheli, compared with 89.7% in Gwynedd). This suggests that the in-migration of non-Welsh people is not a significant problem in the area. For these reasons, it is considered that the expected level of growth of the centre is unlikely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Pwllheli and another Urban Centre, namely Abersoch, Criccieth and Nefyn.
- Also there are 3 Service Villages, namely Botwnnog, Chwillog and Y Ffôr.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Nefyn	Abersoch	Criccieth	Gwynedd
% Welsh speakers (2011)	76.1	43.5	64.2	65.4
% Second/holiday homes (community council) (November, 2011)	18.6	39.8 (Llanengan Community council)	8.6	8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

% Change 2001-2011 (number of Welsh speakers)	-2.7	-23.5	-4.4	-0.6
% Change 2001-2011 (change in the percentage of Welsh speakers)	-3	-13.4	-1.4	-4.8
Housing affordability (2012)	7.4	12	8.6	6.1
Housing growth (new units between 2002 and 2011)* (community council)	3.8%	5.3%	4.8%	3.5%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>				

Abersoch

Key points

- The expected level of growth in the Plan = 67 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum
- Major tourist destination with a high number of second homes in the centre.
- Lower proportion of the population speaks Welsh 43.5%, which is just over a quarter (26.5%) below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction of 23.5% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Very low proportion of the population born in Wales (44.7% compared to 66.4% in Gwynedd).
- 58 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 7.3% of the housing stock in 2011.
- Housing affordability is a substantial problem in the area.
- Ysgol Gynradd Abersoch provides Welsh medium education for children between 3 and 8 years of age.
- A much higher proportion of older people, over 65 years of age, live in Abersoch. Also Census figures show that the percentage of the population between 20 and 34 years of age reduced by 36.5% between 2001 and 2011 in Abersoch ward (Census 2011). This suggests that the outmigration of the local working population is a problem, with the lack of affordable housing one possible factor.

Conclusions

*The expected level of growth in the Plan = **67 units** based on its role as Local Service Centre, which equates to an average of **4 housing units** per annum*

The percentage of Welsh speakers is 26.5% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a 23.5% decrease in the number of Welsh speakers in the centre. Housing affordability is a significant issue in Abersoch, with housing less affordable there than any other part of Gwynedd. The high number of

second homes/ holiday homes is also a significant problem. Census figures show that the percentage of the population aged between 20-29 years and between 30-64 years fell 30.6% and 21.4% respectively between 2001 and 2011 in Abersoch ward (2011 Census). This suggests that out-migration among the local working population is a problem, with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. It is also noted that the proportion of people aged over 65 years who are Welsh speakers has increased 11.5% between 2001 and 2011. There is a real need for affordable housing for local people (especially young families). In view of this and because this centre falls within the Local Market Housing policy, it is not appropriate to refer more growth than has been identified. This will also protect new growth in the plan to address local market needs.

Nefyn

Key points

- The expected level of growth in the Plan = 73 units based on its role as Local Service Centre which equates to 5 housing units per annum on average.
- Above average proportion of second homes in the area.
- Housing affordability a problem in the area.
- Higher proportion of the population speaks Welsh - 76.1%, which is 6.1% higher than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 2.7% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- A slightly higher proportion of people born in Wales (72.5% compared to 66.4% in Gwynedd).
- 34 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 4.5% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **73 units** based on its role as Local Service Centre which equates to **5 housing units** per annum on average.*

The proportion of empty homes in the settlement is relatively high, and the centre is considered to be relatively isolated from other Centres. The status of the Welsh language is relatively healthy in Nefyn, with a high rate of speakers living in the centre - 76.1%, which is 6.1% above the level of 70% that has been identified as the level where the language is probably viable. Although housing is less affordable than in Gwynedd as a whole and although there is a high proportion of second homes in the area, the proportion of Welsh speakers has not reduced significantly here, especially when compared to the corresponding figures for Abersoch and Criccieth. There is a primary school here and opportunities to manage the construction phase on a few sites, as well as the type of housing units. Unlike Abersoch, there are year-round employment opportunities. For these reasons, we believe that the expected growth in Nefyn is acceptable.

Criccieth

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

Key points

- The expected level of growth in the Plan = 68 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Proportion of second homes in the area similar to the county proportion.
- A slightly lower proportion of the population speaks Welsh – 64.2%, which is slightly lower (5.8%) than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 4.4% in the number of Welsh speakers in the ward between 2001 and 2011.
- A slightly lower proportion of people born in Wales (61.9% compared to 66.4% in Gwynedd).
- Housing slightly less affordable than the County average.
- 63 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 6.3% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **68 units** based on its role as Local Service Centre which equates to an average of **4 housing units** per annum.*

On the whole, the picture in Criccieth reflects that of Gwynedd as a whole. However, housing affordability is a greater problem in Criccieth, and a greater decrease in the number of Welsh speakers was noted. Although there are good transport links to Pwllheli, it would not be appropriate to redistribute Pwllheli's growth here because of the distance between the two centres. It would be more feasible to redistribute some of Porthmadog's growth if necessary. Based on the existing land bank and windfall opportunities, the centre can cope with around 60 units more than the expected level, equivalent to 8 units per annum.

Assessment of Service Villages – Level 3

KEY INDICATORS	Botwnnog	Y Ffôr	Chwilog	Gwynedd
% Welsh speakers (2011)	84.3	85.7	80	65.4
% Second/holiday homes (community council) (November 2011)	9.9	3.5 (Llannor community council)	5.1 (Llanystumdwy community council)	+8
% Change 2001-2011 (number of Welsh speakers)	+2.7	(Abererch Ward) -2.1	(Llanystumdwy Ward) +7.9	-0.6
% Change 2001-2011 (change)	-1.6	3.9	-0.4	-4.8

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

in the percentage of Welsh speakers)				
Housing affordability (2012)	8.1	(Abererch Ward) 6.4	(Llanystumdwy Ward) 6.4	6.1
Housing growth (new units between 2002 and 2011)* (community council)	5.6%	2.3%	3.1%	3.5%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.				

Botwnnog

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Comparatively small settlement compared to Chwilog and Y Ffôr.
- Number of services but not many houses.
- High proportion of the population speaks Welsh 84.3%, which is 14.3% above the level where it is believed the language is viable (that is 70%), compared to 65.4% in Gwynedd.
- Increase of 2.7% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively high proportion of second homes (9.9% compared to 8% in Gwynedd).
- Housing less affordable than in Gwynedd as a whole.
- 18 units were built between 2002 and 2011 with new housing built during this period representing 10.8% of the housing stock in 2011.
- Housing affordability is a substantial problem in the area.
- Ysgol Gynradd Pont y Gof, Botwnnog provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 23 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

The status of the language is very healthy in Botwnnog (as it is in Y Ffôr and Chwilog) and the number of Welsh speakers increased 2.7% in the area between 2001 and 2011. It is noted that the percentage of second homes is higher than the County average and that housing is less affordable than the average for Gwynedd. The existence of a primary school, secondary school, and surgery means that there are opportunities to speak Welsh outside the household. Twelve affordable homes were built recently and the evidence to date shows that this has not led to a negative influence on the language. For these reasons, the size of the village, and the low risk that some houses will be used as second homes, it is felt that the expected growth of the village can be guided without this having a negative influence on the language. To minimise the potential risks it should also be ensured that an adequate percentage of new housing is affordable.

Y Ffôr

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 units per annum on average
- High proportion of the population speaks Welsh 85.7%, which is 15.7% higher than the level of 70% which is identified as the figure where the language is likely to be viable.
- Reduction of 2.1% in the number of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (3.5% compared to 8% in Gwynedd).
- 6 units were built between 2002 and 2011 with new housing built during this period representing 2.4% of the housing stock in 2011.
- Housing affordability similar to the county situation.
- Ysgol Gynradd Bro Plenydd, Y Ffôr provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 69 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 units** per annum on average*

As shown in Botwnnog and Chwilog, a very high proportion of residents in Y Ffôr are Welsh speakers. However, there has been a slight decrease (2.1%) in the proportion of Welsh speakers since 2001. On the other hand, housing affordability is not a major problem and the percentage of second homes in the village is relatively low. Therefore the possibility that new houses will be used as second homes is low. It is also noted that the increase in the growth of new housing units has been limited over the last decade. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Chwilog

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Settlement is larger than Botwnnog and Y Ffôr.
- High proportion of the population speaks Welsh 80%, which is 10% higher than the level of 70% which is identified as the figure where the language is likely to be viable, compared to 65.4% in Gwynedd.
- Reduction of 0.6% in the number of Welsh speakers in the ward between 2001 and 2011.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Comparatively low proportion of second homes (5.1% compared to 8% in Gwynedd).
- 13 units were built between 2002 and 2011 with new housing built during this period representing 4.2% of the housing stock in 2011.
- Housing affordability similar to the county situation.
- Ysgol Gynradd Chwilog provides Welsh medium education for children between 3 and 11 years of age. 2012 figures show that there are 13 surplus places in the school.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

The status of the Welsh language is relatively healthy in Chwilog with 80% speaking Welsh, and the proportion of speakers has increased significantly between 2001 and 2011. In addition, second homes are not a significant problem in the area. Therefore it is considered that the expected growth is acceptable without having a negative influence on the Welsh language. It should be ensured that appropriate measures are incorporated into any plan for housing here, e.g. ensuring that an adequate supply of housing is affordable and available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE MENAI AREA

Assessment of Urban Service Centres – Level 1

Opportunities to Address the Growth

- Work to Assess Potential Sites together with Urban Capacity and a review of the present Land Bank as well as the number of units has been completed since April 2011, meaning that it is possible to address approximately 293 units of the expected growth level which equates to building approximately 22 housing units per annum on average.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre. However, it is noted that such a centre has not been identified in this catchment area.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within the catchment area, namely Menai Bridge, Llanfairpwll and Beaumaris.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

KEY INDICATORS	Menai Bridge	Llanfairpwll	Beaumaris	Anglesey
% Welsh speakers (2011)	55.9	71.8	38.3	57.2
% Second/holiday homes (community council) (November, 2011)	Menai Bridge 3.3	Llanfairpwll 1.6	Beaumaris 8.8	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Cadnant 5.9	Gwyngyll -2.2	Beaumaris -5.4	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Cadnant -4.4	Gwyngyll -3.4	Beaumaris -0.2	-2.9
Housing affordability (2012) (ward)	Cadnant 7	Gwyngyll 6.1	Beaumaris 8.3	6.3
Housing growth (new units between 2002 and 2011)* (community council)	6.3	3.4	3.6	5.6%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>				

Menai Bridge

Key points

- The expected level of growth in the Plan = 115 units based on its role as Local Service Centre, which equates to 7 housing units per annum on average.
- Lower proportion of the population speaks Welsh 55.9%, which is 14.1% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- A smaller proportion of children in primary school speak Welsh fluently at home (20.5% compared to 35.1% in Anglesey as a whole).
- Multiracial society.
- Second homes not a substantial problem in the area.
- Variety of services and facilities that meet the needs of the local population.
- Reduction of 5.2% in the proportion of Welsh speakers in Tysilio ward between 2001 and 2011.
- 101 units were built in the community council area between 2002 and 2011 with new housing built during this period representing 6.3% of the housing stock in 2011.
- Housing affordability a problem in the area.
- The percentage of the population between 20-29 years of age increased 29.8% between 2001 and 2011 (Census 2001 and 2011). Significantly also, an increase of 47.5% was seen in the population over 65 years of age over the same period. However it must be remembered that possibly student numbers influenced this figure.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*The expected level of growth in the Plan = **115 units** based on its role as Local Service Centre, which equates to **7 housing units** per annum on average.*

