

# Supplementary Planning Guidance: Planning and the Welsh Language



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## **CONTENT**

	<i>Paragraph</i>
<b>Statement of consultation</b>	<b>1 - 2</b>
<b>The purpose of Supplementary Planning Guidance</b>	<b>3 - 4</b>
<b>Background</b>	<b>5 - 9</b>
<b>National planning policy</b>	<b>10</b>
<b>Local planning policy</b>	<b>11 - 13</b>
<b>Local linguistic pattern</b>	<b>14 - 16</b>
<b>Assessing the impact of development</b>	<b>17 - 18</b>
<b>Community and linguistic statements</b>	<b>19 – 22</b>
<b>Community and linguistic impact assessments</b>	<b>23 – 25</b>
<b>Evaluating the assessment</b>	<b>26 – 28</b>
<b>Monitoring</b>	<b>29</b>
<b>APPENDIX A Community and linguistic statements</b>	
<b>APPENDIX B Community and linguistic impact assessments</b>	
<b>APPENDIX C Statistics about the Welsh language</b>	
<b>APPENDIX CH Useful contacts</b>	

### **Statement regarding consultation**

1. The draft version of this Supplementary Planning Guidance (SPG) was subject to public consultation between 19 March 2009 and 24 April 2009. A public notice was published in the Caernarfon and Denbigh Herald and the Cambrian News on 19 March 2009 in order to raise awareness about the public consultation. Copies of the SPG were available to view in the main Council offices, in the public libraries and on the Council's website during the consultation period. Comments were invited from numerous individuals and organisations, which included community councils and local builders and their representatives. A summary of the representations that were received and the response to them can be seen in a document entitled "Consultation statement – December 2009".
2. The representations and the response to them were scrutinised by the Environment Committee on 11 June 2009. The SPG was adopted in the Council Board meeting on 24 November 2009.

### **Purpose of Supplementary Planning Guidance**

- 3 This Supplementary Planning Guidance (SPG) is one of a series of guidance notes which support the policies of the adopted Unitary Development Plan (UDP). Although decisions on planning applications will be based on the Development Plan's adopted policies (as indicated in part 38(6) of the Planning and Compulsory Purchase Act 2004), the content of the SPG is a material planning consideration (after it has been adopted by the Council).
- 4 The Guidance draws on research commissioned in partnership with other local planning authorities, the Welsh Assembly Government, the Welsh Language Board and the House Builders' Federation. The Guidance, jointly with local and national planning policies, will also be a means of realizing one of the main themes of the Gwynedd Community Strategy, which is to support inclusive, bilingual and dynamic communities. The Guidance will provide a means of:
  - Raising awareness amongst prospective developers of the need to fully consider the links between development and the character of communities;
  - Identify development proposals that will at the outset maintain or enrich the social, linguistic and cultural pattern of communities;
  - Identify development proposals that can be modified as a result of discussions to ones that maintain or enrich the social, linguistic and cultural pattern of communities;
  - Identify exceptions where the evidence shows that there is no opportunity to modify the proposal in a manner that will reduce the impact on the social, linguistic and cultural pattern of the community and that there are justifiable reasons for recommending the planning application's refusal.

### **Background**

5. This document is intended to provide guidance about the manner in which the Planning Authority will deal with developments which may have an effect on the future of the Welsh language within communities. Along with other matters, it will be a material planning consideration when decisions are made on planning

applications. In accordance with good practice, applicants are encouraged to discuss applications with officers, beforehand, in order to decide what kind of language assessment needs to be prepared.

6. The Welsh language is an integral element in the fabric of communities in Gwynedd 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.
7. Since the publication, in 1998, of Circular 53/88, the Welsh language has been an important planning consideration in the creation of land use policies and in the decision making process on planning applications.
8. Nevertheless, the isolation of the exact effect of an individual development on language over a period of time is a matter that is difficult to analyse and prove decisively. This guidance attempts to address the problem by viewing communities in a holistic manner, giving due regard to language as an element which is an integral part of community activity and life. This can be considered as a sustainable methodology in which a number of economic, social and environmental elements influence one another and where change in one dimension impinges on another.
9. This is achieved in the document by establishing, in two stages, a more analytic methodology for assessing the impact of different kinds and scale of development on communities and language. It is the responsibility of applicants for planning permission to conform to these guidelines and to produce sufficient information to enable the Planning Authority to arrive at a decision about an individual application.

### **National Planning Policies**

10. Welsh Assembly Government policies relating to this matter are included in Planning Policy Wales [2002], and technical advice is provided in Technical Advice Note 20 “Planning and the Welsh Language”. These documents indicate how local planning authorities, when they are producing plans or making planning decisions, should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. The language is therefore, unquestionably, a material consideration in planning.

### **Local Planning Policies**

11. Advice is provided in the Gwynedd Unitary Development Plan in policy A2 – “Protecting the social, linguistic and cultural fabric of communities”. The policy states that:-

“Proposals that would, because of their size, scale or location, have an unacceptable impact on the social, linguistic and cultural cohesion of communities will be refused”

12. The explanation to the policy refers to the need to prepare additional guidance, namely this document.
13. The above-mentioned policy emphasises the need to protect local communities and the Welsh language, as far as is possible, by the town and country planning process. They also provide a basis for refusing planning applications where this does not occur.

