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PLANNING

**FOREST HOLIDAYS, BEDDGELERT  
COMMUNITY AND LINGUISTIC STATEMENT**  
FOREST HOLIDAYS LTD  
FEBRUARY 2025  
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DRAFT FOR PRE-APPLICATION  
CONSULTATION

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## Welsh Language Statement

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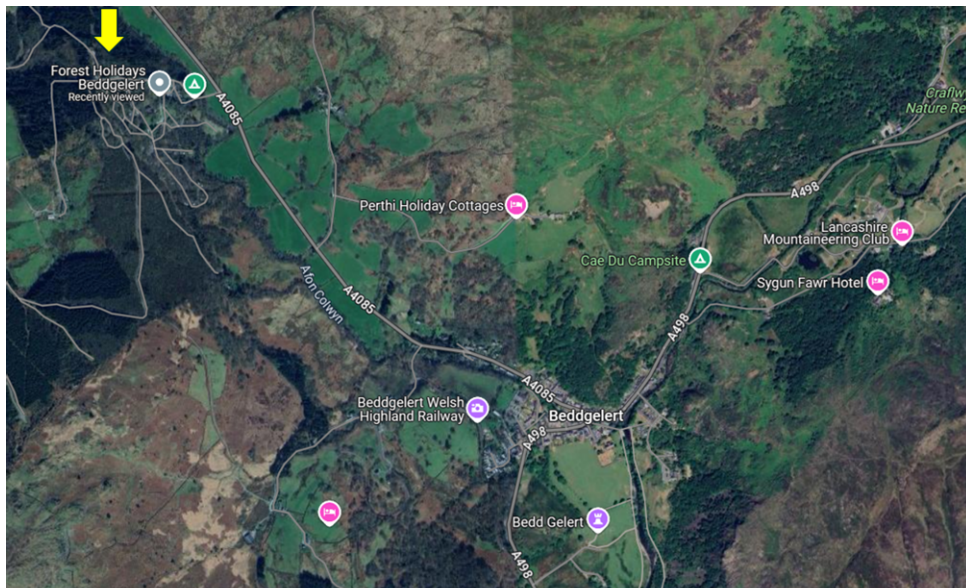
# 1. Introduction

- 1.1 This Community and Linguistic Statement (CLS) accompanies an application by Forest Holidays for full planning permission for proposals to enhance the tourist accommodation and facilities to deliver overall improvements to the site by way of relinquishment of 85 caravan and camping pitches in lieu of an additional 22 year-round, self-contained, self-catering holiday cabins, erection of a new reception and café building and overall improvements in terms of additional landscape planting and biodiversity enhancement, together with associated works at Forest Holidays, Beddgelert.
- 1.2 Development Policy 18 of the adopted Eryri Local Development Plan (LDP) 2016-2031 advises that tourist development of 1000sqm or more would require a CLS.
- 1.3 This CLS presents an overview of the proposed development, of planning policy guidance relating to the Welsh language and the Welsh language profile of the ward of Porthmadog-Tremadog as the area surrounding Beddgelert. Section 4 then considers the effects of the proposed development and Section 5 summarises the overall perceived effects which arise from the proposed development.
- 1.4 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture.
- 1.5 This CLS should be read giving full regard to the application's accompanying documentation.

## The site and context

- 1.6 The application site forms part of the existing Forest Holidays site, located to the west of Beddgelert on the approach into the village from Caernarfon. The location of the Forest Holidays site is identified in Figure 1.1. The application site, as well as the surrounding local area, lies within Eryri National Park Authority area.

**Figure 1.1 Aerial image identifying the location of Forest Holidays in the context of the local area**



- 1.7 The application site comprises the easternmost part of the Forest Holidays site, as well as two other parcels of land within the site to accommodate a new reception and café building and a new natural play area. The extent of the application site is identified in red on the location plan provided in Figure 1.2.