The proportion of Welsh speakers in the centre is below the County figure and 14.1% below the level of 70% that has been identified as the level where the language is probably viable. Although housing is less affordable than in Anglesey as a whole and although there is a high proportion of second homes in the area, the number of Welsh speakers has increased here, while there was a small decrease in the proportion of speakers. There is a primary school and secondary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. It is felt that the expected level of growth is acceptable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

Llanfairpwll

Key points

- The expected level of growth in the Plan = 82 units based on its role as Local Service Centre which equates to 5 housing units per annum on average.
- High working population with young families.
- Lower than average proportion of second homes in the area.
- Higher proportion of the population speaks Welsh - 71.8%, which is 1.8% higher than the threshold of 70%, compared to 57.2% in Anglesey.
- Reduction of 3.4% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Slightly higher proportion of people born outside the UK (5.1% compared to 3.4% in Gwynedd).
- The percentage of the population over 65 years of age reduced by 37.5% between 2001 and 2011 in the ward (Census 2001). Significantly also, an increase of 35% was seen in the percentage of Welsh speakers. However, a reduction was seen in the percentage of Welsh speakers in the 3-15 and 16-64 age groups (-20% and -8% respectively) over the same period.
- 70 units were built in the Llanfairpwll community council area between 2002 and 2011 with new housing built during this period representing 3.4% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **82 units** based on its role as Local Service Centre which equates to **5 housing units** per annum on average.*

Llanfairpwll has a strong Welsh culture. The location of the centre near to the Menai Straits makes the area an attractive place to live. The percentage of Welsh speakers is 1.8% above the level of 70% that has been identified as the level where the language is probably viable. However there was a decrease in the number and percentage of Welsh speakers in the centre between 2001 and 2011. The fact that a percentage of the younger population who speak Welsh has fallen suggests that

there is no suitable housing to keep young families in the area. In view of the above and the fact that construction growth has been less than the average for the County, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Beaumaris

Key points

- The expected level of growth in the Plan = 96 units based on its role as Local Service Centre which equates to 6 housing units per annum on average.
- Comparatively higher proportion of second homes in the area.
- Substantially lower proportion of the population speaks Welsh – 38.3%, which is much lower (31.7%) than the threshold of 70%, compared to 65.4% in Gwynedd.
- Reduction of 5.4% in the number of Welsh speakers in the ward between 2001 and 2011.
- Substantially lower proportion of the population born in Wales (56.8% compared to 66.4% in Gwynedd).
- Housing less affordable than the County average.
- 66 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 3.6% of the housing stock in 2011.

Conclusions

*The expected level of growth in the Plan = **96 units** based on its role as Local Service Centre which equates to **6 housing units** per annum on average.*

The percentage of Welsh speakers is 31.7% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a 5.4% decrease in the number of Welsh speakers in the centre. Housing affordability is a significant issue in Beaumaris. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of population aged 3-15 years who speak Welsh has fallen 10.8% between 2001 and 2011 in Beaumaris ward (2011 Census). This suggests that out-migration among local young families is a problem with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. It is also noted that the proportion of people born outside Wales and who do not speak Welsh is low, suggesting that there is not a strong Welsh culture in the area and a lack of opportunities to learn Welsh. There is a real need for affordable housing for local people (especially young families). In view of this and because this centre is likely to fall within the Local Market Housing policy, it is not appropriate to refer more growth than has been identified.

DISTRIBUTION OF GROWTH IN THE AMLWCH AREA

Assessment of Urban Service Centres – Level 1

Amlwch

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **533** housing units was identified for Amlwch (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Amlwch	Anglesey
% Welsh speakers (2011)	63.1	57.2
% Second/holiday homes (community council) (November, 2011)	3	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Rural Amlwch -1.6 Amlwch Port (not available)	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Rural Amlwch -2.7 Amlwch Port (not available)	-2.9
Housing affordability (2012) (ward)	Rural Amlwch 7.7 Amlwch Port 4.3	6.3
Housing growth (new units between 2002 and 2011)* (community council)	3.6	5.6
* - number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 533 units based on its role as an Urban Service Centre, which equates to 35 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 63.1%, which is 6.9% less than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- Small reduction of 1.6% in the number of Welsh speakers in the Rural Amlwch ward between 2001 and 2011.
- Housing affordability varies within the centre with housing less affordable in Rural Amlwch and more affordable in Amlwch Port.
- Slightly higher proportion of people born in Wales (67.5% in Amlwch; 66.4% in Anglesey).

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Low rate of second homes in the area.
- Census figures show that the proportion of the population between 30-64 years of age (that is, working age) reduced by 10% in the Rural Amlwch ward between 2001 and 2011. This means that it is very important to retain this group in order to maintain the language in the area. Providing affordable housing is one way to do this.

Conclusions

To concur with the Plan strategy and the present role of the centre a growth level of 533 housing units was identified for Amlwch (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

Amlwch is a relatively large centre in Anglesey with a variety of facilities and services as well as various employment opportunities. The status of the language is relatively healthy in Amlwch with a higher rate of Welsh speakers living in the area compared to Anglesey as a whole. However, the rate remains 7% below the threshold where the language is considered viable. Variation is seen in housing affordability in the centre, with housing less affordable in Amlwch Rural ward. Along with this, a decrease was seen in the proportion of Welsh speakers and also the number of speakers between 2011 and 2011. Second homes are not a significant problem in Amlwch and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born outside Wales and Welsh speaking is one of the highest in the island suggesting that in-migration of non-Welsh speakers is not a significant problem in the area with a high proportion choosing to learn Welsh. The construction growth seen in the centre since 2002 is relatively low. For these reasons, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Amlwch and another Urban Centre namely Cemaes, Benllech and Pentraeth.
- Also there is a Service Village, namely Llannerchymedd.
- We are not aware of a unique opportunity for development within this sub-area, e.g. strategic brownfield.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Cemaes	Benllech	Pentraeth	Anglesey
% Welsh speakers (2011)	50.5	43.3	60.5	57.2

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

% Second/holiday homes (community council) (November, 2011)	Llanbadrig 10	Llanfair ME 9.3	Pentraeth 6.3	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Llanbadrig -6.3	Llanbedrgoch -7.9	Pentraeth -1.9	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llanbadrig -2	Llanbedrgoch -1.6	Pentraeth -3.4	-2.9
Housing affordability (2012) (ward)	Llanbadrig 7.4	Llanbedrgoch 7.8	Pentraeth 4.9	6.3
Housing growth (new units between 2002 and 2011)* (community council)	6.8	5.8	1.9	5.6
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>				

Cemaes

Key points

- The expected level of growth in the Plan = 81 units based on its role as Local Service Centre, which equates to 5 housing units per annum on average.
- Lower proportion of the population speaks Welsh 50.5%, which is 19.5% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- Reduction of 6.3% in the number of Welsh speakers in Llanbadrig ward between 2001 and 2011.
- Substantially lower proportion of the population born in Wales (53.1% compared to 66.4% in Anglesey).
- 52 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 6.8% of the housing stock in 2011.
- Housing affordability a problem in the area.
- Ysgol Gynradd Cemaes provides Welsh medium education for children between 3 and 8 years of age. Relatively high proportion of households where children do not use the Welsh language.
- The percentage of the population between 30-64 years of age reduced by 8.4% between 2001 and 2011 in the ward (Census 2011). Significantly also, an increase of 10% was seen in the population over 65 years of age over the same period. Given the potential employment opportunities with the development of Wylfa Newydd, it will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young adults who are likely to start families) in the area and to attract a working population.
- It is noted that that the percentage of in-migrants in Llanbadrig ward reduced by 145 to 117 (-19.3%) between 1991 and 2001 (2011 figures not available yet), representing the largest drop of all the wards in Anglesey. This suggests immigration is not a significant problem in the area.

Conclusions

*The expected level of growth in the Plan = **81 units** based on its role as Local Service Centre, which equates to **5 housing units** per annum on average.*

On the whole, the status of the Welsh language is fragile at this centre, with the rate of Welsh speakers 20% below the level considered to be viable for the language. Housing affordability is a problem as well as the number of holiday homes, which means that the housing available to the local population is limited. For these reasons, it is considered that specific mitigation measures should be incorporated in the area, particularly an adequate supply of affordable housing for local need. Subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area.

Benllech

Key points

- The expected level of growth in the Plan = 90 units based on its role as Local Service Centre which equates to 6 housing units per annum on average.
- Above average proportion of second homes in the area. In November 2011, 9.3% of housing in the Llanfair ME community council area were holiday/second homes compared to 6.2% in Anglesey as a whole. This contributes to the reduction in the number of houses which are available to local residents.
- Housing affordability a problem in the area.
- Very low proportion of the population speaks Welsh – 43.3%, which is 26.7% below the threshold of 70%, compared to 57.2% in Gwynedd.
- Reduction of 7.9% in the number of Welsh speakers in Llanbedrgoch ward between 2001 and 2011.
- Substantially lower proportion of the population born in Wales (43.2% compared to 66.4% in Anglesey).
- 108 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 5.8% of the housing stock in 2011.
- The percentage of the population between 0-19 years of age reduced by 11.4% and the percentage of the population between 20-29 years of age reduced by 1.8% between 2001 and 2011 in the ward (Census 2001 & 2011), which suggests that young families are migrating out of the area.
- It is noted that the percentage of immigrants in Benllech ward increased from 94 to 164 (74.5%) between 1991 and 2001 (2011 figures not available yet). This suggests that immigration is a problem in the area.

Conclusions

*The expected level of growth in the Plan = **90 units** based on its role as Local Service Centre which equates to **6 housing units** per annum on average.*

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

The percentage of Welsh speakers is 26.7% below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, a decrease of 7.9% was seen in the number of Welsh speakers in the ward. Housing affordability is a significant issue in Benllech. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of the population between 16-64 years fell 9.3% between 2001 and 2011 in Llanbedrgoch ward (2011 Census). This suggests that out-migration among the local working population is a problem, with the lack of affordable housing a possible factor. It is also noted that housing development growth is slightly above the level of growth in Anglesey as a whole. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. There is a real need for affordable housing for local people (especially young families).

Pentraeth

Key points

- The expected level of growth in the Plan = 57 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Proportion of second homes in the area similar to the county proportion.
- Slightly higher proportion of the population speaks Welsh – 60.5%, which is 9.5% below the threshold of 70%, compared to 65.4% in Anglesey as a whole.
- Reduction of 1.9% in the number of Welsh speakers in the ward between 2001 and 2011.
- Housing slightly more affordable than the County average.
- 12 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 1.9% of the housing stock in 2011.
- Ysgol Gynradd Pentraeth provides Welsh medium education for children between 3 and 8 years of age. Relatively high proportion of households where the children use the Welsh language.
- The percentage of the population between 0-19 years of age reduced by 13.3% between 2001 and 2011 in Pentraeth ward. Significantly also, a reduction of 31% was seen in the percentage of Welsh speakers in the 3-15 years age group. It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young families) in the area and to attract a working population.