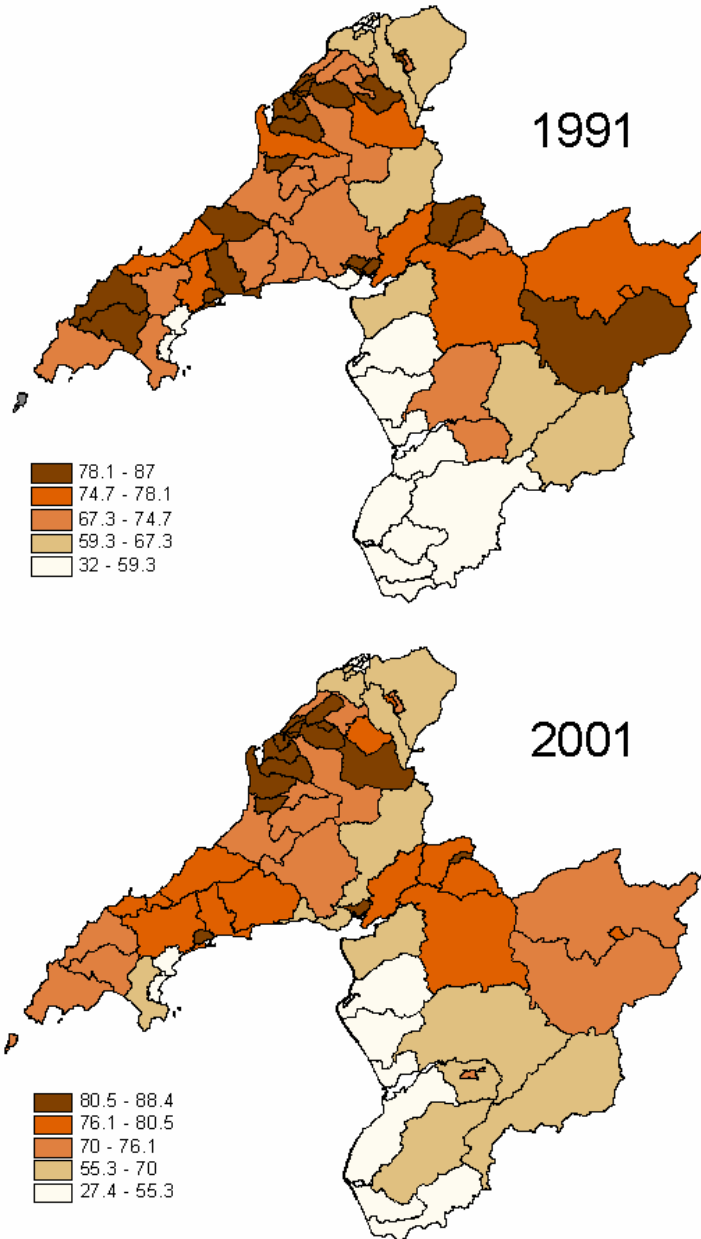
#### **Local Linguistic Patterns**

14. According to the 2001 census, the Welsh language is spoken by 20.8% of the population of Wales. In Gwynedd, it is spoken by 69% [77,846] – the highest percentage of all the Welsh counties. Nevertheless, over a 10 year period, there has been a decline of over 3% - a pattern that is replicated to a similar [but varied] extent in Ynys Môn, Carmarthenshire and Ceredigion, which also have percentages in excess of 50%. Welsh is taught in every school in the county, and every secondary school [with the exception of Ysgol Friars] is Welsh-medium [or bilingual], where Welsh is the main medium of learning. The aim of the County's Education Policy is to “develop the ability of pupils and students so that they become confidently bilingual and are enabled to participate fully in the bilingual society of which they are members”. [Revised Welsh Language Policy of Gwynedd Council 2004].
15. In a significant number of the wards in Gwynedd a percentage ranging from 70% to 86% of their population speaks Welsh. Welsh is therefore a living and sustainable language in these communities. See Map 1 which shows the distribution of Welsh speakers in the County on the basis of the 2001 census.

**Siaradwyr Cymraeg (fel canran y poblogaeth dros 3 oed)**  
**Welsh Speakers (as a percentage of the population aged 3 and over)**

Ffynhonnell : Cyfrifiad 1991 / 2001 - Hawlfraint y Goron

Source : Census 1991 / 2001 - Crown Copyright



16. Between 1991 and 2001 there was a 3% reduction in the number of Welsh speakers. There are a number of reasons for this, but one factor is the growth in the number of second homes which has contributed significantly to the substantial increases in house prices in the area. In addition, the National Health Service Patient Register shows that there are more people moving into the area than are moving out.

### **Assessing the effects of development**

17. As there is a high percentage of Welsh speakers in every community, the language is part of the fabric of society and is linked to the culture and traditions of the area. It is therefore necessary to give careful consideration to the way in which new developments may affect the current pattern and to ask whether they are in keeping with local and national language policies.
18. In the case of smaller developments, applicants are asked to submit a “**Community and Linguistic Statement**” (see Appendix A for guidance on the preparation of such a statement) to accompany their planning application. Where developments are on a larger scale and where they do not comply with national and local policies, the planning authority will ask for a more detailed assessment which will be submitted in the form of a “**Community and Linguistic Impact Assessment**” (see Appendix B for guidance on the preparation of such a statement)

### **Community and Linguistic Statement**

19. As a starting point, the Planning Authority will ask for a Community and Language Statement as part of a planning application for developments which fall within one or more of the following categories:-
  - a development of 5 or more residential units on a site/land that has not been designated, in the development plan, for residential use
  - a commercial, industrial or tourist development with an area of 1000m<sup>2</sup> or more
  - a development which is likely to lead to the loss of community facilities or job opportunities
  - a tourism development creating ten or more holiday units
20. The Statement will form part of the background material for assessing a planning application and will be one of several other material factors which will be considered; it is only infrequently that an application will be determined on the basis of the Statement alone. In most instances, the Statement will be expected to demonstrate positive influences on communities, particularly where the development serves to meet local needs. In response to any negative impacts of the development, the applicant will be given the opportunity to expand on the benefits of the development and to present evidence of mitigating factors relevant to the application and planning. This could be achieved, if relevant, by negotiating a formal Planning Obligation between the applicant and the Council.
21. The verification and appraisal of the Statement will be a matter for the Planning Authority in making a decision about the application, taking into account any other relevant factors. The Planning Authority may disagree with the conclusions of the Statement. In such instances, an attempt will be made to verify the facts and to reach an understanding with the applicant about the main considerations. In order to provide support for potential applicants the Planning Authority will publish relevant statistics for each community and monitor the effect of any new developments as part of the background work on the Development Plan.

22. If, in the opinion of the authority, it can be shown unequivocally that the development is likely to have a negative effect on the community and that it will be detrimental to the Welsh language, the authority may refuse the application on these grounds alone. Additionally, it may be necessary, because of a vague or questionable conclusion to a Statement, for the authority to ask the applicant to prepare a full Assessment to enable it to consider the case in a more detailed and precise manner.

### **Community and Linguistic Impact Assessment**

23. From time to time, developments which are substantial in their scale and likely impacts may be submitted unexpectedly to the Planning Authority. In this context it is difficult to anticipate the specific size or actual type of development. Despite this, it is reasonable to suggest, that developments which are likely to be on a larger scale and more significant in their likely impact will fall into one or more of the following categories, namely ones which :-

- are over and above the needs and aspirations of local communities
- are on unallocated land and sites and contrary to the policies of the Development Plan
- are not part of a local project or strategy
- replicate past tendencies where a damaging effect has occurred on communities and language
- are on a large scale in comparison with the level of demand in the local market
- are not likely to contribute to communities in a sustainable manner

24. The assessment of any planning application will be a matter for the Planning Authority and it will decide whether an application falls within the above mentioned definitions. If that is the case, developers will be required to prepare a Community and Linguistic Impact Assessment which is much more rigorous than a Community and Language Statement, following the guidance provided in Appendix B

25. The Assessment, in addition to other relevant information about the planning application, such as compliance with development plan policies, traffic or environmental considerations, will assist the Planning Authority in either refusing or granting planning permission. Rarely will decisions be likely to depend solely on the evidence in the Assessment.