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*Figure 1.2 Location plan identifying the application site in red*



- 1.8 Vehicular access to Forest Holidays is provided via an existing access from the A4085 Caernarfon Road. The access road into the site then crosses a bridge over the Afon Colwyn and into the main Forest Holidays site. Upon arrival into the site, there is a car parking area near the Forest Retreat building which currently serves as a reception area.
- 1.9 The Afon Colwyn runs along Forest Holidays' eastern boundary with the Welsh Highland Railway running along the site's western boundary.
- 1.10 The proposed new reception and café building would be erected to the south of the existing car parking area with the new natural play area to be created in an existing green space to the north of the main car parking area.
- 1.11 Forest Holidays benefits from planning permission for 16 cabins (granted in July 2017) along with up to 85 touring caravan pitches and camping pitches.
- 1.12 Since opening in Summer 2018, the 16 cabins at Forest Holidays have proved to be very popular, and are often fully booked throughout the year, averaging an occupancy of 97% per annum. The cabins have assimilated well into the site and the wider

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landscape, with the approved landscaping scheme now establishing and maturing well. The cabins have also delivered significant year-round support to the local economy of the village of Beddgelert.

- 1.13 The application site as well as all areas within Eryri National Park Authority is designated as an International Dark Sky Reserve, which have been designated due to the proven quality of the night sky being outstanding. Land to the north of the A4085 is designated as an Area of Natural Beauty.

## The proposed development

- 1.14 The applicant, Forest Holidays, has collaborated with Roberts Group (applicant for a proposal at Cae Du and Cae Canol Campsite), to develop a Visitor Recreation Masterplan involving both Forest Holidays and Cae Du and Cae Canol sites, which would support the local tourism economy of the village of Beddgelert in a way that aligns with the thrust of the Gwynedd & Eryri 2035 Sustainable Visitor Economy Plan. Figure 1.3 provides an overview of the Visitor Recreation Masterplan for both Forest Holidays and Cae Du/Cae Canol.

**Figure 1.3 Visitor Recreation Masterplan for both Forest Holidays and Cae Du/Cae Canol**



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- 1.15 Due to the success of the cabins, both for Forest Holidays and the local economy, Forest Holidays wish to expand the provision of cabins on site. In order to accommodate further cabins, these would replace existing touring and camping pitches within the site.
- 1.16 The Cae Du and Cae Canol site requires significant investment to bring the site up to modern day standards and provide the same high-quality offering to its visitors that the Roberts Group provide on all of their other existing sites. In order to make that investment viable, Roberts Group wish to explore increasing the number of touring and camping pitches at the site. In this regard, both Roberts Group and Forest Holidays have been working together to rationalise but preserve the two distinctively different overnight offerings available at Beddgelert, so that each business can concentrate on their core activities.
- 1.17 The submitted Visitor Recreation Masterplan provides a schematic overview of the proposal including opportunities to improve pedestrian and cycling access into the village as well as providing significant benefits in terms of landscaping and biodiversity enhancement to green infrastructure networks.
- 1.18 It has been clear that the lack of provision of touring and camping pitches at Cae Du and Cae Canol over three consecutive seasons due to lack of trading by the previous owner has had a detrimental impact on the vibrancy and support for businesses in the village of Beddgelert.
- 1.19 Whilst we consider that expanding the provision of cabins at Forest Holidays would continue to support the local economy leading to spin-off spending within businesses in Beddgelert, the spin-off spending from visitors staying in touring caravans and camping pitches differs from those staying in cabins. Therefore, in order to retain the economic benefits from touring and camping pitches for the benefit of the village and its businesses, it is proposed to increase the touring and camping pitches Cae Du and Cae Canol. This would retain the economic spin-off spending benefits from visitors of the touring and camping pitches within the village, whilst replacing the touring and camping pitches with additional cabins at Forest Holidays.
- 1.20 Further details can be found in the Design, Access and Planning Statement submitted in support of this application.



## 2. Legislation, policy and guidance

- 2.1 A summary of all relevant national and local planning policies relating to the proposed development is provided within the Planning Statement submitted as part of this application. It is not the intention to repeat those in this section of the CLS.
- 2.2 The Welsh language is a material planning consideration in the determination of planning applications in Wales and is recognised in relevant legislation, national and local planning policy frameworks and strategies. An overview is provided in tables 2.1-2.5.