Conclusions

*The expected level of growth in the Plan = **57 units** based on its role as Local Service Centre which equates to an average of **4 housing units** per annum.*

The picture in Pentraeth reflects that of Anglesey as a whole. The status of the Welsh language is a little better than it is in the County, with a high rate of speakers living in the centre - 60.5%, which is 9.5% below the 70% threshold. The proportion of Welsh speakers has not reduced significantly here,

especially when compared to the corresponding figures for Rhosneigr and Benllech. There is a primary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. Typically, however, attention should be drawn to the fact that the 3-15 year old population fell by 31% between 2001 and 2011 - the second highest on the island, suggesting that there is a lack of suitable housing for retaining families within the area. For these reasons, it is considered that specific mitigation measures should be incorporated in the area, especially an adequate supply of affordable housing for local need. Subject to the successful implementation of appropriate mitigation measures, the expected level of growth should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area.

Assessment of Service Villages – Level 3

Llannerchymedd

KEY INDICATORS	Llannerchymedd	Anglesey
% Welsh speakers (2011)	75.5	57.2
% Second/holiday homes (community council) (November 2011)	Llannerchymedd 2.6	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Llannerchymedd 3.4	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llannerchymedd -2.4	-2.9
Housing affordability (2012) (ward)	Llannerchymedd 4.6	6.3
Housing growth (new units between 2002 and 2011)* (community council)	8.9	5.6
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>		

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Situated within reasonable distance of a number of large centres.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Comparatively high proportion of the population speaks Welsh 75.5%, which is 5.5% above the level where it is believed the language is viable (that is 70%), compared to 57.2% in Gwynedd.
- Increase of 3.4% in the number of Welsh speakers but reduction of 2.4% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Comparatively low proportion of second homes (2.6% compared to 6.2% in Anglesey).
- Housing is more affordable than in Anglesey as a whole.
- 55 units were built between 2002 and 2011 with new housing built during this period representing 8.9% of the housing stock in 2011.
- Ysgol Gynradd Llannerchymedd provides Welsh medium education for children between 3 and 11 years of age. Very high proportion of households where children use the Welsh language.
- The proportion of the working population (20-30 years of age) increased 30% between 2001 and 2011 in Llannerchymedd ward, and over the same period the economically active proportion increased by around 27%. This suggests it is important that an adequate provision of suitable and affordable housing is available to this population.
- It is noted that that the percentage of immigrants to Llannerchymedd ward increased from 133 to 179 (35%) between 1991 and 2001. Having said this, only 10% of the ward's population are immigrants (2001) which suggests that immigration is not a substantial problem in the area.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

Llannerchymedd has a strong Welsh culture. A very high proportion of Llannerchymedd residents are Welsh speakers. However, there has been a slight decrease (2.9%) in the proportion of Welsh speakers since 2001. On the other hand, housing affordability is not a major problem and the percentage of second homes in the village is relatively low. The possibility that new houses will be used as second homes is therefore low. It is noted that the increase in the growth of new housing units has been slightly above average over the last decade. This suggests that suitable housing has contributed to keeping local people in the area. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE HOLYHEAD AREA

Assessment of Urban Service Centres – Level 1

Holyhead

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **833** housing units was identified for Holyhead (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Holyhead	Anglesey
% Welsh speakers (2011)	42.2	57.2
% Second/holiday homes (community council) (November, 2011)	1.5	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Parc a'r Mynydd -5.5 Porthyfelin -15.3 Maeshyfyrd -5 Holyhead Town -0.9 Morawelon -13.6 London Road -13.1 Kingsland -5	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Parc a'r Mynydd -3.4 Porthyfelin -6 Maeshyfyrd -3.1 Holyhead Town -4.1 Morawelon -4.9 London Road -6.5 Kingsland -5.1	-2.9
Housing affordability (2012) (ward)	Parc a'r Mynydd 4.9 Porthyfelin 6.2 Maeshyfyrd 5.2 Holyhead Town 4.2 Morawelon 5.1 London Road 4.7 Kingsland 4	6.3
Housing growth (new units between 2002 and 2011)* (community council)	4.8%	5.6%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 833 units based on its role as an Urban Service Centre, which equates to 55 housing units per annum on average during the Plan period.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Lower proportion of the population speaks Welsh 42.2%, which is 27.8% less than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Reduction in the proportion of Welsh speakers in every ward in Holyhead between 2001 and 2011. Reductions vary between -0.9% in Holyhead Town to -15.3% in Porthyfelin.
- Housing is affordable in Holyhead on the whole.
- Higher proportion of people born in Wales (74.8% compared to 66.4% in Anglesey).
- 271 units were provided in Holyhead community council area between 2002 and 2011 with new housing built during this period representing 4.8% of the housing stock in 2011.
- It is noted that the percentage of in-migrants in Holyhead increased 40.9% between 1991 and 2001 (2011 ward level migration figures not available at present). It is noted that the percentage of the population born in Wales and who speak Welsh is relatively low (52.8%) compared to Anglesey, which was 78.2% in 2011.
- Relatively low rate of second homes in the area.

Conclusions

*The expected level of growth in the Plan = **833 units** based on its role as an Urban Service Centre, which equates to **55 housing units** per annum on average during the Plan period.*

Holyhead is the largest centre on the island with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is fragile in Holyhead with a low rate of Welsh speakers living in the area – 42.2%, which is 27.8% below the level of 70% that has been identified as the level where the language is probably viable. There has been a decrease in the proportion of Welsh speakers in all wards in the town over the past decade. It is clear, therefore, that the fragile condition of the language has continued to decrease in the area over this period. Second homes are not a significant problem in Holyhead and the possibility that new units will be used for this purpose is low. It is also noted that the percentage of the population born in Wales and Welsh speaking is low in each ward in the town especially Morawelon (49%), Holyhead Town (50%) and Maeshyfyd (50%) compared to 78.2% in Anglesey. This suggests that the Welsh language is not used within families already living in the area. There are areas within Holyhead with relatively high percentages of in-migrants, particularly Holyhead Town (13.4%) and Kingsland (13.1%) wards (figures for 2001) which suggest that rate of in-migrants is relatively high. Considering the above patterns, especially the fact that the town is not a stronghold of the Welsh language, as well as the size of the centre and low rates of Welsh speakers, it is not considered that the expected level of growth in the centre is likely to have an unacceptable negative influence on the language, especially with the incorporation of appropriate mitigation measures including adequate element of affordable housing.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, 3 Local Service Centres are obtained within or between Holyhead and another Urban Centre namely Valley, Rhosneigr and Bodedern.
- Also Gwalchmai is a Service Village.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Valley	Rhosneigr	Bodedern	Anglesey
% Welsh speakers (2011)	54.7	36	70.7	57.2
% Second/holiday homes (community council) (November, 2011)	Valley 2.7	Llanfaelog 25.5	Llanfihangel Ysgeifiog 3.5	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Valley -2.3	Rhosneigr -13.5	Llanfair yn Neubwll 4.1	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Valley -0.3	Rhosneigr -6.6	Llanfair yn Neubwll -1	-2.9
Housing affordability (2012) (ward)	Valley 5.6	Rhosneigr 10.2	Llanfair yn Neubwll 3.5	6.3
Housing growth (new units between 2002 and 2011)* (community council)	2.9%	9.5%	11.6%	5.6%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.				

Valley

Key points

- The expected level of growth in the Plan = 84 units based on its role as Local Service Centre, which equates to 5 housing units per annum on average
- Provides for essential service needs for itself and its immediate catchment population.
- A slightly lower proportion of the population speaks Welsh 54.7%, which is 15.3% below the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Anglesey.
- Reduction of 2.3% in the number of Welsh speakers and a reduction of -0.3% in the proportion of Welsh speakers in Valley ward between 2001 and 2011.
- 32 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 2.9% of the housing stock in 2011.
- Housing affordability similar to the county pattern.
- Ysgol Gynradd Y Fali provides Welsh medium education for children between 3 and 8 years of age. Low rate of households where children use the Welsh language.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- A significant increase was seen in the proportion of the population over 65 years of age (44.5%) between 2001 and 2011 while a reduction was seen in the proportion of younger age groups. Coupled with this, the percentage of the population over 65 years of age who are Welsh speakers increased as much as 32% while a reduction was seen in the working age population who are Welsh speakers (-8%). It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young adults who are likely to start families) in the area and to attract a working population.

Conclusions

*The expected level of growth in the Plan = **84 units** based on its role as Local Service Centre, which equates to **5 housing units** per annum on average*

The status of the Welsh language is relatively fragile compared with the County as a whole, with a low rate of 54.7% Welsh speakers living in the centre, which is 15.3% below the level of 70% that has been identified as the level where the language is probably viable. The proportion of Welsh speakers has not decreased significantly here, especially when compared to the corresponding figure for Rhosneigr. There is a primary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. Unlike Rhosneigr, there are limited employment opportunities which are year-round opportunities. It should be noted, however, that there has been a significant increase in the population over 65 years of age over the past decade, while there has been a decrease in the working-age population. This suggests the need for suitable housing for young families in the area. In considering the above factors and patterns, especially the fact that the town is not a stronghold of the Welsh language, it is not considered that the expected level of growth in the centre is likely to have an unacceptable negative influence on the language, especially with the incorporation of appropriate mitigation measures including adequate element of affordable housing.

Rhosneigr

Key points

- The expected level of growth in the Plan = 70 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Important tourism area.
- Age profile of the population is unbalanced with a high proportion of retired people.
- Very high proportion of second homes in the area, with 1/5 of all houses being second homes. Therefore the possibility of new units being used for this purpose is high.
- Housing affordability is a major problem in the area.
- Very low proportion of the population speaks Welsh - 36%, which is 34% below the threshold of 70%, compared to 57.2% in Gwynedd.
- Reduction of 13.5% in the number of Welsh speakers and a reduction of 6.6% in the proportion of Welsh speakers in the ward between 2001 and 2011.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- A slightly higher proportion of people born in Wales (72.5% compared to 66.4% in Gwynedd).
- 117 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 9.5% of the housing stock in 2011.
- Ysgol Gynradd Y Borth provides Welsh medium education for children between 3 and 8 years of age. Low rate of households where children use the Welsh language. Relatively high proportion of households where children do not use the Welsh language.
- The percentage of the population between 0-19 years of age reduced by 16.5% while the percentage of the older population, over 65 years of age increased 10.2% between 2001 and 2011 in the ward (Census 2001 & 2011). Significantly also, a reduction of 10% was seen in the number of Welsh speakers over 65 years of age. This suggests that immigration of non-Welsh speakers to the area is a problem, especially as regards older people. It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents (especially young adults who are likely to start families) in the area and to attract a working population.