### **Evaluating the Assessment**

26. The applicant will be given an opportunity to present evidence in support of his application and to demonstrate how his proposal would bring benefits to the local community. In addition, mitigating measures, relevant to the application and to planning, could be presented, in response to any negative effects of the development.

27. The process of preparing an Assessment is subjective and it is possible that the Planning Authority's interpretation of the impacts on a community could be different from that of the applicant. In such cases efforts will be made to verify the



facts and to reach an agreement with the applicant about the main considerations. In addition, it is likely that organisations and individuals from the community will express opinions that may be material planning considerations.

28. If, in the opinion of the Planning Authority, it can be clearly demonstrated that the development is likely to have a negative effect on the community and on the Welsh language, it will be possible for the Planning Authority to refuse the application solely on these grounds.

### **Monitoring**

29. It is intended to monitor the actual effect of developments against the evidence that is submitted in Statements and Assessments in order to consider the effectiveness of the process outlined in this guidance. As a starting point the Authority has outlined, in Appendix CH, the main statistics and information sources which are available. From time to time, as new information becomes available, it is intended to check this list in the context of monitoring the guidance and the Development Plan. The Authority will release this information to prospective applicants.

## **APPENDIX A**

### **COMMUNITY AND LINGUISTIC STATEMENT**

It is necessary for the applicant to complete a Community and Linguistic Statement for the type of developments listed in paragraph 17. The statement should be completed by replying in as much detail as possible to the questions listed below which are relevant to the type of development under consideration. The Planning Authority will check the information and will possibly ask for an explanation or for further details in order to ensure that the Statement is accurate and complete before considering it in determining an application for planning permission.

#### **General (all types of development)**

Is the development:-

- consistent with local and national strategies/plans
- likely to satisfy local and community needs
- likely to maintain or add to communal facilities
- sustainable in the long term
- likely to be supported by the local community

#### **Population Characteristics (all types of development)**

Will the development:-

- attract newcomers to the area
- contribute to migration from the area

#### **Residential**

Does the development:-

- reflect local housing need including affordable homes
- resemble other developments completed during the last five years? If so, what are the cumulative impacts?

#### **Employment**

Will the development:-

- call for labour skills which are available locally
- create jobs for the local workforce
- attract workers from outside the County
- create new opportunities for the workforce
- lead to further investment
- contribute to increasing the use of the Welsh language in the locality by visual means, for example, bilingual signs and adverts, and by facilitating the understanding of Welsh amongst the workforce

#### **Mitigation Measures**

Would it be possible to alleviate the negative effects?

## **Appendix B**

### **Community and Linguistic Impact Assessment**

#### **Background**

1. The Community and Linguistic Impact Assessment (CLIA) methodology comprises a checklist to allow the developer and local planning authority to make an assessment of the likely impact of a development proposal against five aspects of community life:
  - Population (levels and the characteristics of that population)
  - Quality of life (therefore providing the impetus for people to remain, leave or move to the community)
  - The economy (affecting employment opportunities for different groups as well as the cost of living and, more specifically, the cost of housing)
  - Infrastructure (needed to sustain the community, particularly schools, health care and essential services)
  - The social and cultural life of the community (expressed through the viability of cultural institutions, particularly those affecting younger people).
2. Population stability or moderate growth, combined with a high quality of life, a strong economy, high quality infrastructure and a vibrant social and cultural life are all central to community cohesion and sustainability. Where the Welsh language forms a part of the social fabric of a community, its fate and well-being is inexorably tied to the wider fortunes of that community. If a development is likely to be detrimental to any one of these aspects, it may also have an adverse impact on the Welsh language. However, if it is sensitive to the local context e.g. supporting the local economy, then the impact is far more likely to be positive.
3. The checklist provides guidance on assessing the likely impact of a development against the five aspects of community, with a view to establishing both its effects on the community in general and its impact on the Welsh language more specifically. It is a guide for those responsible for establishing likely impacts, designing policy and advising on development decisions.
4. Developers and Local planning authorities will need to search relevant statistics available locally and nationally to make a clear assessment of the data sources for the five community aspects. The planning authority will prepare relevant facts and indicators to assist the developer.

#### **Methodology and assessment**

5. The CLIA methodology has been devised taking into account the form of impact assessment methodologies already applied to different aspects of planning and development. These methodologies normally comprise either a tick/cross scoring in answer to each question, or a numeric scoring.

### Scoring the Checklist

6. The CLIA methodology is a subjective process intended to establish the probable impacts stemming from a development proposal or policy. When officers use the checklist, each question should be answered with a positive, negative or neutral score reflecting the perceived impact of the development against the five sets of issues. Numerals need to be inserted as the answer to each checklist question, with numeral +1 representing a perceived positive impact, numeral -1 a perceived negative impact, and numeral 0 for a perceived neutral impact.
7. Gradually, scores of +1, -1 and 0 will be inserted as the answers to each checklist question across the five sets of community life topics. The ability to compare options is important in undertaking an assessment, guiding the assessor to the 'best' overall choice. The impact assessment helps to inform decisions about which checklist topics perform better than others against the five community life issues by revealing the potential impacts. The ultimate choices have to be made by the assessor. An inability to answer any of the questions suggests that assessors will need to construct new data and evidence to search for an answer. In the assessment process, a lack of answer to a question (i.e. a blank return) will be deleted from the overall calculation. The final Overall Impact Index Assessment matrix (see below) will indicate which options have more harmful impacts or, conversely, beneficial contributions.
8. It is not suggested that the addition and comparison of these impacts will make the overall choice for the developer/local planning authority. However, a matrix that identifies those impacts that have a relatively high positive or negative impact, and is accompanied by a commentary, will help decision-makers to determine the most sustainable option. The importance or weight to be given to a checklist question will vary for different policies and development proposals, and that judgment is for those making the assessment. The developer and local planning authority will need to make a judgment on how much weight to give those checklist answers that are concerned with the shorter or longer term, for example.

