



Language Impact Assessment

February 2015



Gwynedd & Môn - Joint Local Development Plan



CYNGOR SIR
YNYS MON
ISLE OF ANGLESEY
COUNTY COUNCIL



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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.
- 1.2 This report represents the language impact assessment (LIA) of the emerging Anglesey and Gwynedd Joint Local Development Plan the Plan. The LIA of the Plan has involved the assessment of the Preferred Strategy document as well as the Deposit Plan, and has informed the Sustainability Appraisal of the overall Plan, which has identified sustaining and strengthening the Welsh language as one of the sustainability objectives.

2. Planning Policy Context

- 2.1 Background topic paper 10 (Welsh Language and Culture) provides a comprehensive description of the planning policy context in terms of the Welsh language on a national, regional and local level. On a national level, the Welsh Government's planning policy on the Welsh Language is set out in Section 4.13 of Planning Policy Wales (PPW) supported by Technical Advice Note (TAN) 20 Planning and the Welsh Language (2013) which provides further guidance on how local planning authorities, when producing plans or making planning decisions, should take account of the needs and interests of the Welsh language and in so doing to contribute to its well being. These documents are supplemented by practice guidance published by the Welsh Government in June 2014.
- 2.2 According to PPW (2014) the land use planning system should take the needs and interests of the Welsh language into account, in doing so, it could contribute to its well-being. Having said this, however, it is important to note that the planning system cannot differentiate on the language of individuals. PPW notes that the future well-being of the language will depend on a broad range of factors, in particular: education, demographic change, community activities and a firm economic basis to maintain prosperous and sustainable communities.
- 2.3 It is noted that affordable housing is an essential element of community regeneration and strengthening social inclusion. In planning terms, it could be desirable for new housing developments in urban and rural areas to include a reasonable combination and balance of types and sizes of houses in order to satisfy all types of housing needs and in order to help develop sustainable communities.
- 2.4 On a local level, Gwynedd's Language Strategy 2014-2017 highlights the importance of factors such as the availability of housing and affordable housing, jobs and employment, together with ensuring that Welsh is rooted as an integral part of economic planning and regeneration as

components required to contribute to not only supporting sustainable communities but also to sustaining and strengthening the Welsh language.

2.5 The Housing and Language Survey in Gwynedd and Anglesey (2014) brought together the contributions of 1,559 households from all over Gwynedd and Anglesey. The work focused on six particular wards in Gwynedd and four on Anglesey, which had experienced either positive or negative changes in terms of the Welsh language since the 2001 Census. The report confirms much about the relationship between the housing market and the Welsh language. The main results of the survey were as follows:

- The survey results suggests that overly restricting the building of new houses would drive up prices and would be unlikely to strengthen the situation of the Welsh language
- The results suggest that the key factor likely to help the situation of the Welsh language in specific areas is to ensure the right mix of type and size of new houses
- The influence of the planning system is limited compared to the open housing market.
- The survey confirms that one of the main challenges is to encourage people who have moved to the area to speak Welsh, as the Welsh language skills of those who have moved from outside Wales are weaker
- The wards which have the higher percentages of those who have moved to the area from outside Wales have the lowest percentages of the population with Welsh language skills
- Supporting the use of the Welsh language within the workforce strengthens the Welsh language's situation, and so increasing the use and raising the status of the language, as well as improving the skills of those using it, will help produce new Welsh speakers.

3. Methodology

3.1 It is recognised that the field of language assessments is an area of discussion and a speciality that is still being developed, particularly in the context of development plans. It is also 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.

3.2 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 (SPGs) and the *'Planning and the Welsh Language: The Way Ahead'* (2005) paper. The latter was developed with assistance from the former Welsh Language Board. Discussions with relevant officers from the language units of both Council's, undertaken at an early stage, assisted in the formulation of a suitable methodology to assess the language impact of the emerging Plan. This methodology follows a recognised process of collating evidence and utilising a framework to reach conclusions. The assessment methodology has been modified for different stages/aspects of the Plan. The methodology is set out in the Welsh Language Impact Report (2013) and can be viewed on each Councils' website at www.gwynedd.gov.uk/ldp and www.anglesey.gov.uk/ldp An outline of how

the methodology has been applied at each stage/aspect is provided under the relevant sections below.