Conclusions

*The expected level of growth in the Plan = **70 units** based on its role as Local Service Centre which equates to an average of **4 housing units** per annum.*

The percentage of Welsh speakers is 34%, below the level of 70% that has been identified as the level where the language is probably viable. In addition, between 2001 and 2011, there was a decrease of 13.5% in the number of Welsh speakers in the centre. Housing affordability is a significant issue in Rhosneigr, with less affordable housing there than anywhere else in. The high numbers of second homes/holiday homes are also a significant problem. Census figures show that the percentage of population aged 0-19 years decreased by 16.5% in Rhosneigr ward between 2001 and 2011 (Census 2011). This suggests that out-migration among families with children is a problem with the lack of affordable housing a possible factor. This means that it is extremely important to try to hold on to this group in order to maintain the language in the area. It is also noted that the proportion of people over 65 years who are Welsh speakers has increased by 10.2% between 2001 and 2011. There is a real need for affordable housing for local people (especially young families). In view of this and because this centre falls within the Local Market Housing policy it is not appropriate to refer more growth than has been identified.

Bodedern

Key points

- The expected level of growth in the Plan = 57 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.
- Proportion of second homes in the area is lower than the county proportion.
- Higher proportion of the population speaks Welsh – 70.7%, which is slightly higher (0.7%) than the threshold of 70%, compared to 57.2% in Anglesey.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Increase of 4.1% in the number of Welsh speakers but reduction of 1% in the proportion of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (74.9% compared to 66.4% in Anglesey).
- Housing slightly more affordable than the County average.
- 56 units built in the settlement between 2002 and 2011 with new housing built during this period representing 11.6% of the housing stock in 2011. .
- The percentage of the population between 0-19 and 20-29 years of age reduced by 14.5% a 14.1% respectively between 2001 and 2011 in the ward (Census 2001). Significantly also, an increase of 44.5% was seen in the population over 65 years of age over the same period. It is therefore important that the young population between 0-29 years of age which represents young families are kept in the area, and one way of doing this is through the provision of suitable housing.

Conclusions

The expected level of growth in the Plan = 57 units based on its role as Local Service Centre which equates to an average of 4 housing units per annum.

On the whole, the status of the Welsh language is relatively strong in Bodedern with a proportion of Welsh speakers above the island average. Bodedern is considered a stronghold of the Welsh language and therefore the impact of housing development on the area should be carefully considered. However, the decrease in the proportion of the young population causes concern. Housing affordability reflects the County as a whole. It is important, therefore, that the provision of housing meets the needs of the population, including young families.

Assessment of Service Villages – Level 3

KEY INDICATORS	Gwalchmai	Anglesey
% Welsh speakers (2011)	67.1	57.2
% Second/holiday homes (community council) (November 2011)	Tregwalchmai 1.9	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Bryngwran 6.2	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Bryngwran -4.9	-2.9
Housing affordability (2012) (ward)	Bryngwran 5.1	6.3
Housing growth (new units between 2002 and 2011)*	Tregwalchmai 7.4	5.6

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

(community council)		
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Gwalchmai

Key points

- The expected level of growth in the Plan = 40 units based on its role as a Service Village, which equates to 2 housing units per annum on average.
- Located at a reasonable distance to Llangefni and Holyhead where there is a wider variety of employment opportunities, services and facilities.
- Comparatively high proportion of the population speaks Welsh 67.1%, which is 2.9% lower than the level where it is believed that the language is viable (that is 70%), compared to 57.2% in Anglesey.
- Increase of 6.2% in the number of Welsh speakers but a reduction of 4.9% in the proportion of speakers in the ward between 2001 and 2011.
- Low proportion of second homes (1.9% compared to 6.2% in Anglesey).
- Housing slightly more affordable than in Anglesey on the whole.
- 32 units were built between 2002 and 2011 with new housing built during this period representing 7.4% of the housing stock in 2011.
- The percentage of the population between 0-19, 20-29, 30-64 and 65+ years of age increased between 2001 and 2011. It is noted also that proportion Welsh speakers increased in the 3-15 years age group.

Conclusions

*The expected level of growth in the Plan = **40 units** based on its role as a Service Village, which equates to **2 housing units** per annum on average.*

A high proportion of Gwalchmai residents are Welsh speakers. However, there has been a slight decrease (4.9%) in the proportion of Welsh speakers since 2001. On the other hand, housing affordability is not a major problem and the percentage of second homes in the village is very low. Therefore the possibility that new houses will be used as second homes is low. It is also noted that the increase in housing growth proposed in the development plan is less than the rate seen in the village since 2002. It is felt that the expected level of growth is suitable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

DISTRIBUTION OF GROWTH IN THE LLANGEFNI AREA

Assessment of Urban Service Centres – Level 1

LLANGEFNI

- Because of the number of different services and facilities, it has been identified as an Urban Service Centre.
- To concur with the Plan strategy and the present role of the centre a growth level of **673** housing units was identified for Llangefni (this includes a 10% slippage figure) during the Plan period (2011 – 2026).

KEY INDICATORS	Llangefni	Anglesey
% Welsh speakers (2011)	80.3	57.2
% Second/holiday homes (community council) (November, 2011)	1.1	6.2
% Change 2001-2011 (number of Welsh speakers) (ward)	Cyngar 10.6 Cefni 0.8 Tudur 1.4	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Cyngar -3.9 Cefni -2.6 Tudur -2.9	-2.9
Housing affordability (2012) (ward)	Cyngar 6.8 Cefni 6.2 Tudur 5.9	6.3
Housing growth (new units between 2002 and 2011)* (community council)	9.9%	5.6%
*- number of new units built between 2002 and 2011 as a percentage of the housing stock.		

Key points

- The expected level of growth in the Plan = 673 units based on its role as an Urban Service Centre, which equates to 44 housing units per annum on average during the Plan period.
- Higher proportion of the population speaks Welsh 80.3%, which is 10.3% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 65.4% in Gwynedd.
- Variety in the viability of the Welsh language within Llangefni. Increase of 10.6% in the number of Welsh speakers in Cyngar ward and an increase of 0.8% in Cefni ward between 2001 and 2011.

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

- Housing affordability similar to the county pattern.
- Higher proportion of people born in Wales (82.7% compared to 66.4% in Anglesey).
- 239 new housing units were provided in Llangefni community council area between 2002 and 2011 with new housing built during this period representing 9.9% of the housing stock in 2011.
- It is noted that that the percentage of immigrants in Llangefni increased 9.8% between 1991 and 2001 (2011 ward level migration figures not available at present), which compares to a reduction of 3.5% in Anglesey. It is noted that the percentage of the population born in Wales and who speak Welsh is comparatively high (92%) compared to Anglesey, which was 78.2% in 2011.
- Low rate of second homes in the area.

Conclusions

*To concur with the Plan strategy and the present role of the centre a growth level of **673** housing units was identified for Llangefni (this includes a 10% slippage figure) during the Plan period (2011 – 2026).*

The location of the centre, as well as good links to wider areas on the island, makes Llangefni a popular place to live. Llangefni is a relatively large centre in Anglesey with a wide range of facilities and services as well as various employment opportunities. The status of the Welsh language is very healthy in Llangefni with a high rate of Welsh speakers living in the area - 80.3%, which is 10.3% above the level of 70% that has been identified as the level where the language is probably viable. Although on average houses are less affordable than in Anglesey as a whole, the number of Welsh speakers has increased while there has been a slight fall in the proportion of speakers of the language. Second homes are not a significant problem in Llangefni and the possibility that new units will be used for this purpose is low. In considering the above factors, it is not considered that the expected level of growth of the centre is likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures.

Defining the Area

- Previous discussions have reinforced the importance of keeping the growth of Urban Service Centres within the catchment areas of that centre.
- Sub-areas are based on distances from other Urban/Regional centres, Housing Market Areas, Travel to Work Areas, Secondary Schools Catchment areas and Wales Spatial Plan areas.
- By combining these, there is 1 Local Service Centre within or between Llangefni and another Urban Centre, namely Gaerwen.

Assessment of Local Service Centres – Level 2

KEY INDICATORS	Gaerwen	Anglesey
% Welsh speakers (2011)	76.5	57.2
% Second/holiday homes	Llanfihangel	6.2

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

(community council) (November, 2011)	Ysgeifiog 2.4	
% Change 2001-2011 (number of Welsh speakers) (ward)	Llanfihangel Ysgeifiog -3.2	-0.8
% Change 2001-2011 (change in the percentage of Welsh speakers) (ward)	Llanfihangel Ysgeifiog -2.5	-2.9
Housing affordability (2012) (ward)	Llanfihangel Ysgeifiog 4.4	6.3
Housing growth (new units between 2002 and 2011)* (community council)	4.8%	5.6%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>		

Gaerwen

Key points

- The expected level of growth in the Plan = 58 units based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.
- Higher proportion of the population speaks Welsh 76.5%, which is 6.5% higher than the threshold of 70% (the level where it is foreseen that the language is viable), compared to 57.2% in Anglesey.
- Reduction of 3.2% in the number of Welsh speakers in the ward between 2001 and 2011.
- Higher proportion of people born in Wales (78.1% compared to 66.4% in Anglesey).
- 65 units were built in the settlement between 2002 and 2011 with new housing built during this period representing 8.6% of the housing stock in 2011.
- Housing is more affordable in the area than in the rest of Anglesey.
- Ysgol Gynradd Esceifiog provides Welsh medium education for children between 3 and 8 years of age, and in a comparatively high proportion of households the children use the language at home.
- The percentage of the population between 0-19 years of age reduced by 12.4% while the percentage of the population over 65 years of age increased 31.6% between 2001 and 2011 in the ward. Significantly also, a reduction of 21% was seen in the number of Welsh speakers between 3-15 years of age. It will be important to promote an adequate supply of housing units and the necessary types of housing, including affordable housing, to keep residents especially young adults and families in the area and to attract a working population.

Conclusions

Appendix 4 – Part 2 LANGUAGE IMPACT ASSESSMENT

*The expected level of growth in the Plan = **58 units** based on its role as Local Service Centre, which equates to an average of 4 housing units per annum.*

The status of the Welsh language is relatively healthy in Gaerwen, with a high rate of speakers living in the centre - 76.5%, which is 6.5% above the level of 70% that has been identified as the level where the language is probably viable. In addition, it is noted that housing affordability is not a significant problem in the village. However, there was a slight decrease in the number and proportion of Welsh speakers between 2001 and 2011. There is a primary school here and opportunities to manage the construction phase on some sites as well as the type of housing units. Unlike centres from the same hierarchy level, there are wide employment opportunities in the area which are year-round opportunities. In view of the above, it is felt that the expected level of growth is acceptable for the village. Any potential risks can be minimised by ensuring that appropriate mitigation measures are incorporated into any plan for housing here particularly, thus ensuring that the type of housing units address the demands of households in the area and that an adequate supply of affordable housing is available to local people, and that development takes place in stages.

DRAFT

APPENDIX 2 – LIA OF DETAILED POLICIES

1) Is the strategy likely to lead to a population increase / decrease that might:

Population movement has been considered in the preparation of the emerging Plan. There is a general need for more housing to satisfy the needs of the growing population. Certain types of development, particularly housing have a direct and indirect influence on an area’s population. New development, particularly housing, can lead to an influx of a proportionally large number of non-welsh speaking residents to an area and can undermine predominantly smaller Welsh speaking communities. On the other hand, it may be possible that the level of growth will have indirect positive effects on the Welsh language as lower housing prices and more affordable homes may help retain the existing population. The Plan places great emphasis on providing housing opportunities to meet the needs a of the local community particularly those of young people and the elderly.