### Calculating an Overall Impact Index

9. The final part of the assessment methodology is an Overall Impact Assessment Index. This comprises a measurable summary table that permits the assessor to develop a positive, negative or neutral score relating to the perceived impacts likely to occur. The score will then form a material consideration in the assessment of an application for planning permission within development control, or an indicator in the assessment of whether or not to adopt a policy or proposal.
10. Each of the questions within each of the five sets of community life components - population characteristics, quality of life, economic factors, infrastructure supply, social and cultural aspects - produces a range of scores known as the *base index*. These 18 scores may then be used to calculate an Overall Base Index Score, which is simply the average score across all the answers. An Overall Base Score of between 0.1 and 1.0 denotes a positive impact; a score of 0 denotes a neutral impact; a score between -1.0 and -0.1 denotes a negative impact, with actual figures representing the relative perceived severity.
11. The summary table automatically calculates a *dimensional index*, which is a mean score for each of the community life components - a mean for population; a mean for quality of life; a mean for economic factors; a mean for infrastructure; and a mean for social

issues. This enables assessors to compare the mean score for each of the five components, recognizing the perceived greater impacts, and possible trade-offs, between one component over another.

12. Depending on the policy priorities of the local planning authority, the objectives of the development plan, and the socio-economic profile of the community where the development is proposed, the assessor may give greater weight to one or more of the five components at this stage of the assessment when the Overall Impact Index is utilized as a decision tool. The choice of which component to attach greater weight to is a matter for the local planning authority, justified on local circumstances and policy priorities. Alternatively, the assessor may regard each of the five components as being of equal significance and therefore of equal weight.
13. The Overall Base Index Score may then be used to calculate *Language Impact Scores*. These scores are divided into three variations - to represent the degree of importance of the language in that particular location: if the language is considered to have 'high' importance; if the language is considered to have 'middle' importance; and if the language is considered to have 'low' importance. These figures are calculated automatically.
14. The use of 'high', 'middle' and 'low' significance for language importance is a matter for the local planning authority, and is determined about where the development is intended to be located and the results of the Linguistic Profiling exercise.

## Preparing a Community and Linguistic Impact Assessment

Please complete the following questionnaire, providing as much detail as possible. After the main question, there is an opportunity to add further comments on key issues. Part (a) after each question is an opportunity to make an overall assessment; Part (b) is a statement of evidence, normally based on prior experience; Part (c) is your evidence based assessment of general community impact, and part (d) deals with possible mitigation measures. The numerical assessment provided in Part (c) of each question will need to be fed into the overall impact tool at the end of the questionnaire.

### POPULATION CHARACTERISTICS

#### 1. Is the development likely to lead to a population increase / decrease that might:

Affect the balance of English / Welsh speaker (in a negative / positive way); or

Lead to an absolute or proportional decline in the number of Welsh speakers

a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local / national case studies drawing on the UK Census for 1991 and 2001)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (0), or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?



#### 2. Is the development likely to lead to increased in-migration?

Might this result in a permanent increase in the proportion of non-Welsh speaking households?

Will the change be permanent or temporary?

a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local / national case studies drawing on the UK Census for 1991 and 2001)

c) Please STATE whether you consider that the



development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

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d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

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**3. Is the development likely to lead to increased out-migration ?**

Is the process of out-migration likely to result in a loss of Welsh speaking households?

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Will the change be permanent or temporary?

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a) Please DESCRIBE your overall assessment

--

b) Please STATE previous evidence (local / national case studies drawing on the UK Census for 1991 and 2001)

--

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

--

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

--

**4. Is the development likely to lead to a changing age structure of the community? Might it:**

Lead to young / middle-aged / older Welsh speaking people leaving / moving into the area, leading to:

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Changes in traditional activity patterns, resulting in an increasing desire to move away?

--

Social tensions / break-up of traditional social networks

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a) Please DESCRIBE your overall assessment

--

b) Please STATE previous evidence (local / national case studies drawing on the UK Census for 1991 and 2001)

--

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

--

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

**QUALITY OF LIFE**

**5. Is the development likely to have an impact on the health of local people? Might it:**

Increase the risk of illness, therefore reducing the desirability to live in the community?

Potentially make life more expensive, therefore increasing the risk of financial problems / stress of the local Welsh speaking population

a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local studies or Index Deprivation)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

**6. Is the development likely to have an impact on the amenity of the local area? Might it:**

Deteriorate the environmental quality, therefore reducing the desirability to live in the community?

a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence local environmental assessments or residents' surveys)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

**7. Is the development likely to lead to the threat of increased crime or violence in the community? Might it:**

Increase the risk of crime or violence, therefore



reducing the desirability to live in the community?

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a) Please DESCRIBE your overall assessment

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b) Please STATE previous evidence (local crime figures / police records from areas subject to similar developments)

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c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (0) or NEGATIVE (-1) impact on the COMMUNITY as a whole

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d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

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**ECONOMIC FACTORS**

**8. Is the development likely to have a detrimental impact on local businesses? Might it:**

Potentially lead to local – Welsh speaking – businesses closing down, due to:

A decline in overall local population?

An increase of – non Welsh speaking – residents ?

An increase in harmful / helpful competition ?


a) Please DESCRIBE your overall assessment

--

b) Please STATE previous evidence (local business surveys or economic assessments)

--

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

--

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

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**9. Is the development likely to have a detrimental impact on local jobs? Might it:**

Create jobs for the local – Welsh speaking – population (perhaps by virtue of local Welsh speaking people having the rights skills)?

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Threaten jobs of the local – Welsh speaking – population (perhaps by causing the closure of local businesses)

--

a) Please DESCRIBE your overall assessment

--

b) Please STATE previous evidence (local studies)

--

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

--

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

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**10. Is the development likely to lead to greater economic diversity? Might it:**

Potentially lead to a greater number of different jobs for the local – Welsh speaking – population due to economic diversification?

Lead to increased in-migration of non-Welsh speakers?

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a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local studies or UK Census)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?


**11. Is the development likely to have an impact on local wage / salary levels? Might it:**

Potentially increase / decrease wage / salary levels due to increase work force / business competition ?

a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local studies or Index of Income Deprivation)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?


**12. Is the development likely to have an impact on the average cost of housing? Might it:**

Force local – Welsh speaking – people to leave the community?

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Potentially lead to an increase in homelessness / housing stress amongst local – Welsh speaking – households?

Prevent local Welsh speaking people from returning to the area / community?


a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local studies of estate agents or information gathered through HNAs)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?


**INFRASTRUCTURE SUPPLY**

**13. Is the development likely to have an impact local schools? Might it:**

Threaten / secure local schools due to an increase / decrease of student rolls?