3.3 In order to fully assess the language impact of the emerging Plan, it is important to understand the vitality of the Welsh language along with the community characteristics of localities within the Plan area. This ensures that decisions are made based on robust, informed and accurate quantitative and qualitative baseline information. Background topic paper 10 (Welsh Language and Culture), Topic Paper 10A (Gwynedd Welsh Language Statistical profile), Topic Paper 10B (Anglesey Welsh Language Statistical Profile), and the LIA of the Preferred Strategy contain a detailed analysis of the Welsh language in the Plan Area which has been used as the basis for the assessment. The information collated in these documents and set out in other documents, e.g. Topic Paper 5 Developing the Settlement Hierarchy, Joint Housing Land Availability Studies, records of Welsh speakers in primary schools, Welsh language ward profiles (<https://www.gwynedd.gov.uk/en/Council/Key-statistics-and-data/Language-area-profiles.aspx>) are used to describe settlements in the Plan Area. Gwynedd's Welsh Language Strategy and the Anglesey Welsh Language Statistical Profile incorporate descriptions of local initiatives by the Councils, Hunanlaith and Menter Iaith Mon to sustain and strengthen the language locally. It describes relevant characteristics in communities associated with the Welsh language and vibrant communities.

3.4 The LIA of the Plan can be broken down into two different stages of Plan development: the Preferred Strategy document; and the Deposit Plan, which includes strategic and detailed policies as well as Development Sites. This document summarises the results of the LIA of the Preferred Strategy, the revised housing growth presented in the Deposit Plan for public consultation and provides the results of the language assessment of settlements that include Development Sites, and Detailed Policies (the Deposit Plan).

4. LIA of the Plan's Strategy

4.1 The Preferred Strategy (which provided the vision, aims of the emerging Plan, along with the preferred housing growth and distribution options) was subject to a Language Impact Assessment as part of the process of developing the Strategy. The level of detail included in the preferred strategy allowed the utilisation of the 18 questions contained in Appendix C of "Planning and the Welsh Language: The Way Ahead (2005)" as the framework for assessing the impact on the Welsh language (see appendix 1 of this document). The LIA of the Preferred Strategy was published alongside the Strategy itself and can be viewed on the Councils' websites at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp. The results of the assessment are summarised in the following sections.

LIA of Housing Growth Option

- 4.2 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 housing units in Anglesey and 4,252 in Gwynedd.
- 4.3 Representations were submitted 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.
- 4.4 In response to the comments and a review of local circumstances, the housing target were revised. The amended housing figure is based on an analysis of a number of growth scenarios including 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.
- 4.5 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.
- 4.6 The revised housing growth level for the area will see about 479 housing units a year on average during the life of the Plan. This equates to a total of 7,184 additional housing units by 2026. 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 investment in the local economy and 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. A 10% slippage allowance is added to the housing target in order to allow for sites being developed as anticipated or less units being provided via windfall sites, which includes the re-use of existing buildings.
- 4.7 As the Anglesey and Gwynedd Housing and Language Study (2014) has demonstrated it is difficult to accurately predict the exact range of possible impacts upon the Welsh language and culture that can be attributed solely to housing growth. Households buy or rent housing for a number of reasons. New housing can be attractive to people who wish to move to the area to retire, to work, seek a lifestyle change, to attend to ill/ elderly relatives, etc. These households could include non-Welsh speaking residents. Depending on its spatial distribution and the degree of change, an unmanaged change could undermine predominantly smaller Welsh

speaking communities. Particular care should be taken in settlements that are popular as holiday destinations. 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 an improved choice of house types, including more affordable homes help retain the existing population.