Detailed housing policies (TAI/1 - TAI/14) directly facilitate an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability. They also facilitate the development of a range of housing types and tenures to meet the needs of all sections of the population including older people’s housing. This will help create sustainable and inclusive communities helping to retain the existing population and reduce out-migration.

Policies relating to economic development facilitate the provision of economic opportunities throughout the area. This should also help retain young people in communities, particularly some of the more rural ones, thus sustaining or improving the demographic balance within communities.

Overall, therefore, it is considered that the detailed policies as outlined in the emerging Plan are not likely to cause a significant population increase/decrease that might affect the balance of English / Welsh speakers.

2) Is the strategy likely to lead to increased in-migration?

The proportionate distribution of development throughout the Plan area, including the countryside, should help support community vitality by providing housing, facilities and services locally, where they are required and accesssible by a variety of modes of transport. In turn, this should promote the retainment of the indigenous population and therefore the use of the Welsh language.

Detailed housing policies (TAI/1 - TAI/14) directly facilitate an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability. They also facilitate the development of a range of housing types and tenures to meet the needs of all sections of the population including older people’s housing. This will help create sustainable and inclusive communities helping to retain the existing population and reduce out-migration.

Employment policies also aim to safeguard sites or make specific employment allocations.

Appropriate small scale opportunities are also supported in and around villages, clusters and the countryside. This should help retain young people in their communities, thus benefitting the Welsh language.

3) Is the strategy likely to lead to out-migration?

See criterion 2 above.

4) Is the strategy likely to lead to a changing age structure of the community?

Detailed policies in the Plan aim to address the needs of various age groups within communities. Housing policies will ensure that the housing needs of different age groups will be addressed. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy – TAI/3 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly) directly addresses the housing requirements of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups which should improve community well-being and vitality.

The Plan aims to safeguard employment sites (Policy CYF1) and facilitates economic growth in both urban and rural areas which should help retain the working age population as well as young people in their communities thus improving community well-being. Sustainable transport policies will benefit both younger and older age groups by making access to services easier, particularly in rural communities.

5) Is the strategy likely to have an impact on the health of local people?

The Plan facilitates the development of sites for housing and employment purposes to meet the identified need. It is not considered that the developments proposed are likely to impact negatively on the health and well-being of the local population. The majority of the Plan’s policies should further protect and enhance the health and well-being of the resident population by strengthening communities, providing services and infrastructure and facilitating economic development.

The facilitation of an improved lifestyle for the population of Anglesey and Gwynedd is an important objective of the Plan. Through the implementation of detailed policies, the JLDP will directly and indirectly affect health and well-being of residents through the impact of development, including the provision of new housing and employment developments, transport schemes, new community facilities and other land uses.

The Plan will also include design and access policies to help achieve healthy and sustainable environments. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities) will take account of the impact of additional developments by securing new and improved community services and facilities where appropriate.

Potential positive outcomes of the Plan on individual lifestyles will be the encouragement and promotion of physical activity via improving access to open spaces and also by protecting such recreational resources (Policy ISA/4 Safeguarding Existing Open Space). This will improve the physical and mental health of the population. In addition, facilitating development in rural areas will allow better access to the countryside which should benefit overall health and well-being.

Policies which improve transport links and promote sustainable transport (Policies TA1 - Transport Network Developments and TRA/4 - Managing Transport Impacts) will also have a positive impact upon individual physical and mental health. Detailed policies recognise the need to provide viable alternative methods of transport to facilitate a reduction in car use and the promotion of cycling and walking which should contribute to improving the physical health of residents.

6) Is the strategy likely to have an impact on the amenity of the local area?

The Plan will ensure that development is compatible in terms of its proximity to adjoining land uses and follows the principles of sustainable development, for example, by prioritising the development of brownfield land over greenfield land, and encouraging sustainable transport use. The Plan aims to maintain the plan area’s special mixed urban / rural character as well as its distinctive linguistic and cultural character. The individual character and complementary roles of town centres will be enhanced through development, improvements to the public realm and to public transport facilities.

Detailed policies within the Plan address the need to protect and improve the quality of the existing built environment. Of particular relevance is Policy AT2 (Enabling Development) which secures the preservation of important listed buildings. Policy CYFF2 (Design and Place Shaping) also aims to improve the existing built environment where priority is given to developing brownfield land in preference to greenfield land where possible. Such policies should have a beneficial impact upon the built environment. The Plan aims to maintain the area’s special mixed urban / rural character and complementary roles of town centres will be enhanced through development and improvements to the public realm.

Policy ISA/1 Infrastructure Provision facilitates the development of various public amenities by developers where their provision is inadequate. In addition Policy ISA/5 directly facilitates the development of open spaces in new housing of developments of 10 or more dwellings. Both policies should lead to a positive effect against this character.

7) Is the strategy likely to lead to the threat of increased crime or violence in the community?

It is not anticipated that the Plan’s detailed policies are likely to lead to the threat of increased crime or violence in the community. Policies contained in the Plan, in particular Policy CYFF/2 (Design and Place Shaping) directly address issues such as design, the public realm, public transport and fear of crime.

8) Is the strategy likely to have a detrimental impact on local businesses?

The lack of economic opportunities is one of the main reasons why young people migrate, so the provision of new opportunities will help retain the young population in their communities. Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic

development throughout the Plan Area, which will have a direct positive effect. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed and will ultimately help retain the existing Welsh-speaking workforce.

9) Is the strategy likely to have a detrimental impact on local jobs?

See criterion 8 above.

10) Is the strategy likely to lead to greater economic diversity?

See criterion 8 above.

11) Is the strategy likely to have an impact on local wage/salary levels?

See criterion 8 above.

12) Is the strategy likely to have an impact on the average cost of housing?

It is difficult at this stage to determine the exact impact the emerging Plan will have upon house prices in the Plan Area. However, the Plan should increase the availability, affordability and range of housing in the Plan Area.

The housing strategy facilitates the provision of affordable houses of an appropriate design and size. Based on the preferred growth scenario (7902 with the 10% slippage) additional homes during 2011-2026 in the plan area, which provides opportunities for a realistically/ manageable higher rate of development than delivered during the last decade. A proportion of new homes will be affordable housing subject to viability. This should make it easier for prospective homeowners to purchase or rent new homes, especially therefore, residents with local connections. The facilitation of housing across the Plan Area will provide more choice and greater flexibility for people to remain in their communities. The following detailed policies contained in the Plan should help promote the development of affordable housing that meets the requirements of the local population:

The Plan places great emphasis on providing housing opportunities to meet the needs of the local community. A proportion of new homes will be 'affordable housing' subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Councils will seek to secure an appropriate level of affordable housing across the plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in strategic policy PS12.

13) Is the strategy likely to have an impact on local schools?

Retaining younger people in their communities and increases in the workforce coupled with the provision of housing in different areas can impact on education provision. The Education Services of both Councils have been consulted to ensure that development does not overload school capacities in the Plan area.

Development of additional houses in the catchment areas of schools can place excessive and unacceptable pressure on their ability to operate effectively, due to the additional children that will need to be supported. In order to overcome this, Policy ISA/1 ensures that where development generates a directly related need for new or improved education facilities, then it will be funded by the development in the form of planning obligations and/or conditions. Furthermore, Policy ISA/3 supports development proposals for new facilities or extensions to existing buildings for academic and support purposes. The overall impact on this criterion is, therefore, generally positive.

14) Is the strategy likely to have an impact on health care provision?

It is recognised that an increase in the resident population is likely to put additional pressure on the capacity of existing healthcare facilities. As a result, there is the potential for this increase in residents to place unacceptable pressure upon health services, this leading to a poorer service. On the other hand, health care provision has been an important consideration as part of the process of developing the Plan. The Plan contains a number of policies which facilitate access to facilities and services. The Plan seeks to protect community facilities through its infrastructure policies. Additionally, new or enhanced services and facilities will be sought where new development places increased demand on existing facilities, and or when a shortage of facilities is identified in accordance with Policy ISA2 (Infrastructure Provision). The Plan also aims to locate development within sustainable locations in areas with existing services and facilities.

With regards to other caring services, Policy TAI/3 facilitates the development of residential care homes, extra care housing and specialist care accommodation.

15) Is the strategy likely to have an impact on the provision of local services such as shops?

Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic development throughout the Plan Area, which will have a direct beneficial effect on local services and shops. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed.

16) Will the strategy potentially lead to social tensions, conflict or serious divisions within the Welsh-speaking community?

The Plan seeks to ensure that development will be distributed to strengthen the network of settlements in accordance with the roles that will be set out in the Plan's settlement hierarchy. This approach will help maintain the plan area's special mixed urban / rural character as well as its distinctive linguistic and cultural character.

The Plan, through various land allocations aims to meet local needs, and in the case of housing, by ensuring there is an adequate range and choice of housing available to meet local requirements. The provision of affordable housing facilitated via Policy TAI/8 (Affordable Housing Threshold and Distribution) will enable various groups to have suitable homes and thus become integrated within communities, thus reducing conflicts and divisions within communities. Housing Policy TAI/1 (Appropriate Housing Mix) promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy TAI/4 (Local Market Housing promotes only local market housing and affordable housing within certain settlements with the objective of tackling the imbalance within the local housing markets and to sustain and strengthen fragile communities. This should help reduce social tensions within communities.

In addition, policies relating to community facilities and infrastructure should facilitate improved social interaction subsequently improving cohesion within communities. Of particular relevance are Policies ISA2 (Community Facilities and ISA1 (Infrastructure provision) which facilitate the protection and development of community facilities and infrastructure in the Plan area.

17) Will the strategy potentially lead to changes in local Welsh traditions / cultures?

Overall, the Policies contained in the Plan are unlikely to lead to significant changes in local Welsh traditions and cultures that may detrimentally impact upon the language. As discussed in previous sections, the emerging Plan helps retain young Welsh speaking residents in their communities by facilitating the development of affordable housing and by providing employment opportunities.

Housing policies facilitate the proportionate development of housing in both rural and urban areas which will strengthen the network of settlements in accordance with their roles. This approach will help maintain the Plan area's distinctive cultural character. The provision of affordable housing facilitated via Policy TAI/8 will enable various groups to have appropriate homes and thus become integrated within communities.

Community vitality and viability is also enhanced through various policies in the Plan. These should help support initiatives that build stable, safe, healthy and strong communities, which means respecting and enhancing the Welsh language and culture. Of particular relevance are Policies ISA2 (Community Facilities and ISA1 (Infrastructure provision) which facilitate the protection and development of community facilities and infrastructure in the Plan area.

EQUALITY IMPACT ASSESSMENT

1) AUTHOR(S) OF THE ASSESSMENT

Joint Planning Policy Unit (JPPU)

2) PARTNERS

Note all the individuals and groups who need to be included in the assessment process: These could include front line staff, partner organisations, specialist organisations etc.