Alter the balance between Welsh-speaking and non-Welsh speaking students?


a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local studies and data from LEAs)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?


**14. Is the development likely to have an impact on health care provision? Might it:**

Threaten / secure local – Welsh medium – facilities / services?

a) Please DESCRIBE your overall assessment


b) Please STATE previous evidence (local studies and information for Local Health Trusts)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?


**15. Is the development likely to have an impact on the provision of local services, such as shops / post offices / banks / pubs? Might it:**

Threaten/secure local shops / post offices / banks / pubs in Welsh speaking communities, therefore forcing certain sections of the population out of the area / community e.g. the elderly or disabled, or the young?

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a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local studies commercial information available from business directories / VAT office, or business rating register)

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?


**SOCIAL AND CULTURAL ASPECTS**

**16. Will the development potentially lead to social tensions, conflict or serious divisions within the – Welsh speaking – community? Might it:**

Have a significant uneven effect on different parts of the local community, potentially advantaging some groups and disadvantaging others?

Violate traditional values of certain parts of the community?


a) Please DESCRIBE your overall assessment

b) Please STATE previous evidence (local studies /


assessments)

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c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

--

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

--

**17. Will the development potentially lead to changes in local – Welsh – traditions/culture? Might it:**

Result in local – Welsh speaking – households moving away from the areas?

--

Lead to significant increase of non-local – non-Welsh speaking – households?

--

Lead to an erosion of family ties or other social networks?

--

Lead to significant changes to the economic or social context, threatening traditional lifestyles?

--

Impact on local – Welsh speaking – households by introducing / accelerating social change?

--

a) Please DESCRIBE your overall assessment

--

b) Please STATE previous evidence (local studies / assessments)

--

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (O) or NEGATIVE (-1) impact on the COMMUNITY as a whole

--

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?

--

**18. Will the development t likely to have a potential impact on local voluntary / activity / youth groups? Might it:**

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?

--

a) Please DESCRIBE your overall assessment

---

b) Please STATE previous evidence (local studies / assessments / Indexes of Deprivation)

---

c) Please STATE whether you consider that the development will have a POSITIVE (1), NEUTRAL (0) or NEGATIVE (-1) impact on the COMMUNITY as a whole

---

d) How might any NEGATIVE impact be mitigated, or any POSITIVE impact enhanced?


## Notes

**Question 1** considers the basic issue of population growth or decline resulting from a development. Most forms of development have a propensity to stabilise population or drive growth. But a basic question is whether the development will lead to endogenous growth (e.g. create local jobs and allow people who would otherwise have left the community to remain) or whether it will increase the likelihood of in-migration. Whilst in-migration is often a positive force in rural communities, substantial levels of growth are likely to impact on social balance (in terms of age and income structure, and socio-cultural background). Judgements must be made as to whether population change will positively or adversely affect the language's place as part of the social fabric of a community. Judgements are likely to draw in previous experience, with part assessments drawing on UK Census data.

**Question 2** addresses the issue of in-migration more directly. Some developments are likely to cause social reconfigurations. For instance, a residential development for retirement purposes in a community with a young age structure is unlikely to serve a local need and will cause permanent social change. A holiday home development, however, is unlikely to cause any permanent shift in social structure, and may lead to economic benefits assessed in later questions. Again, judgements will be grounded in experience, with supporting data drawn from the Census.

**Question 3** looks at out-migration. Most developments are not associated with out-migration, but with some notable exceptions. The conversion of essential services (for example, shops or schools) to residential use may discourage people from remaining in a community. Un-neighbourly land-uses (waste facilities or incinerators) or those perceived as generally inappropriate in remoter rural areas (including large-scale asylum centres) may have a similar effect. Once again, judgements will need to be based on the precedent of previous assessments.

**Question 4** acknowledges that population movements or losses are rarely uniform across the age profile. Developments are likely to affect younger people, families, single people or older households in different ways. A development that promotes retirement may reduce housing opportunities for younger people. A development that does not create jobs or housing opportunities tailored to the needs of younger people may inadvertently remove such people from the local community. Developments that do not promote and help sustain social balance are likely to prove unsustainable in social and cultural terms.

**Question 5** seeks a link between health and community. Health deprivation may increase if housing is unsuited to needs; if roads and infrastructure is poorly planned or if industrial development contributes to a poor quality living environment. Equally, a lack of integrated green space in development proposals may diminish the attractiveness of an area. Such processes may not differentially affect Welsh / non-Welsh residents. However, if a settlement is predominantly Welsh – or Welsh is shown to be part of the social fabric – then reductions in quality of life can impact on community stability; people who can afford to move away may do so, and such places may become socially polarised. The flip-side of course, is that non-Welsh speaking migrants are less likely to gravitate to unattractive places, unless their key concern is cost rather than quality of life and aesthetic appeal.

**Question 6** tackles a related issue. Any deterioration in environmental quality will have a similar impact, reducing the attractiveness of particular towns, villages or neighbourhoods. A reduction in environmental/aesthetic quality, or in general amenity, may fuel out-migration of households with greater spending power, and cause an influx of lower income households. This is likely to impact on the balance of Welsh / English speaking residents,



as well as the balance of different income and social groups. Communities must offer a certain level of quality of life if they are to remain socially stable and cohesive.

**Question 7** focuses on crime: crime – like health and amenity – will influence long term social stability and cohesion. A sustainable community is one in which crime is kept at a tolerable level. Again, increases in crime – or heightened fear of crime – may drive people away or discourage balance population growth. It also results in personal stress that may accentuate health concerns. All these quality of life issues threaten social balance: people who can afford to will move away; communities may become dominated by those lower income groups who have least choice in where they live. These social imbalances are likely to work contrary to the interests of the Welsh language, which can only thrive in balanced, sustainable communities.

**Question 8** turns to the economic dimension of community. New development may lead to the establishment or closure / downsizing of businesses within a locality, with a possible impact on provisions and the price of goods. This may lead to sections of the population being unable to access those goods or it may lead to residents being offered a greater choice. A key judgement to make is to what extent the range and choice of businesses are located within close proximity to each other and whether this benefits or dis-benefits communities.

**Question 9** recognises that new developments can affect the number, type and quality of jobs available to the local labour market, dependent on the existence of a range of skills. A shortage in some skills may lead to a shift in the community profile as workers decided to move to locations where they can utilise their skills effectively.