**Table 2.1 National planning and language legislation**

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

**Table 2.2 National planning policy and language policy framework**

Document	Summary
<i>Planning Policy Wales</i> (Edition 12) (Welsh Government, 2024)	Planning Policy Wales (PPW) acknowledges that the Welsh language is part of the social and cultural fabric of Wales and that the Welsh Government is committed to ensuring that the Welsh language is supported and encouraged to flourish as a language of many communities all over Wales.

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	<p>The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal.</p>
<p>Technical Advice Note (TAN) 20 – Planning and the Welsh Language (Welsh Government, 2017)</p>	<p>TAN 20 provides guidance on how the planning system considers the implications of the Welsh language when preparing LDPs and making decisions. The LPA should consider the needs and welfare of the Welsh language, and in so doing, contribute to its well-being. Recent changes introduced in the current version of TAN 20 are as a result of bringing into force provisions contained in the Planning (Wales) Act 2015.</p> <p>The main changes relate to the following matters:</p> <ul style="list-style-type: none"> <li>• The link between planning for the Welsh language through land-use planning and community planning;</li> <li>• Providing clarification that decision makers may take the language into account where it is material to the application;</li> <li>• Allow language impact assessments in certain specified circumstances.</li> </ul>
<p>Future Wales The National Plan 2040</p>	<p>Future Wales identifies a range of important Regional Growth Areas which, through specific policies in Strategic and Local Development Plans, should retain and enhance the commercial and public service base that make them focal points in their areas.</p> <p>Strategic and Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth.</p> <p>Future Wales acknowledges that Welsh is a living language and the ambition for the Welsh language to reach a million Welsh speakers by 2050.</p> <p>Future Wales’ spatial strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife</p>

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	<p>has no prospect of having a thriving and cohesive community, Welsh language or economy.</p> <p>Within the North (which includes Eryri), 41.9% of the population speak Welsh; a 2.4% increase since 2009.</p> <p>Future Wales guides that development plans should contain settlement hierarchies and strategies to distribute growth in such a way that creates the conditions for Welsh to thrive and to be preserved as the community language in the many places where everyday life takes place through the medium of Welsh.</p>
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**Table 2.3 National language strategies**

Document	Summary
<i>A million Welsh speakers</i> (Welsh Government, 2017)	<p>The strategy was launched on the 10th July 2017 and sets out Welsh Government's strategic priorities on how to reach a million Welsh speakers by 2050.</p> <p>Three strategic themes have been identified within the strategy to achieve its vision:</p> <ul style="list-style-type: none"> <li>• Increasing the number of Welsh speakers;</li> <li>• Increasing the use of Welsh; and</li> <li>• Creating favourable conditions – infrastructure and context.</li> </ul>

**Table 2.4 Local planning policies**

Document	Summary
<i>Eryri Local Development Plan (LDP) 2016-2031</i> (SNPA, 2019)	<p>Development Policy 18: 'The Welsh language and the Social and Cultural fabric of communities' advises that the needs and interests of the Welsh language will be taken into account when determining all planning applications within the National Park.</p> <p>Support will be given for development which maintains or enhances the integrity of the Welsh language and refusing development which due to its size, scale or its location would cause significant harm to the character and language balance of a community.</p> <p>Planning applications on unanticipated windfall sites of five or more residential units are required to be accompanied by a Community and Linguistic Statement.</p> <p>The policy encourages the use of Welsh place names for new development, house and street names.</p>