Equality and Language Equality Officers (Gwynedd Council & Anglesey County Council)

3) START DATE

January 2012 (Pre-deposit stage)

4) END DATE

Anglesey and Gwynedd Joint Local Development Plan (JLDP) Adoption

5) AIMS AND OBJECTIVES OF THE POLICY/ SERVICE/ PROCEDURE

Note the reason for the policy and what the Authority aims to achieve through it

The JLDP is a land use development strategy for a period of 15 years which concentrates on sustainable development. It will aim to achieve the following:

- Guide the development of housing, retail, employment and other uses;
- Include policies which will aid the Local Planning Authority's decision with regard to planning applications;
- Protect areas to ensure the maintenance and enrichment of the natural and built environment.

6) INVOLVEMENT AND CONSULTATION

What involvement and consultation exercises were conducted in relation to the policy/ service/ procedure and what were the outcomes?

The Regulations of the LDP require that Councils work in partnership with stakeholders and communities early on in the process of preparing the Joint LDP and throughout the process thereafter. The main principles which are the basis for engaging with communities in the Joint LDP process are defined in 'LDP Wales' (2005) as follows:

- To create circumstances that allow early participation and feedback at a time when people can see that an opportunity exists to influence the Plan;
- To encourage the commitment of all stakeholders to an open and honest discussion on other practical development options when seeking consensus; and
- To acknowledge the need to adopt methods of involving the community, including businesses, whilst also seeking the opinion of those people that would not usually participate.

The Delivery Agreement formed an important and legal part of the process of preparing the Joint Local Development (JLDP). The Delivery Agreement established how the Plan was to be prepared. The draft Delivery Agreement was subject to a public consultation period between 14 April and 2nd June, 2011.

A key element in developing the LDP is to identify potential sites for a range of land uses including housing, employment and other uses such as community and recreation. The Candidate Sites register was opened on the 11 October 2011. Developers, landowners, community groups and members of the public were invited to formally submit sites for potential inclusion within the Joint Local Development Plan (JLDP). Although the formal 'call for sites' process closed on 13 February 2012 additional late entries submitted before 31 October, 2012 were also been placed on the Candidate Site Register.

The Preferred Strategy provided an outline of the plan's vision and objectives. Public consultation on this document lasted for 6 weeks and ended on 27 June 2013. This stage was a key stage for members of the public along with other stakeholders to comment on the Plan.

7) AVAILABLE EVIDENCE

Evidence can be based on local or national data, on consultation, monitoring, staff comments etc.

- Quantitative data from the 2001 and 2011 Census
- Information and data based websites e.g. StatsWales, Office of National Statistics
- Regional and local data analysis and engagement/ consultation reports produced as part of the development of Gwynedd and Ynys Mon's Strategic Equality Plans
- Qualitative information from relevant equality officers of both Councils

8) EVIDENCE GAPS

Note any evidence gaps and how these will be filled.

Information relating to gender re-assignment and pregnancy and maternity

DRAFT

9) WHAT IS THE ACTUAL/ LIKELY IMPACT?

This should outline the relevance of the policy/ service/ function to the general duties of the Equality Act and to each of the equality groups (protected characteristics). You should clearly note what the actual or likely impact will be. It may be that there is no relevance or effect in relation to all the duties and characteristics, but if a relevance and/or effect is found in relation to one or more duty or characteristic, then it will be necessary to proceed with the assessment.

9a)

General Duties of the Equality Act	Relevance to the general Duties	The actual or likely impact
Promoting equality positivley	Yes	The consultation process and the final outcomes have the potential to promote equality positivley: The process must acknowledge and act upon this potential.
Eliminating illegal discrimination, harassment and victimisation	Yes	The consultation process and the final outcomes have the potential to eliminate illegal discrimination, harassment and victimisation: The process must acknowledge and act upon this potential.
Promoting equal opportunities	Yes	Consideration of equality needs at early planning stages should lead to the promotion of equal opportunities as part of the process and Plan outcomes.
Promoting good relationships	Yes	The consultation process and the final outcomes have the potential to promote good relationships between different groups: The process must acknowledge and act upon this potential.

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

9b)

Characteristics	Relevance to characteristics	The actual or likely impact
Race	Yes	<p>The analysis of race in Anglesey and Gwynedd has shown that there has been a significant increase in the proportion of ethnic minorities over the past decade or so. It is also noted that the greatest variation in ethnicity is seen in the Bangor area. This can be attributed to the University and Ysbyty Gwynedd to a degree. Consultation with the ISL (Intercultural Skills Group) in Bangor highlighted the requirement for suitable accommodation in Bangor, particularly for families from foreign countries who attend the University or come here to work.</p> <p>It is not anticipated that the detailed policies contained in the Plan are likely to have an adverse effect on race. Conversely, the emerging Plan should impact positively upon race via implementation of its policies. Housing policies could potentially have an affect on some groups by imposing restrictions on certain housing developments e.g. suitable accommodation for families from foreign countries who attend the University or come here to work. However, it is considered that the range of policies relating to housing development provide the scope to develop a variety of housing suitable for different ethnic groups.</p> <p>Numerous policies also facilitate social inclusion which will aid the integration of groups into local communities. Improving accessibility is also an important theme in the Plan, which will help integrate minority groups, including Gypsies and Travellers into society.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policies TAI9/A a TAI10/B Gypsy and Travellers – safeguards existing land and provides for additional land. • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. • Policy TAI/2 - Subdivision of existing properties to self-contained flats & Houses in

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>Multiple Occupation (HMOs) – facilitates the sub-division of existing properties to self-contained flats and HMOs.</p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities - encourages the development of appropriate community infrastructure to cater for the needs of vulnerable groups in the community. • Policy ISA/1 – Infrastructure Provision - ensures that community infrastructure, services and facilities such as sustainable transport transport networks, affordable housing and health facilities are provided as part of certain types of development. • Policy TRA4 – Managing Transport Impacts – promotes the provision of safe, convenient and sustainable transport developments.
Disability	Yes	<p>As the Plan Area is generally rural in nature, with settlements dispersed throughout both Anglesey and Gwynedd, access to services and economic opportunities can be difficult to disabled people. It is important, therefore that services and facilities are accessible. The Plan facilitates the development of a sustainable transport system which improves access to all which, in turn will strengthen communities and allow people with disabilities to integrate better with the wider society.</p> <p>The various housing policies in the Plan facilitate the development of good quality housing which are appropriate for the needs of disabled people. In support of these policies, Policy CYFF2 (Design and Place Shaping) ensure that all development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.</p> <p>The Plan also supports the notion of working from home, in particular in rural areas which are less accessible to places of work particularly for people with mobility issues.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy ISA/1 – Infrastructure Provision – ensures that community infrastructure, services and facilities such as sustainable transport transport networks, affordable

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>housing and health facilities are provided as part of certain types of development.</p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities – encourages the development of appropriate community infrastructure to cater for the needs of vulnerable groups in the community. • Policy CYF/5 – Reuse and Conversion of Rural Buildings for Residential Use - encourages working from home which should benefit disabled people. • Policy TRA4 – Managing Transport Impacts – promotes the provision of safe, convenient and sustainable transport developments. • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. • Policy CYFF/2 – Design and Place Shaping – facilitates access by all and making full provision for people with disabilities.
Sex	Yes	<p>Safety in the community is an issue that may affect certain groups such as women and younger men, who may be more vulnerable to violent crime. It is not anticipated that the detailed policies are likely to have a significant adverse effect on these groups. Policies contained in the Plan directly address issues such as design, the public realm, public transport and fear of crime which may affect certain groups such as women. The Plan also facilitates easy access to health facilities and access to those facilities for both men and women.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy CYFF/2 – Design and Place Shaping – aims to achieve and create attractive, safe places and public spaces, taking account of 'Secured by Design' principles. • Policy TRA/4 –Managing Transport Impacts- facilitates the development of an efficient transport network that can benefit both men and women, particularly women or men who may have childcare responsibilities and no form of private transport.
Gender reassignment	Yes	<p>The Plan has limited scope to influence these groups. However, safety in the community may be an issue which affects this group. Policies contained in the Plan</p>

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>directly address issues such as design, the public realm, public transport and fear of crime.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy CYFF/2 – Design and Place Shaping – aims to achieve and create attractive, safe places and public spaces, taking account of 'Secured by Design' principles.
Sexual orientation	Yes	See assessment of 'Gender Reassignment' above.
Religion or belief	Yes	<p>It is not anticipated that the detailed policies are likely to have a significant adverse effect on this group. The availability and accessibility of certain community facilities is an important consideration with regards to religious groups. The JLDP facilitates the development of appropriate facilities (including housing, leisure facilities and community facilities) suitable for all religions. The Plan also facilitates the development of a mix of housing types which is suitable to a wide range of groups. This should benefit some religious groups which may have specific housing requirements including purpose built accommodation.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities - encourages the development and protection community facilities. • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community
The Welsh language	Yes	See Linguistic Impact Assessment for a more detailed assessment on the Welsh language.
Age	Yes	Detailed policies in the Plan aim to address the needs of various groups within

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<p>communities. Housing policies will ensure that the housing needs of different age groups will be addressed. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy – TAI/3 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly) directly addresses the housing requirements of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups which should improve community well-being and vitality.</p> <p>The Plan aims to safeguard employment sites (Policy CYF1) and facilitates economic growth in both urban and rural areas which should help retain the working age population as well as young people in their communities thus improving community well-being.</p> <p>Sustainable transport policies will benefit both younger and older age groups by making access to services easier, particularly in rural communities.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy TAI/1 - Appropriate Housing Mix - promotes sustainable mixed communities by providing a mix of housing types including affordable housing and residential homes which meets the needs of both young and elderly people alike. • Policy TAI/3 - Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly. • Policy CYF/1 – CYF/8 – policies which facilitate economic growth will help retain the working age population as well as young people in their communities. • Policy TRA4 – Managing Transport Impacts –will improve accessibility to key services and facilities for elderly people.
--	--	---

Appendix 4 – Part 3 EQUALITY IMPACT ASSESSMENT

		<ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities –should facilitate the provision of appropriate services and facilities for people of different age groups, which should improve community well-being and vitality.
Pregnancy and maternity	Yes	<p>This group will be affected mostly by the location of housing in relation to health care facilities and employment opportunities. It is important that this group has easy access to such facilities and opportunities so that they are not isolated from their communities.</p> <p>Housing policies will facilitate the proportionate distribution of development to where it is needed. Indeed, a key aim of the Plan is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities.</p> <p>Sustainable transport policies will also benefit this group by making access to services easier, particularly in rural communities. The Plan also facilitates the development of health care facilities that are accessible to all in the Plan Area.</p> <p><u>Relevant Policies</u></p> <ul style="list-style-type: none"> • Policy ISA/2 – Community Facilities - directly facilitates the provision of new health care facilities. • Policy TRA4 – Managing Transport Impacts – supports transport improvements that maximise accessibility by different transport modes.
Marriage and civil partnership	Unlikely	No impacts identified.

10) ADDRESSING THE IMPACT

a)	Note any possible equality impact(s) No significant adverse impacts have been identified.
b)	What steps could be taken to reduce or improve these impacts? As the work progresses we must ensure that our engagement and consultation process are accessible and appropriate for all protected characteristics: This can be achieved through appropriate support and interpretation and/or through targeting specific groups.
c)	Do we need to reconsider the plan? No

11) MONITORING AND REVIEWING ARRANGEMENTS

An Annual Monitoring Report (AMR) will be published, and every 4 years, a full review of the Plan will be undertaken.