**Question 10** takes this a step further and acknowledges that new development may create new employment opportunities, with specific skills required: e.g. leisure / tourism development based on cultural industries may require greater utilisation of the language as a labour market skill. Assessments would have to be made in relation to the potential for economic diversification and the ability to accommodate new work forces.

**Question 11** Competition within employment sectors may lead to labour market decisions on where they take up employment and the perceived quality of employment opportunities. In a competitive global economy, communities reliant on key employment may be vulnerable to adverse salary changes and business competition.

**Question 12** Fluctuations in the demand for housing is likely to lead to either an increase or decrease in house prices and this is likely to affect different sections of the community disproportionately. House prices, when associated with other forms of housing pressure may affect the ability of some to access housing. This may also cause either in-migration or out-migration and cause a specific impact on the extent of language usage within a community. Housing development and fluctuating house prices may also lead to an increase in commuting. This may be a symptom of more general changes in the housing market.

**Question 13** relates to the sustainability of local educational facilities. A development may lead to essential local services, such as schools, benefiting from an increase in younger population. A lack of development and, in turn, no change in the existing age profiles of communities, could threaten the future viability of schools. A lack of housing choice and provision may also affect decisions on whether growing younger families would wish to remain within a particular locality. More families make explicit decisions these days relating to school placement selection and it can be a contributing, possibly determining, factor in house-moving.

**Question 14** considers health care provision in the community. As the numbers of elderly people increase proportionately to the number of younger people, a key determining factor for people deciding whether to remain in an area or move to an area for the first time, is the availability of health facilities. Retention or establishment of health care facilities in a community could affect language viability, particularly where health centres have become social gathering places, supporting local Welsh-speaking networks. The lack of facilities may cause elderly people to move home, or lead to decisions where families take painful decisions to assist the move to elderly relations to other locations.

**Question 15** relates to the provision of services. Different types of development may impact upon the availability and viability of existing community services, even if those new developments are located some distance away. Larger retail development, for example, may impact on local services and impact upon social networks within the community that may presently act as meeting places, supporting community interaction. Decisions taken by larger businesses to relocate or close premises may also affect different sections of the population disproportionately. This would be dependent on the provision of public transport and private vehicles and the ease of access to them. This may also lead to the need to move home causing an effect on the sustainability of a community long-term.

**Question 16** turns to social and cultural concerns. Some forms of development have a readily identifiable propensity to fuel social tension – for example, developments that are obviously out of scale with communities, or uses that appear unsuited to the character / economy of a particular area. Large scale holiday village developments have in the past been met with vociferous protest, as have proposals for youth detention or asylum centres. But often the potential for conflict is less obvious and more subtle. Retirement developments that may serve an external demand can fuel local unrest; they may lead to the arrival of non-Welsh speaking households. Likewise, new shopping centres may threaten local stores, which have played an integral role in local communities for many years. All such developments may be met with resentment. Certainly, they can violate local values and lead people to believe that cultural concerns are not being taken seriously. Overall, they may have a demoralising effect in Welsh communities.

*Traditions and culture are underpinned by kinship and social networks.*

**Question 17** recognises that many different forms of development may lead to the effective removal of Welsh speakers or the introduction of non-Welsh speakers. If this happens, then family ties may be severe; social networks may be broken; and social cohesion can be lost. Again, out of scale development may pose a cultural threat, diluting or breaking those networks on which traditions are built. The recognition of such potential impacts is very much in the hands of local authorities, who will need to consult with community representatives.

**Building on Question 17, the next Question (18)** acknowledges that this loss of social cohesion – combined with developments that disproportionately affect younger people – i.e. new employment uses that fail to address local needs, or housing that is unaffordable to first time buyers – may have a catastrophic impact on community institutions. These can be central to the vitality of Welsh communities. Once gone, they are unlikely to return. Again, predicting such problems is a task for planning authorities in consultation with community groups. Authorities / local groups must draw on their knowledge of such institutions (Urdd involvement, the wellbeing of local eisteddfodau and so forth) of their current vitality, and the incremental impacts of developments that might disrupt social balance and local involvement over time.

## Appendix C

**Table 1: Welsh Language Speakers – Community Council Areas**

(Source of 2001 data - The Welsh Assembly report on the Welsh Language; source of 1991 data – the former Gwynedd County Council)

	1991	2001
<b>Community Council Area</b>	<b>% Welsh Speakers</b>	<b>% Welsh Speakers</b>
Gwynedd	72.1	70.2
Aber	54.5	44.9
Aberdaron	77.1	75.1
Aberdyfi	33.1	36.2
Arthog	34.1	32.0
Bala	80.9	79.7
Bangor	56.0	46.3
Barmouth	42.4	43.5
Beddgelert	61.0	60.7
Bethesda	80.4	76.7
Betws Garmon	57.5	43.4
Bontnewydd	87.6	84.4
Botwnnog	81.5	77.1
Brithdir & Llanfachreth	68.8	67.0
Bryn-crug	60.2	56.2
Buan	75.1	73.5
Caernarfon	88.7	86.2
Clynnog	72.6	67.5
Corris	59.5	60.0
Criccieth	69.4	65.1
Dolbenmaen	69.9	69.2
Dolgellau	71.4	70.3
Dyffryn Ardudwy	48.0	48.4
Ffestiniog	83.4	80.6
Ganllwyd	79.3	68.0
Harlech	61.5	56.5
Llanaelhaearn	83.4	79.5
Llanbedr	58.3	53.4
Llanbedrog	53.5	52.2
Llanberis	80.2	80.0
Llanddeiniolen	78.2	78.1
Llandderfel	73.8	69.4
Llandwrog	78.2	76.7
Llandygai	65.1	68.3
Llanegryn	70.8	58.1
Llanelltyd	70.0	63.8
Llanengan	63.0	58.6

Supplementary Planning Guidance – Planning and the Welsh Language

Llanfair	50.4	46.6
Llanfihangel-y-Pennant	59.1	61.3
Llanfrothen	76.9	69.1
Llangelynin	51.0	45.6
Llangywer	72.9	71.0
Llanllechid	70.3	64.7
Llanllyfni	82.3	80.0
Llannor	82.8	77.3
Llanuwchllyn	84.4	84.4
Llanrug	83.7	81.8
Llanwnda	82.1	82.2
Llanycil	90.2	79.6
Llanystumdwy	73.9	77.3
Maentwrog	70.2	69.9
Mawddwy	66.4	60.7
Nefyn	77.8	77.8
Pennal	52.7	54.0
Penrhyndeudraeth	78.7	78.3
Pentir	64.8	62.1
Pistyll	78.0	73.5
Porthmadog	77.8	74.9
Pwllheli	82.2	79.9
Talsarnau	65.9	64.9
Trawsfynydd	83.6	80.2
Tudweiliog	84.9	74.1
Tywyn	40.0	40.5
Waunfawr	77.1	77.6
Y Felinheli	73.4	71.9