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<p><i>SNPA Supplementary Planning Guidance (SPG) – Planning and the Welsh Language</i></p>	<p>Provides guidance on how the planning authority will make decisions regarding the effect of proposed developments on the Welsh language. Specific methodology is set out on appendix A of the document for which Community and Linguistic Statements should adhere to in assessing the effects of development on the local community and local area.</p>
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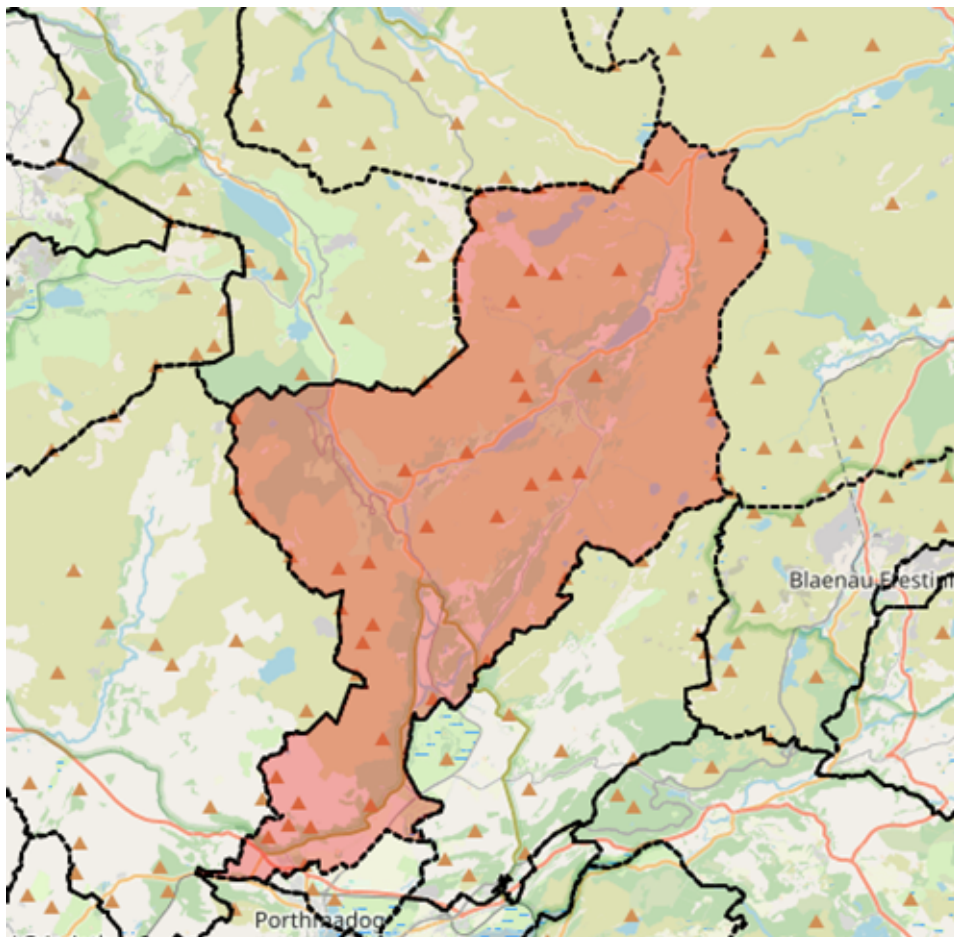
**Table 2.6 Other relevant guidance**

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

### 3. Welsh Language Profile

- 3.1 The application site is located on the outskirts of Beddgelert, which lies within the Glaslyn ward as of 2022 and formerly within the Porthmadog-Tremadog Ward area. Due to amendments made to the ward boundaries within Gwynedd the 2011 and 2021 Census Data layers do not provide a match for the Glaslyn ward area, however the 2021 Super Lower Output Area W01000107 : Gwynedd 010E provides a match for the 2011 Porthmadog-Tremadog Ward layer. Subsequently these layers were adopted for the baseline data for this Community and Linguistic Statement in order to provide accurate data for the settlement of Beddgelert and its surrounding areas.
- 3.2 A map of the baseline data area can be seen in Figure 3.1 below.

*Figure 3.1 Map showing Porthmadog-Tremadog Ward area (highlighted) in the context of surrounding wards (Nomis)*



- 3.3 The baseline data provided below also includes data for the county of Gwynedd and Wales for comparison purposes.

## Eryri National Park Authority

- 3.4 Key survey results for Eryri National Park Authority can be obtained from the 2021 census data which provides an update to the findings of the 2011 Census data.
- 3.5 It was found that the Welsh language is spoken by 57.2% of the resident population within the Eryri National Park Area compared to just 17.8% across the whole of Wales based on figures from the 2021 census, which fell from 19% according to the 2011 census data. There has also been a decline in the proportion of Welsh speakers of between 1-2% over this time period across other local authorities such as Gwynedd, Isle of Anglesey, Conwy and Denbighshire.