- 4.8 Baseline data shows that the majority of people who move into new homes, already live in either Gwynedd or Anglesey. The Anglesey and Gwynedd Housing and Language Study showed that there was more migration than average from other parts of Gwynedd and other parts of the UK into new homes, with the majority having lived in Gwynedd, Anglesey or north Wales previously. The level of new home residents who have Welsh language abilities is close to average. This suggests that any impact from the proposed moderate level of growth upon the Welsh language can be managed. 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.

Conclusion

- 4.9 **The revised housing growth level (which is slightly lower than set out in the Preferred Strategy document) is considered to be realistic and, subject to improvement measures such as: managing the location, type and timing of development, promotion of suitable employment opportunities to sustain or create age balanced communities and policies to maintain a range of community facilities and services, it is unlikely to have a negative impact upon the Welsh language** for the following reasons:

- 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.
- 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 reduce risks of adverse impacts upon Welsh language and culture.

- 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 Plan identifies a hierarchy of settlements based on each settlement's role within the Plan area and beyond. The proportionate distribution of development across the hierarchy afforded by the 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 within individual settlements, both of which can have adverse impacts upon communities and subsequently the vitality of the Welsh language (see paragraph 3.10 below).
- 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

4.10 A Language Impact Assessment undertaken to inform the development 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 retention 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) should therefore contribute to both Councils' aim to 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.

4.11 Overall, the assessment has shown that the Strategy is likely to have a positive 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.

5. LIA of Growth Areas

- 5.1 At this stage, essentially, what is being assessed is the size and location of land where housing may occur. It is also important that the cumulative impact of numerous development in a locality is considered as well as the potential impact on the wider area.
- 5.2 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 and the emerging Plan. 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.
- 5.3 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.
- 5.4 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). The criteria is set out in Welsh Language Impact Report (2013) and repeated here:

General (all types of development)	
1	How would development on the site be consistent with the national planning policy objectives relating to social, cultural and economic well-being set out in Planning Policy Wales?
2	How could development on the site satisfy local and community needs?
3	Would development on the site directly or indirectly maintain or add to communal facilities in the settlements / locality?
4	Is there any evidence that development on the site would be supported by

	the local community?
Population Characteristics (all types of development)	
5	Would the development on the site attract newcomers to the area and lead to a decline in the number of Welsh speakers?
6	Could development on the site contribute to migration from the area?
7	Could development on the site lead to a changing age structure of the community?
Residential	
8	Could residential development on the site potentially deliver a reasonable proportion of affordable housing due to its size and deliverability?
Employment	
9	Would development on the site contribute to maintaining a sufficient supply of land for employment opportunities i.e. wouldn't lead to an over-supply of employment land?
Mitigation	
10	Would it be possible to alleviate any negative effects?

5.5 In order to facilitate an informed assessment, decisions were made based on a consideration of settlement profiles. These 'profiles' draw on a range of statistics and information set out in various documents, which were considered important in terms of influencing the use of the Welsh language. Ward level data was also used as part of the assessment process. All this would ensure that decisions made were 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, suggesting, where appropriate, improvement measures. 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 Service Centres and Service Villages is included in Appendix 2.

5.6 Where potentially adverse impacts on the Welsh language are identified, consideration is given to whether improvement measures would be appropriate to ensure that the appropriate type of development is facilitated at a planning application stage.

6. LIA of Detailed Policies

6.1 Detailed policies of the Plan provide more specific relevant requirements with regards to development, to achieve the objectives set out in the Plan's Strategy. The level of detail

contained in the Plan at this stage enabled it to be assessed against the 18 criteria included in the Language Impact Assessment process (see Appendix 1). A comprehensive assessment of the Detailed Policies is provided in Appendix 3.