(Note – the data in table 1 incorporates other combination of skills in the Welsh language)

**Table 2: Second / Holiday Accommodation (Source: Census 2001)**

Community Council Area	2001		1991		1981	
	Number	%	Number	%	Number	%
Aber	4	3.54	N/a	N/a	13	11.4
Aberdaron	109	19.57	N/a	N/a	108	20.2
Aberdovey	405	48.74	N/a	N/a	256	32.9
Arthog	128	18.69	N/a	N/a	234	39.5
Bala	12	1.26	N/a	N/a	36	4.5
Bangor	15	0.28	N/a	N/a	18	0.4
Barmouth	119	9.22	N/a	N/a	172	14.3
Beddgelert	43	12.15	N/a	N/a	93	29.6
Bethesda	33	1.65	N/a	N/a	28	15
Betws Garmon	27	19.85	N/a	N/a	34	25.8
Bontnewydd	7	1.53	N/a	N/a	8	1.9
Botwnnog	21	4.83	N/a	N/a	44	10.1

## Supplementary Planning Guidance – Planning and the Welsh Language

Brithdir and Llanfachreth	54	13.85	N/a	N/a	313	15.7
Bryn-crug	29	9.29	N/a	N/a	269	14.9
Buan	14	6.42	N/a	N/a	37	16.5
Caernarfon	14	0.33	N/a	N/a	8	0.9
Clynnog	57	11.90	N/a	N/a	46	9.5
Corris	76	19.79	N/a	N/a	85	27.4
Criccieth	67	7.32	N/a	N/a	63	8
Dolbenmaen	38	6.06	N/a	N/a	59	10.1
Dolgellau	80	5.84	N/a	N/a	79	6.8
Dyffryn Ardudwy	53	6.34	N/a	N/a	125	16.8
Ffestiniog	114	4.55	N/a	N/a	133	5.5
Ganllwyd	19	21.11	N/a	N/a	10	8.9
Harlech	120	15.40	N/a	N/a	143	21.5
Llanaelhaearn	35	6.76	N/a	N/a	33	6.8
Llanbedr	42	14.48	N/a	N/a	70	16.9
Llanbedrog	146	26.12	N/a	N/a	167	32.7
Llanberis	33	3.46	N/a	N/a	41	4.5
Llanddeiniolen	49	2.32	N/a	N/a	126	6.5
Llandderfel	39	8.11	N/a	N/a	42	9.9
Llandwrog	42	3.64	N/a	N/a	95	8.5
Llandygai	19	1.80	N/a	N/a	42	3.3
Llanegryn	14	8.97	N/a	N/a	16	10.7
Llanelltyd	56	20.36	N/a	N/a	26	9.8
Llanengan	585	37.03	N/a	N/a	471	34.3
Llanfair	65	20.31	N/a	N/a	40	13.2
Llanfihangel-y-Pennant	46	19.33	N/a	N/a	72	29.9
Llanfrothen	24	10.48	N/a	N/a	25	15.2
Llangelynin	58	15.14	N/a	N/a	77	20.8
Llangywer	23	21.10	N/a	N/a	23	1.3
Llanllechid	4	1.17	N/a	N/a	8	2.3
Llanllyfni	61	3.20	N/a	N/a	125	6.8
Llannor	29	2.89	N/a	N/a	37	4
Llanuwchllyn	19	6.21	N/a	N/a	36	11.8
Llanrug	19	1.65	N/a	N/a	34	3.4
Llanwnda	12	1.52	N/a	N/a	38	4.9
Llanycil	19	9.31	N/a	N/a	36	19.3
Llanystumdwy	43	4.79	N/a	N/a	38	4.8
Maentwrog	41	13.06	N/a	N/a	41	11.1
Mawddwy	76	20.38	N/a	N/a	51	14.7
Nefyn	228	15.81	N/a	N/a	278	21.4
Pennal	109	36.95	N/a	N/a	27	10.3
Penrhyndeudraeth	27	2.81	N/a	N/a	35	4.2

Supplementary Planning Guidance – Planning and the Welsh Language

Pentir	6	0.63	N/a	N/a	13	1.8
Pistyll	44	15.88	N/a	N/a	73	26.5
Porthmadog	282	12.49	N/a	N/a	394	19.6
Pwllheli	62	3.14	N/a	N/a	63	3.5
Talsarnau	55	16.67	N/a	N/a	34	10.2
Trawsfynydd	42	8.92	N/a	N/a	61	13.7
Tudweiliog	34	7.80	N/a	N/a	67	15.5
Tywyn	144	8.47	N/a	N/a	209	14.3
Wauanfawr	16	2.68	N/a	N/a	5	1
Y Felinheli	131	11.96	N/a	N/a	124	13.8

(Note – the definitions of second/holiday accommodation in 1981, 1991 and 2001 do not precisely correspond with each other)

**Table 3: Percent of in-migrants into area who do not speak Welsh at ward level (Source: Table S134, Census 2001)**

Ward	% of all in-migrants into area who do not speak Welsh
Menai (Bangor)	82.4
Deiniol	81.5
Harlech	80.4
Aberdovey	79.3
Tywyn	76.4
Bryn-crug	75.8
Dyffryn Ardudwy	73.2
Birthdir and Llanfachreth/Ganllwyd/Llanelltyd	70.8
Glyder	69.4
Pentir	69.4
Llangelynin	69.3
Hirael	68.5
Abermaw	68
Llanbedrog	65.9
Llanengan	65.8
Llanbedr	65.7
Corris\Mawddwy	63.1
Hendre	62.7
Marchog	60.2
Dewi	57.9
Llandderfel	57.6
Deiniolen	56.2
Botwnnog	53.2
Dolbermaen	53.2
Trawsfynydd	53.1
Criccieth	52.7
Arllechwedd	51.8
Aberdaron	50.8
Dolgellau South	50