12) ACTION PLAN

An action plan, outlining the actions, responsibilities, timescale and review and evaluation processes should be appended.

-

13) DECISION MAKING

-

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

Health Impact Assessment (HIA)

This HIA of the Deposit Plan follows on from the HIA of the Preferred Strategy and Strategic Options. The appraisal tool aims to ensure that all relevant determinants of health and target groups in the local population are considered. This HIA has been undertaken as a desk based exercise and has utilised a small officer steering group to explore the potential health impacts of the Deposit LDP. The structure of the assessment is based around a template which considers the possible positive and negative impact of policies in the LDP. Where negative effects have been identified, the Council has responded via proposed modifications to the LDP policies and supporting text.

IMPACT ASSESSMENT CATEGORIES KEY

1. Vulnerable Groups?		4. Living & environmental conditions affecting health?	
1a	Age related groups (e.g. children and young people, adults 18-64, older people)	4a	Built environment and / or Neighbourhood design
1b	Income related groups (e.g. families or individuals on low income / economically inactive / unemployed / unable to work due to ill health)	4b	Housing and / or Indoor environment
1c	Groups who suffer discrimination or other social disadvantage (e.g. people with disabilities / mental health groups / carers / refugee groups / people seeking asylum / travellers / single parent families / lesbian and gay people / ethnic, linguistic and cultural groups / religious groups)	4c	Noise and / or Smell / odour
1d	Geographical issues (e.g. people living in areas known to exhibit poor economic and/or health indicators / people living in isolated areas / people unable to access services and facilities)	4d	Air and water quality
		4e	Attractiveness of area
		4f	Community safety
		4g	Waste disposal
		4h	Road hazards
		4i	Injury hazards
		4j	Quality and safety of play areas
2. Individual Lifestyles?		5. Economic conditions affecting health?	
2a	Diet	5a	Unemployment and / or Economic inactivity
2b	Physical Activity	5b	Income
2c	Use of alcohol, cigarettes, non-prescription drugs	5c	Type of employment
2d	Sexual activity	5d	Workplace conditions
2e	Other risk-taking activity	5e	Procurement
3. Social & Community Influences on Health?		6. Access and quality of services?	
3a	Family organisation and roles	6a	Medical and Healthcare services
3b	Citizen power and influence	6b	Other caring services
3c	Wider social support, social networks and neighbourliness	6c	Careers advice
3d	Community identity and sense of belonging	6d	Shops and commercial services
3e	Divisions in community and peer pressure	6e	Public amenities
3f	Social isolation	6f	Transport
3g	Cultural and spiritual ethos	6g	Education and training
3h	Racism	6h	Information technology
3i	Other social exclusion		
3j	Anti-social behaviour & the Fear of Crime	7. Macro-economic, environmental and sustainability factors?	
		7a	Government policies
		7b	Gross Domestic Product
		7c	Economic development (rural & urban)
		7d	Social Justice and Equality issues
		7e	Biological diversity
		7f	Climate
		7g	Bilingualism and the Welsh Culture

++	Very Positive
+	Positive
0	Neutral
-	Minor Negative
--	Major Negative

DRAFT

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

VULNERABLE GROUPS			
HIA CRITERA	SCORE	RELEVANT POLICIES	ASSESSMENT
Age related groups	+	<p>TRA4 – Managing transport impacts</p> <p>TRA1 – Transport network developments</p> <p>TAI4 Local Market Housing</p> <p>TAI1 Appropriate Housing Mix</p> <p>TAI8 Affordable Housing Threshold & Distribution</p> <p>CYF1 - Protecting land and units for employment use</p> <p>CYF7 -Agricultural diversification</p>	<p>Detailed policies in the Plan aim to address the needs of various groups within communities. Housing policies will ensure that the housing needs of different age groups will be addressed. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Policy – TAI/3 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the elderly) directly addresses the housing requirements of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups which should improve community well-being and vitality.</p> <p>The Plan aims to safeguard employment sites (Policy CYF1) and facilitates economic growth in both urban and rural areas which should help retain the working age population as well as young people in their communities thus improving community well-being.</p> <p>Sustainable transport policies will benefit both younger and older age groups by making access to services easier, particularly in rural communities.</p>
		<p>CYF6 - Employment in local service centres or villages</p> <p>CYF8 - Regeneration sites</p> <p>MAN6 - Retailing in the countryside</p> <p>ISA1 - Infrastructure</p>	<p>Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic development throughout the Plan Area, which will have a direct beneficial effect on this group. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed.</p>

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

VULNERABLE GROUPS			
HIA CRITERA	SCORE	RELEVANT POLICIES	ASSESSMENT
Discrimination and social advantage	+	provision ISA2 - Community facilities	Socially disadvantaged groups should benefit from the implementation of community infrastructure and transport policies. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities) will protect and secure new and improved community services and facilities where appropriate, which should subsequently improve social cohesion and integration. Policy TRA1 (Transport Network developments) facilitates improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility, particularly by foot, cycle and public transport, which will subsequently contribute towards social inclusion and cohesion. The provision of a mix of housing, including affordable housing facilitated via Policy TAI/8 will also enable various groups to have appropriate homes and thus become integrated within communities.
Geographical issues	+/-		<p>Potential negative effects may arise where constraints are in place to limit development in open countryside. This may lead to some rural areas becoming isolated. However, this is deemed unavoidable as national planning policy dictates that development should secure a sustainable development pattern which seeks to reduce the need to travel whilst at the same time, protecting the environment. On the other hand, it is important to note that, many policies facilitate limited development in rural areas.</p> <p>Throughout the Plan, there is an emphasis on promoting and facilitating development throughout the area, both in rural and urban areas alike. This proportionate distribution of development will reduce inequalities by facilitating a more equal distribution of growth in spatial terms. Housing policies will facilitate the proportionate distribution of development to where it is needed. Indeed, a key aim of the Plan is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities. Of particular relevance are: Policies TAI/8 – TAI/14 which facilitate housing developments throughout the Plan area; Policies MAN/3 – MAN/6 which promote retail developments in both busy centres and the countryside; Policies CYF/5 – CYF/7 which facilitate economic development in rural areas; and Policy TRA/4 which aims to improve access to services via sustainable transport networks.</p>

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

VULNERABLE GROUPS			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
<p>Recommendations</p> <ul style="list-style-type: none"> Insert additional criterion into Policy CYFF/2 to refer to the need to consider health and well-being as part of development proposals: <u>“It helps create healthy and active environments, and considers the health and well-being of future users.”</u> 			

INDIVIDUAL LIFESTYLES			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Physical Activity	+	CYFF 1 - Development criteria TRA4 – Managing	The facilitation of an improved lifestyle for the population of Anglesey and Gwynedd is an important objective of the Plan. Through the implementation of detailed policies, the JLDP will directly and indirectly affect health and well-being of residents through the impact of development, including the provision of new housing and employment developments, transport schemes, new community

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		<p>transport impacts TRA1 – Transport network developments</p> <p>ISA/4 – Safeguarding existing open space ISA/5 – Provision of open spaces in new housing developments</p>	<p>facilities and other land uses.</p> <p>The Plan will also include design and access policies to help achieve healthy and sustainable environments. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities) will take account of the impact of additional developments by securing new and improved community services and facilities where appropriate.</p> <p>Potential positive outcomes of the Plan on individual lifestyles will be the encouragement and promotion of physical activity via improving access to open spaces and also by protecting such recreational resources. This will improve the physical and mental health of the population. In addition, facilitating development in rural areas will allow better access to the countryside which should benefit overall health and well-being.</p> <p>Policies which improve transport links and promote sustainable transport will also have a positive impact upon individual physical and mental health. Detailed policies recognise the need to provide viable alternative methods of transport to facilitate a reduction in car use and the promotion of cycling and walking which should contribute to improving the physical health of residents.</p>
Diet	0		No impacts identified
Use of alcohol and drugs	0		
Sexual Activity	0		
Other	0		
Recommendations			
No amendments to the Plan are proposed.			

SOCIAL AND COMMUNITY INFLUENCES ON HEALTH

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Citizen power	+	<p>CYFF 1 - Development criteria</p> <p>CYFF 2 - Design and place shaping</p> <p>CYFF 3 - Design and landscaping</p> <p>TAI/4 Local Market Housing</p> <p>TAI/1 Appropriate Housing Mix</p> <p>TAI/8 Affordable Housing Threshold & Distribution</p>	<p>Throughout the Plan, there is an emphasis on promoting and facilitating development throughout the area, both in rural and urban areas alike. This proportionate distribution of development will reduce inequalities by facilitating a more equal distribution of growth in spatial terms. Housing policies will facilitate the proportionate distribution of development to where it is needed. This will most likely lead to an even distribution of citizen power and influence.</p> <p>The Plan contains specific policies which relate to sustainable communities which are inclusive and protect cultural heritage (Policies AT1 to AT4). The creation of community areas, open green spaces, play areas and community facilities have been identified in the Plan. Key themes within the JLDP. Which aim to further stimulate social cohesion and inclusion are the regeneration of town centres, improved accessibility and transport and a reduction of journeys by car.</p>
Social support and networks	+		<p>The Plan, through various land allocations aims to meet local needs, and in the case of housing, by ensuring there is an adequate range and choice of housing available to meet local requirements. In addition, policies relating to community facilities and infrastructure should facilitate improved social interaction subsequently improving cohesion within communities.</p>
Community identity	+		
Divisions in community	+		<p>Housing policies facilitate the proportionate development of housing in both rural and urban areas which will strengthen the network of settlements in accordance with their roles. This approach will help maintain the Plan area’s special mixed urban/rural character as well as its distinctive cultural character. The provision of affordable housing facilitated via Policy TAI/8 will enable various groups to have appropriate homes and thus become integrated within communities.</p>
Social isolation	+		
Cultural ethos	+		<p>Community vitality and viability is also enhanced through various policies in the Plan. These should help support initiatives that build stable, safe, healthy and strong communities, which means respecting community identity and sense of belonging. Of particular relevance are Policies ISA2 (Community Facilities and ISA1 (Infrastructure provision) which facilitate the protection and development of community facilities and infrastructure in the Plan area. It is recommended that</p>
Other social exclusion	+		

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		amendments are made to the wording of policies ISA1 and ISA2 to improve access to community facilities and infrastructure (see recommendations below).
Anti-social behaviour	+	It is unlikely that the Plan will lead to the threat of increased crime or violence in the community. Social deprivation is inextricably linked to crime. Areas of deprivation are usually characterised by high unemployment rates, poor quality housing and lack of community services and facilities. The direct provision of housing, employment and community facilities, facilitated by detailed policies is likely to reduce deprivation in the Plan Area as a whole, which will help reduce crime, anti-social behaviour and the fear of crime. In addition, crime will be negated through criterion 5 of policy CYFF1 (Development Criteria) which specifically promotes high standards of design to reduce crime and the fear of crime.
Racism	0	No impacts identified.
Family organisation	0	
<p>Recommendations</p> <ul style="list-style-type: none"> • Insert additional criterion in part 1 of Policy ISA/2 to promote accessible development: “v) <u>the proposed development is easily accessible by foot, cycle and public transport</u>” • Insert text in Policy ISA/2 to encourage the co-location and integration of facilities: [New paragraph after final bullet point in criterion 5] <u>“The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.”</u> 		