- 6.2 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, ^{TAI1} (Appropriate Housing Mix), TAI/4 (Local Market Housing) and TAI8 (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.
- 6.3 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 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.
- 6.4 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.
- 6.5 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

LANGUAGE IMPACT ASSESSMENT OF 1) OPTIONS / PREFERRED STRATEGY AND 2) DEPOSIT DRAFT

- i) Is the policy / plan / programme / project likely to lead to a population increase / decrease that might i) affect the balance of English / Welsh speakers or ii) lead to a decline in the number of Welsh speakers?
- ii) Is the policy / plan / programme / project likely to lead to increased in-migration?
- iii) Is the policy / plan / programme / project likely to lead to increased out-migration? Is the process of out-migration likely to result in a loss of Welsh speaking households?
- iv) Is the policy / plan / programme / project likely to lead to a changing age structure of the community?
- v) Is the policy / plan / programme / project likely to have an impact on the health of local people?
- vi) Is the policy / plan / programme / project likely to have an impact on the amenity of the local area?
- vii) Is the policy / plan / programme / project likely to lead to the threat of increased crime or violence in the community?
- viii) Is the policy / plan / programme / project likely to have a detrimental impact on local businesses?
- ix) Is the policy / plan / programme / project likely to have a detrimental impact on local jobs?
- x) Is the policy / plan / programme / project likely to lead to greater economic diversity?
- xi) Is the policy / plan / programme / project likely to have an impact on local wage/salary levels?
- xii) Is the plan likely to have an impact on the average cost of housing?
- xiii) Is the plan likely to have an impact on local schools?
- xiv) Is the plan likely to have an impact on health care provision?
- xv) Is the plan likely to have an impact on the provision of local services?
- xvi) Will the plan potentially lead to social tensions, conflict or serious divisions within the Welsh speaking community?
- xvii) Will the plan potentially lead to changes in local Welsh traditions / culture?
- xviii) Is the plan likely to have a potential impact on local voluntary / activity / youth groups?

APPENDIX 2: LIA OF GROWTH AREAS

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%
*- 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.
- A higher than county average proportion 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. It is extremely important to retain this group in order to maintain a balanced population in the town, which can help to sustain and enhance 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 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. Although there has been a decline in the proportion of Welsh speakers in the town, the status of the Welsh language is relatively healthy in Porthmadog with a high proportion of Welsh speakers living in the area - 72.1%. This 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 more prevalent in Porthmadog compared to Gwynedd as a whole. There is a possibility that new units could be used for this purpose, particularly if they are located in and around the harbour area. Policies that facilitate an appropriate mix of housing, including an adequate supply of affordable

housing for local need are therefore important. No land is allocated for housing in and around the harbour 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. Subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre, i.e. 121 housing units, should not have a negative influence on the language, and could contribute to keeping the Welsh speaking population in the area.

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%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>			

Penrhyndeudraeth

Key points

- Prior to the need to address a shortfall in supply of land in Porthmadog the Plan’s spatial distribution strategy guides 68 units to Penrhyndeudraeth 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).
- 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 in-migrants in Penrhyndeudraeth ward increased from 169 to 262 (+ 43.2%) between 1991 and 2001 (figures for 2011 are not yet available). However, in-migration 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. Despite its proximity to the National Park the settlement is not particularly popular as a holiday/ second home destination.

As referred to above, Porthmadog can't accommodate the expected level of housing growth due to environmental constraints. Topic Paper 5 Developing the Settlement Hierarchy explains that the deficit needs to be located within settlements that are within Porthmadog's catchment area in order to continue to support sustainable development, including providing opportunities for new households to stay in the area as opposed to migrating to other settlements in the Plan area or beyond. Development sites are identified in Penrhyndeudraeth that could accommodate **152 units, which is 84** higher than the initial expected growth, which is equivalent to **10 units** on average per annum. For the reasons outlined above, it is considered a higher than expected proportion of housing could be guided to the settlement, with a high certainty that the relevant scale of development should not in itself have a negative influence on the language, subject to adequate

provision of affordable housing for local need, an appropriate mix of house types, and that development takes place in stages. There may also be opportunities to upgrade community facilities and services as a result of development.