Supplementary Planning Guidance – Planning and the Welsh Language

Talysarn	49.5
Dolgellau North	48.6
Llanaelhaearn	48
Y Felinheli	47.8
Llanllyfni	46.5
Porthmadog - Tremadog	46.5
Llanberis	46.4
Penrhyndeudraeth	46.3
Gerlan	46
Abererch	45
Bowydd and Rhiw	43.7
Porthmadog West	42.5
Pwllheli North	42.1
Morfa Nefyn	41.8
Efail-Newydd/Buan	41
Groeslon	40.2
Diffwys and Maenofferen	38.8
Wunfawr	38.8
Penisarwaun	38.5
Tregarth & Mynydd Llandygai	38.4
Llanystumdwy	36.7
Ogwen	36.6
Penygroes	34.4
Bala	33.3
Teigl	33
Pwllheli South	32.2
Llanwnda	32.1
Nefyn	32.1
Menai (Caernarfon)	26.2
Cadnant	25.1
Bethel	24.8
Porthmadog East	24.2
Seiont	22.2
Pebblig (Caernarfon)	22.1
Llanrug	18.7
Bontnewydd	18.4

Note: 'In-migrants' in Table 3 is defined as migration into the area occurring within the previous year of the Census survey

**Table 4: Change in Welsh Speakers at Ward Level 1991 – 2001 (Source: Census 1991 and Census 2001)**

1991		2001		Newid 1991 - 2001	
Ward	Number	Ward	Number	Number	%
Aberdaron	683	Aberdaron	745	62	9.1%
Aberdovey Bryncrug Mawddwy Corris	1747	Aberdovey Bryncrug Corris/Mawddwy	1761	14	0.8%
Abererch	1096	Abererch	1077	-19	-1.7%

Supplementary Planning Guidance – Planning and the Welsh Language

Barmouth	981	Barmouth	1028	47	4.8%
Llanllechid/Aber Llandygai	2255	Arlechwedd Tregarth & Mynydd Llandygai	2316	61	2.7%
Bala	1525	Bala	1540	15	1.0%
Bethel Llanrug Penisarwaun Deiniolen	5660	Bethel Llanrug Penisarwaun Deiniolen Cwm y Glo	5821	161	2.8%
Bontnewydd	974	Bontnewydd	951	-23	-2.4%
Botwnnog Tudweiliog	1474	Botwnnog Tudweiliog	1299	-175	-11.9%
Bowydd/Rhiw	1650	Bowydd/Rhiw	1407	-243	-14.7%
Cadnant	1620	Cadnant	1758	138	8.5%
Conglywal/Maenofferen Cynfal/Teigl	2609	Diffwys & Maenofferen Teigl	2364	-245	-9.4%
Criccieth	1155	Criccieth	1160	5	0.4%
Deiniol	413	Deiniol	407	-6	-1.5%
Dewi	931	Dewi	873	-58	-6.2%
Dolbenmaen Tremadog Beddgelert Porthmadog East Porthmadog West Gest	4243	Dolbenmaen Porthmadog-Tremadog Porthmadog-East Porthmadog West	4284	41	1.0%
Dolgellau Llanelltyd Brithdir/Llanfachraeth	2798	Dolgellau South Dolgellau North Brithdir & Llanfachraeth/ Ganllwyd/Llanelltyd	2730	-68	-2.4%
Dyffryn Ardudwy	704	Dyffryn Ardudwy	789	85	12.1%
Efailnewydd Buan	975	Efailnewydd/Buan	941	-34	-3.5%
Gerlan Rachub	1606	Gerlan	1601	-5	-0.3%
Glyder	870	Glyder	964	94	10.8%
Harlech	1173	Harlech	1109	-64	-5.5%
Hendre	675	Hendre	711	36	5.3%
Hirael Garth	1100	Hirael Garth	1152	52	4.7%
Llanaelhaearn Pistyll	1225	Llanaelhaearn	1180	-45	-3.7%
Llanbedr	591	Llanbedr	498	-93	-15.7%
Llanbedrog Abersoch	970	Llanbedrog Abersoch	967	-3	-0.3%
Llanberis	1543	Llanberis	1568	25	1.6%
Llandderfel Llanuwchllyn	1891	Llandderfel Llanuwchllyn	1692	-199	-10.5%
Llanengan	792	Llanengan	713	-79	-10.0%
Llangelynin Arthog	865	Llangelynin	804	-61	-7.1%
Llanllyfni	4166	Llanllyfni	3928	-238	-5.7%



Supplementary Planning Guidance – Planning and the Welsh Language

Clynnog Talysarn Llandwrog		Talysarn Groeslon Clynnog			
Llanwnda	1447	Llanwnda	1499	<b>52</b>	<b>3.6%</b>
Llanystumdwy Llanarmon	1514	Llanystumdwy	1444	<b>-70</b>	<b>-4.6%</b>
Marchog	1372	Marchog	1398	<b>26</b>	<b>1.9%</b>
Menai (Bangor)	532	Menai (Bangor)	694	<b>162</b>	<b>30.5%</b>
Menai (Caernarfon)	1854	Menai (Caernarfon)	1746	<b>-108</b>	<b>-5.8%</b>
Nefyn	1927	Nefyn Morfa Nefyn	1990	<b>63</b>	<b>3.3%</b>
Ogwen	1680	Ogwen	1731	<b>51</b>	<b>3.0%</b>
Peblig	2127	Peblig	1952	<b>-175</b>	<b>-8.2%</b>
Penrhyndeudraeth	1793	Penrhyndeudraeth	1828	<b>35</b>	<b>2.0%</b>
Pentir	1391	Pentir	1443	<b>52</b>	<b>3.7%</b>
Penygroes	1564	Penygroes	1482	<b>-82</b>	<b>-5.2%</b>
Pwllheli North	1571	Pwllheli North	1493	<b>-78</b>	<b>-5.0%</b>
Pwllheli South	1597	Pwllheli South	1502	<b>-95</b>	<b>-5.9%</b>
Seiont	2583	Seiont	2531	<b>-52</b>	<b>-2.0%</b>
Trawsfynydd	1168	Trawsfynydd	1141	<b>-27</b>	<b>-2.3%</b>
Tywyn	1163	Tywyn	1281	<b>118</b>	<b>10.1%</b>
Waunfawr	1113	Waunfawr	1109	<b>-4</b>	<b>-0.4%</b>
Y Felinheli	1266	Y Felinheli	1444	<b>178</b>	<b>14.1%</b>

*NB: In instances where the geographical area of some wards are different in 2001 to what they were in 1991, these wards have been grouped together in order to illustrate an accurate comparison of the areas.*

*There are slight variations in the definition of Welsh Speakers in 1991 and 2001*

## **APPENDIX CH**

### **Contact Details**

#### **Planning Policy (Arfon, Dwyfor and Meirionnydd)**

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#### **Development Control (Planning)**

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##### ***Dwyfor Area***

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