## Profile of the population

### Population: 2011 and 2021

- 3.6 Table 3.1 shows the resident population of Porthmadog-Tremadog ward, Gwynedd and Wales based on Census data from 2011<sup>1</sup> and 2021<sup>2</sup>.

**Table 3.1 Population change in number and percentage between areas 2011 to 2021**

Area	Resident population		Change number	Change %
	2011	2021		
Porthmadog-Tremadog	1,257	1,196	-61	-4.6%
Gwynedd	117,789	117,393	-396	-0.3%
Wales	3,063,456	3,107,500	44,044	1.44%

- 3.7 Only Wales saw an increase in population between 2011 and 2021, with a rise of 1.44%. Both the ward area for Porthmadog-Tremadog and the county of Gwynedd saw decreases in population, with Gwynedd seeing a slight decrease of 0.3% whereas Porthmadog-Tremadog saw a more significant decrease of 4.6%.
- 3.8 Table 3.2 provides a breakdown of these populations by age.

<sup>1</sup> Office for National Statistics 2011 Census. Available at: <https://www.nomisweb.co.uk/> (Nomis, 2011).

<sup>2</sup> Office for National Statistics 2021 Census. Available at: <https://www.nomisweb.co.uk/> (Nomis, 2021).

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**Table 3.2 Population of Porthmadog-Tremadog area, Gwynedd and Wales by age in 2021**

2021 Census Counts	Porthmadog-Tremadog		Gwynedd		Wales	
	Number	%	Number	%	Number	%
Total	1,193	100	117,393	100	3,107,493	100
Aged 15 and under	191	16	19,425	16.5	548,078	17.6
Aged 16-24	85	7.1	14,260	12.1	329,080	10.6
Aged 25-34	112	9.4	13,126	11.2	382,675	12.3
Aged 35-49	195	16.3	18,656	15.9	547,659	17.6
Aged 50-64	277	23.2	24,655	21.0	637,958	20.5
Aged 65-74	175	14.7	14,396	12.3	358,978	11.6
Aged 75 and over	158	13.2	12,876	11.0	303,065	9.8

3.9 As demonstrated within Table 3.2, the Porthmadog-Tremadog ward area has its highest population concentration within the 50-64 age cohort at 23.2%, which is higher than both Gwynedd and Wales for this age group. The percentage of the population within the 50+ age groups are all higher in the Porthmadog-Tremadog area than across Gwynedd and Wales, suggesting that the local area has a particularly ageing population. The number of people within the 16-24 and 25-34 age groups reflected this and were lower, at around 7.1% and 9.4% respectively, than both Gwynedd and Wales as a whole.

3.10 It is considered that the lower proportion of younger people is down to lack of attractive employment opportunities and housing opportunities for younger people, resulting in out-migration of younger generations towards areas where they can attend further education such as university, find a wider variety of work opportunities and find a home.

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

3.11 Table 3.3 shows the number of Welsh speakers and number and percentage of the total population for the Porthmadog-Tremadog area, Gwynedd and Wales in 2011 and 2021, well as the change over time.

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**Table 3.3 Number of Welsh speakers and the percentage of the total population (aged 3 and over), by area 2011 to 2021**

Wards	2011			2021			Difference in number/% of Welsh speakers
	Total population	Welsh speakers		Total population	Welsh speakers		
	Number	Number	%	Number	Number	%	
Porthmadog-Tremadog	1,209	808	66.8	1,168	767	65.7	-41/ -1.1%
Gwynedd	117,789	77,000	65.4	114,307	73,560	64.4	-3440/-1.0%
Wales	2,955,841	562,016	19.0	3,018,172	538,296	17.8	-23,720/ -1.2%

3.13 The number of Welsh speakers within the Porthmadog-Tremadog area has decreased by 41, representing a 1.1% decrease. This trend is in line with what has been experienced across the wider Gwynedd area as well as across Wales as a whole, where decreases of 1% and 1.2% were experienced.

3.14 Nevertheless, the percentage of Welsh speakers within the area in 2021 was 65.7%, above that of Gwynedd at 64.4% and significantly higher than across Wales as a whole at 17.8%.