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.
- 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 in-migration 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 generally reflects that of Gwynedd. However, housing affordability is a greater problem in Criccieth, and a greater decrease in the number of Welsh speakers was seen. In order to maintain Criccieth's role as a Local Service Centre and facilitate development of a balanced population it is considered that new housing should continue to be directed to the settlement. As referred to above, Porthmadog can't accommodate the expected level of housing growth due to environmental constraints. Topic Paper 5 Developing the Settlement Hierarchy explains that the deficit needs to be located within settlements that are within Porthmadog's catchment area in order to continue to support sustainable development. Given Criccieth's proximity to Porthmadog and Tremadog (another settlement threatened with flood risk), and the relative abundance of community facilities and services, it is considered a higher than expected proportion of housing could be guided to the settlement. In order to manage the proposed level of growth it is considered that specific mitigation measures should be applied in the area, for

example,-policy that facilitates an adequate supply of affordable housing for local need. In addition, the Urban Capacity Study suggests that a number of additional housing units could be provided by using existing properties: long term vacant housing, floors above commercial units. This means that new development would be provided incrementally. All in all, subject to the successful implementation of appropriate mitigation measures, the expected level of growth of the centre in itself should not have a negative influence on the language, and would contribute to keeping the Welsh speaking population in the area. Redistribution Growth = **164 units, which is 96** higher than the initial expected growth, which is equivalent to **11 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
% 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 settlements of Criccieth and Penrhyndeudraeth).*

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 **415** 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
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 in-migrants 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 **415 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. 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. The level of in-migration of non-Welsh speaking people to the town does not seem to be placing pressure on the language. 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.

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	Llanberis	Llanrug	Penygroes	-4.8

percentage of Welsh speakers) (ward)	-6.6	1.4	-1.2	
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 in-migration 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% 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 in-migration 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 in-migrants 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 in-migration 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.

Assessment of Service Villages – Level 3

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%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>				

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

*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 that the percentage of in-migrants 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 in-migration 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.*

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 in-migrants 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 in-migration 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.*

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
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% Welsh speakers (2011)	80.7	65.4
% Second/holiday homes (community council) (November, 2011)	5.5	8
% 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%
* - 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 = 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 that the percentage of in-migrants 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.
- 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.

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

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%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock</i>			

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 in-migration of elderly people who do not speak Welsh into the area.

Conclusions

*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 in-migration 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 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	Garth -33.9	-4.8

(change in the percentage of Welsh speakers) (ward)	Menai (Bangor) -32 Glyder -5.9 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 in-migrants 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 in-migration 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.
- 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 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 in-migrants 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 in-migration 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 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 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 in-migrants, 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 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
% 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%
*- 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 = 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

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)	8.6	8

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

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

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

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.
- 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.

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%

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

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

*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
<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 = 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).

- 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

% 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 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 in-migration 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 in-migrants in Benllech ward increased from 94 to 164 (74.5%) between 1991 and 2001 (2011 figures not available yet). This suggests that in-migration 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.*

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.

- 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 in-migrants to Llannerchymedd ward increased from 133 to 179 (35%) between 1991 and 2001. Having said this, only 10% of the ward's population are in-migrants (2001) which suggests that in-migration 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

- 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%
<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 = 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.

- 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 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.

- 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%
<i>*- number of new units built between 2002 and 2011 as a percentage of the housing stock.</i>				

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.

- 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.

- 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 in-migration 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.

- 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

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

- 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 in-migrants 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

(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

*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.

APPENDIX 3 – LIA OF DETAILED POLICIES

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

a) *Affect the balance of English / Welsh speakers (in a negative/positive way?)*

b) *Lead to an absolute or proportional decline in the number of Welsh speakers?*

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 in terms of numbers and make-up. New development, including housing, can lead to an influx of non-welsh speaking residents to an area and unmanaged this could undermine predominantly smaller Welsh speaking communities. On the other hand, it may be possible that the level of housing 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 a variety of housing opportunities to meet the needs of the local community particularly those of young people and the elderly.