LIVING AND ENVIRONMENTAL CONDITIONS AFFECTING HEALTH

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Built environment	+	CYFF 1 - Development criteria	Detailed policies within the Plan address the need to protect and improve the quality of the existing built environment. Of particular relevance is Policy AT2 (Enabling Development) which secures the preservation of important listed buildings. Policy CYFF2 (Design and Place Shaping) also aims to improve the existing built environment where priority is given to developing brownfield land in preference to greenfield land where possible. Such policies should have a beneficial impact upon the built environment. The Plan aims to maintain the area’s special mixed urban / rural character and complementary roles of town centres will be enhanced through development and improvements to the public realm.
Attractiveness of area	+	CYFF 2 - Design and place shaping CYFF 3 - Design and landscaping TRA4 – Managing transport impacts TRA1 – Transport network developments	
Housing	++	TAI/4 - Local Market Housing TAI/1 - Appropriate Housing Mix TAI/8 - Affordable Housing Threshold & Distribution	The Plan places great emphasis on providing housing opportunities to meet the needs of the local community. A proportion of new homes will be ‘affordable housing’ subject to viability. Of particular relevance are policies TAI/1 (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI/8 (Affordable Housing Threshold & Distribution) which promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Councils will seek to secure an appropriate level of affordable housing across the plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in strategic policy PS12.
Noise/smell	+/-		Certain types of development can create noise or other types of pollution. Development in itself is likely to increase noise although the magnitude of such an impact will depend on the type, scale and location of development. A general increase in development is also likely to lead to an increase in greenhouse gas emissions from buildings themselves as well as new traffic generated. The Plan aims to prevent unacceptable harm to health because of air, noise, light pollution or the presence of unacceptable levels of land contamination. In terms of air and water quality, the Plan places great emphasis on the importance of helping to tackle the challenges associated with the causes and effects of climate change. Policy TRA1 (Transport Network developments) facilitate improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility, particularly by foot, cycle and public transport, which will subsequently reduce the use of private transport, thus improving air quality. Renewable energy policies in the Plan encourage the use of renewable energy schemes which can have a significant
Air and Water	+/-	AMG2 - Protecting and enhancing features and qualities that are unique to the local landscape character ISA/2 - Community facilities ISA/1 - Infrastructure provision	

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		ADN1 - On-shore wind energy	impact at a local level through ensuring that carbon energy emissions from new development are limited to the minimum practicable amount.
Community safety	+	ADN2 - Other renewable energy technologies	See 'Anti-social behaviour' criterion above.
Waste disposal	+/-	ISA/4 – Safeguarding existing open space ISA/5 – Provision of open spaces in new housing developments	A concentrated increase in development and a higher resultant resident population is likely to lead to an increase in the generation of waste. However, the plan facilitates the sustainable management of waste via Policies G1 and G2 which facilitate the development of waste management facilities. It is suggested that Policies G/1, G/2 and MWYN/4 are strengthened with respect to health considerations (see recommendations below)
Road hazards	+	CYFF5 - Water conservation	Transport policies in the Plan, particularly TRA/1 and TRA/4 facilitate the development of a safe and sustainable transport network which should improve safety on roads. It is suggested that the importance of incorporating road safety measures into the design of developments is emphasised in Policy CYFF2 (see recommendations below).
Injury hazards	0	G1 - Provision of waste management and recycling infrastructure	No impacts identified.
Quality/safety of play areas	+		Policy ISA/1 Infrastructure Provision facilitates development of recreational and open space via financial contributions by developers where the provision of play areas is inadequate. In addition Policy ISA/5 directly facilitates the development of open spaces in new housing of developments of 10 or more dwellings. This should lead to a positive effect against this character.
Recommendations			
<ul style="list-style-type: none"> • Insert text in criterion 6 in Policy CYFF/2 to refer to road safety: “It plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community.” • In criterion 7 of Policy TAI/1, replace “encouraging” with “ensuring”: 7. encouraging ensuring high standards of design that create sustainable and inclusive communities in line with Policy CYFF2. 			

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

- In criterion 3 of Policy TAI/3, replace “should” with “must”:
3. In the case of residential care homes and extra care housing, the site ~~should~~ **must** be within reasonable walking distance...
- Insert reference to health in criterion 1 of Policy MWYN/4:
“1. There is no unacceptable harm to the amenity **or health** of local residents in terms of visual impact, levels of dust, vibration, odour and light as a result of the operation itself or the resulting traffic movements.”
- Insert new paragraph at end of Policy G/1 to restrict development which may have an impact upon health:
“Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population.”
- Insert text into the 3rd bullet point of Policy G/2 to specify health and amenity:
“The proposal will have incorporated measures to mitigate impact upon the environment and **the health and amenity of the** local population”.

ECONOMIC CONDITIONS AFFECTING HEALTH			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Unemployment	+	CYFF 1 - Development criteria CYF1 - Protecting land and units for employment use CYF2: Ancillary uses on employment sites CYF3: New	Detailed economic and retail policies (in particular policies CYF/1, CYF/6, CYF/7 and CYF/8) support economic development throughout the Plan Area, which will have a direct beneficial effect on this group. These policies will increase economic output from a variety of sectors, increasing the number of jobs as well as provide for the formation of new businesses. Tourism policies will help promote and sustain a prosperous tourism industry that provides employment opportunities for local communities. New attractions and facilities will help in securing employment and generate income. These should have a direct positive effect on income related groups including low income groups, and the unemployed.
Income	+		
Type of employment	+		

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		<p>industrial/business units for individual sites on sites which are not protected for employment purposes</p> <p>CYF4: Alternative uses of employment sites</p> <p>CYF5: Reuse and conversion of rural buildings for residential or business use</p> <p>CYF6: Employment in local service centres or villages</p> <p>CYF7: Agricultural diversification</p> <p>CYF8: Regeneration sites</p> <p>MAN6- Retailing in the countryside</p>	
Workplace conditions	0		No impacts identified.
Procurement	0		
Recommendations			
No amendments to the Plan are proposed.			

ACCESS AND QUALITY OF SERVICES

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Healthcare	+/-	CYFF 1- Development criteria TRA4 – Managing transport impacts TRA1 – Transport network developments	It is recognised that an increase in the resident population is likely to put additional pressure on the capacity of existing healthcare facilities. As a result, there is the potential for this increase in residents to place unacceptable pressure upon health services, thus leading to a poorer service. On the other hand, health care provision has been an important consideration as part of the process of developing the Plan. The Plan contains a number of policies which facilitate access to facilities and services. The Plan seeks to protect community facilities through its infrastructure policies. Additionally, new or enhanced services and facilities will be sought where new development places increased demand on existing facilities, and or when a shortage of facilities is identified in accordance with Policy ISA2 (Infrastructure Provision). The Plan also aims to locate development within sustainable locations in areas with existing services and facilities.
Other caring services	+	ISA2- Community facilities ISA2 - Infrastructure provision	With regards to other caring services, Policy TAI/3 facilitates the development of residential care homes, extra care housing and specialist care accommodation.
Careers advice	0	CYFF 2 - Design and place shaping	No impacts identified.
Shops	+	CYFF 3 - Design and landscaping	The emerging Deposit Plan directly addresses the need to provide retail facilities where they are required. Retail policies facilitate retail developments in town centres of larger centres to developments of appropriate retail units in terms of size and scale in the countryside. However, there are restrictions on such development in open countryside. On the whole, the likely effect on this criterion will be positive.
Public amenities	+		Policy ISA/1 Infrastructure Provision facilitates the development of various public amenities by developers where their provision is inadequate. In addition Policy ISA/5 directly facilitates the development of open spaces in new housing of developments of 10 or more dwellings. Both policies should lead to a positive effect against this character.
Transport	++		Efficient access to services are facilitated via transport policies. Policy TRA1 (Transport Network developments) facilitate improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility,

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

			particularly by foot, cycle and public transport, which will subsequently reduce the use of private transport.
Education and training	+		Development of additional houses in the catchment areas of schools can place excessive and unacceptable pressure on their ability to operate effectively, due to the additional children that will need to be supported. In order to overcome this, Policy ISA/1 ensures that where development generates a directly related need for new or improved education facilities, then it will be funded by the development in the form of planning obligations and/or conditions. Furthermore, Policy ISA/3 supports development proposals for new facilities or extensions to existing buildings for academic and support purposes. The overall impact on this criterion is, therefore, generally positive.
Information technology	+		Policy ISA/1 directly supports the development of IT infrastructure developments as part of planning obligations where the current infrastructure is inadequate. The overall impact is therefore likely to be positive.
Recommendations			
<ul style="list-style-type: none"> Insert text in Policy ISA/5 to specify how provision of open spaces should be accessible: “Provide suitable off site provision which is close to and accessible to the development in terms of walking and cycling, or, where this is not feasible/practical” 			

MACRO-ECONOMIC, ENVIRONMENTAL AND SUSTAINABILITY FACTORS			
HIA CRITERIA	SCORE	RELEVANT POLICIES	ASSESSMENT
Government policies	++	CYFF 1 - Development criteria CYF7- Agricultural	As previously outlined, criteria based policies directly support economic development as well as providing for education and training opportunities, whilst also supporting tourism developments which should also benefit local communities and support the local economy. With regards to climate, the Plan places great emphasis on the importance of helping to tackle the challenges associated with

Appendix 4 – Part 4 HEALTH IMPACT ASSESSMENT

		<p>diversification CYF5: Reuse and conversion of rural buildings for residential or business use</p> <p>MAN6- Retailing in the countryside</p> <p>AMG4 – Local biodiversity conservation</p>	<p>the causes and effects of climate change. Policy TRA1 (Transport Network developments) facilitate improvements to the existing transport network, whilst Policy TRA4 (Managing Transport Impacts) supports transport improvements that maximise accessibility, particularly by foot, cycle and public transport, which will subsequently reduce the use of private transport, thus improving air quality. Renewable energy policies in the Plan encourage the use of renewable energy schemes which can have a significant impact at a local level through ensuring that carbon emissions from new development are limited to the minimum practicable amount. Another important element strongly emphasised is the protection of the natural environment, which is a key focus in the plan whilst the sustainable management. Detailed environmental protection policies provide for the protection and enhancement of biodiversity that has been identified as being important to the local area.</p>
GDP	+		See Economic Conditions criteria above.
Economic development	+	ADN1 - on-shore wind energy	
Social justice and equality	0	ADN2 - other renewable energy technologies	No impacts identified.
Biological diversity	-		Overall, the emerging Plan will have a negative effect on biodiversity due to the direct loss and fragmentation of habitats from development. An increase in development is likely to lead to a loss of habitats, and thus, biodiversity in the area is likely to decrease. On the other hand, environmental policies, in particular Policy AMG4 will help mitigate the impact of development on important biodiversity assets.
Climate	+/-		See 'Air and Water' Criterion above.
Welsh culture	0		See Welsh Language Impact Assessment for comprehensive assessment.
Recommendations			
No amendments to the Plan are proposed.			

DRAFT