### Welsh speakers by age: 2011 and 2021

3.15 The following tables show the distribution of Welsh speakers within different age groups for the years 2011 and 2021.

3.16 The data for 2021 does not provide a detailed breakdown of the age groups in comparison to the dataset for 2011. However, the data provides reasonable context in terms of the age groups.

3.17 The percentage figure in Table 3.4 and Table 3.5 is the proportion of Welsh speakers from the overall population of each age group for the Porthmadog-Tremadog area.



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**Table 3.4 Total number and percentage of number of Welsh speakers from different age groups for Porthmadog-Tremadog ward 2011**

Age group	2011 (number)	2011 (%)
Age 3 to 15	132	91.0
Age 16 to 24	118	93.7
Age 25 to 34	77	74.8
Age 35 to 49	156	65.3
Age 50 to 64	159	56.8
Age 65 and over	166	52.5
All ages over 3	808	66.8

3.18 Table 3.4 shows that in 2011 the age groups with the highest proportion of Welsh speakers are the younger ages of 3 to 15 and 16 to 24 where 91% and 93.7% of the total age group could speak Welsh. The age groups with the lowest proportion of Welsh speakers were in the aged 65 and over at 52.5%.

3.19 Table 3.5, below, displays the figures for 2021 although the age groups available within the Census data are not as specific as for 2011, they do show general trends by grouping ages as 15 and under, aged 16 to 49 and aged 50 and over.

**Table 3.5 Total number and percentage of number of Welsh speakers from different age groups for Porthmadog-Tremadog ward 2021**

Age group	2021 (number)	2021 (%)
Aged 15 and under	138	86.8
Aged 16 to 49	294	74.8
Aged 50 and over	335	54.6
All ages over 3	767	65.8

3.20 The trends in 2021 reflect those witnessed in 2011 as the highest percentage of Welsh speakers was concentrated within the younger age groups, as 86.8% of the aged 15 and under group could speak Welsh. Comparatively, 54.6% of those aged 50 and over could speak Welsh.

3.21 Although the proportion of Welsh speakers within the 15 and under age group fell from 91% to 86.8% between 2011 and 2021, it remained the age group where Welsh speaking was most prevalent proportionally. This highlights the impact of Welsh medium education as a method to effectively teach the Welsh language from a young

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age and result in greater proportions of Welsh speakers. It would also suggest that the area has witnessed some in-migration from older generations looking to migrate to a more rural area to retire from surrounding towns, who cannot speak the Welsh language and therefore reduce the proportion of Welsh speakers within the older age cohorts.

3.22 In 2021, the aged 16 to 49 group would generally represent the working population, which had a proportion of Welsh speakers of 74.8%. This proportion is higher than all age groups above the age of 34 from the 2011 figures, which would suggest that some of the Welsh speaking younger groups from 2011 have remained in the area and have contributed to some level of increase in the prevalence of Welsh speakers in older generations in the 2021 figures.

3.23 Table 3.6 shows how the number and percentage of Welsh speakers from different age groups changed between 2011 and 2021 across Gwynedd.

**Table 3.6 Total number, percentage and change in number of Welsh speakers from different age groups for Gwynedd**

Age group	Gwynedd 2011 (number)	Gwynedd 2011 (%)	Gwynedd 2021 (number)	Gwynedd 2021 (%)	Change (number)	Change % point
Age 3 to 4	1,997	73.0%	1,605	70.9%	-392	-2.1%
Age 5 to 15	13,038	92.3%	12,473	88.6%	-565	-3.7%
Age 16 to 19	4,808	68.6%	4,038	70.1%	-770	+2.5%
Age 20 to 24	4,997	51.4%	4,550	53.2%	-447	+2.2%
Age 25 to 39	13,312	69.1%	12,629	67.7%	-683	-1.4%
Age 40 to 49	10,528	65.5%	8,525	66.9%	-2003	+1.4%
Age 50 to 59	9,090	59.9%	9,948	59.9%	+858	0%
Age 60 to 64	4,640	54.4%	4,471	55.5%	-169	+1.1%
Age 65 to 74	7,295	55.6%	7,637	53.0%	-342	-2.6%
Age 75 and over	7,295	60.7%	7,279	59.1%	-16	-1.6%
All ages over 3	77,000	65.4%	73,560	64.4%	-3,440	-1.0%