Detailed housing policies (TAI1 - TAI19) directly facilitate an adequate amount of housing to satisfy the needs of local communities in terms of type and tenures to meet the needs of all sections of the population including older people's housing. The policies will facilitate local need affordable housing, local market housing, open market housing and accommodation designed particularly for the older generation. This will help create sustainable and inclusive communities and coupled with other policies in the Plan and each Councils' strategies and plans should help to retain the existing population and reduce out-migration.

Policies relating to economic development, found in Chapter 7.3, 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.

Policies SP1, SP2 and ISA1, found in Chapter 7.1, provide a robust framework to ensure that development include improvement measures to contribute to safeguarding and enhancing the Welsh language.

Overall, therefore, it is considered that the detailed policies as outlined in the emerging Plan working in alignment with initiatives promoted by Hunaniaith and Menter Iaith Mon 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 accessible 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 (TAI1 - TAI19) 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 facilitate development that should address the housing needs of different age groups. A proportion of new homes will be 'affordable housing' subject to viability. Of particular relevance are policies TAI1 (Appropriate Housing Mix), TAI5 (Local Market Housing) and TAI9 (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 – TAI4 (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 and allocate employment sites (Policy CYF1) and facilitates economic growth in both urban and rural areas which should help retain a 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. Therefore the Plan coupled with other strategies and plans, which include the Anglesey Energy Island Programme, could have a positive effect on the age structure of the community, by stemming the outflow of working age households.

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 TRA4 - 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 PCYFF1, which requires development to accord with national planning policy that in turn require development to conform to legislation and national guidance in place to protect and enhance buildings or sites designated because of their importance as heritage assets or to nature conservation. Policy AT2 (Enabling Development) secures development that may be required to secure the preservation of important listed buildings. Policy PCYFF2 (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 ISA1 Infrastructure Provision facilitates the development of various public amenities by developers where their provision is inadequate. In addition Policy ISA5 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.

Therefore, all in all, the detailed policies should maintain or enhance qualities that make the area an attractive place to live and work.

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 PCYFF2 (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 policies that facilitate the provision of new opportunities will help retain the young population in their communities. Detailed economic and retail policies (in particular policies CYF1, CYF6, CYF7 and CYF8) 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. Application of Policy ISA1 should provide for a range of planning mechanisms, which can contribute to ensuring that businesses develop in a way that benefit the language.

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?

Applying the range of policies in 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 (7,184 plus the 10% slippage allowance) 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 TAI1 (Appropriate Housing Mix), TAI5 (Local Market Housing) and TAI9 (Affordable Housing Threshold & Distribution), TAI10 (Exception Sites) 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 PS14.

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 additional pressure on their ability to operate effectively, due to the additional children that will need to be supported. In order to overcome this, Policy ISA1 ensures that where development generates a directly related need for new or improved education facilities, then developers will be expected to contribute to the funding via planning obligations, unless viability factors indicate otherwise. Furthermore, Policy ISA3 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 TAI4 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 CYF1, CYF6, CYF7 and CYF8) 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. Policy MAN4 directly facilitates the protection of village shops and public houses, which will strengthen the vitality of communities, particularly in smaller settlements.

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 TAI9 (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 TAI1 (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 TAI5 (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 will facilitate the provision of development that, in combination with other plans, strategies and initiatives should provide the correct components required to sustain and enhance sustainable Welsh speaking communities. As discussed in previous sections, the emerging Plan helps retain young Welsh speaking residents in their communities by facilitating the development of a variety of new housing, including affordable housing, and by facilitating the provision of 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 TAI9 and Policy TAI10 (exception sites) 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.

18) Is the strategy likely to have a potential impact on local voluntary / activity / youth groups?

Force local people active in local groups to move out of the community, due to:

- *Drive an increase in unemployment / economic stress?*
- *Drive an increase in house prices / housing stress?*

See criteria 9 and 12 above.