3.24 In 2021, relatively high proportions of the population in the younger age groups could speak Welsh, with the highest proportion in the 5-15 age group (88.6%). From this age group onwards, the proportion who can speak Welsh continually decreases, reaching a minimum of 53.2% among the 20-24 year olds. This is likely to be as a result of

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incomers to the city in relation to students and potentially workers at Ysbyty Gwynedd, which could include a high proportion of student. The proportion of the age groups who could speak Welsh continues to increase from the age group 16-19, 20-24, 60-64 and a high of 66.9% amongst the 40-49 age group.

- 3.25 Apart from the age groups 16-19, 20-24, 40-49, 50-59 and 60-64 year olds, all other age groups have seen a reduction in the proportion of Welsh speakers.

### Welsh language skills: 2011 and 2021

- 3.26 Table 3.7 provides a comparison between the number and proportion of the population aged 3 and over in the Porthmadog-Tremadog area, Gwynedd and Wales with one or more skills in Welsh.

**Table 3.7 Number and percentage of people (aged 3 and over) with one or more skills in Welsh between areas 2011 to 2021**

Area	2011 (Total & % of population 3+)	2021 (Total & % of population 3+)	Change Number	Change % point
Porthmadog-Tremadog	913 (75.5%)	863 (74.1%)	-50	-1.4%
Gwynedd	86,612 (73.5%)	84,331 (73.8%)	-2,281	+0.3%
Wales	787,854 (26.7%)	759,155 (25.2%)	-28,699	-1.5%

- 3.27 The Porthmadog-Tremadog area experienced a decrease in both proportion and the number of the population who had one or more skills in Welsh between 2011 and 2021, at 50 people representing a decrease of -1.4%. Gwynedd as a county experienced a decrease in the number of people with one or more skills in Welsh, however it actually saw a slight increase in overall percentage of 0.3%, whereas Wales as a whole saw a decrease in % point which was more similar to that experienced within the Porthmadog-Tremadog area at -1.5%.

## 4. Consideration of effects

- 4.1 This section presents the potential effects of the proposed development on the community, Welsh language and culture.
- 4.2 The approach to the consideration of effects undertaken in this WLS has been informed by the following national and local planning policy guidance and strategies, all of which are adopted except for *Planning and the Welsh Language: The Way Ahead*:
- *Planning and the Welsh Language: The Way Ahead* (Welsh Language Board, Home Builders Federation, Welsh Assembly Government, 2005);
  - *SNPA Supplementary Planning Guidance 'Planning and the Welsh Language'* (SNPA, 2011); and
  - *Technical Advice Note (TAN) 20 – Planning and the Welsh Language* (WG, 2017).
- 4.3 The adopted SPG by Eryri NPA provides guidance on the matters that should be considered within a Community and Linguistic Statement for proposed development, which is set out in Appendix A of the SPG. Consideration has been given to this guidance where relevant to the proposed development.

### General

- 4.4 This section will consider whether the development would be:
- 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.
- 4.5 The adopted Eryri Local Development Plan (LDP) provides two key objectives in supporting a sustainable rural economy within Snowdonia National Park. These are:
- Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities; and
  - Support tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the 'Special Qualities' of the National Park.
- 4.6 It is considered that the proposed development at Forest Holidays would embody the spirit of these objectives, as it would enhance and diversify an existing rural tourism

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accommodation business within the National Park with minimal impact upon the environment, would continue to support a key employer of local people within the National Park, and would help to support tourism specifically within Beddgelert, the National Park and the whole of North Wales.

- 4.7 Strategic Policy I of the LDP specifically states that the Authority will seek to “support the accommodation industry by encouraging the improvement of the sustainability and quality of existing visitor accommodation”.
- 4.8 The proposal to relinquish the consent for 85 all-year-round touring and camping pitches at Forest Holidays in lieu of 22 additional holiday cabins is assessed against policy 22 of the Eryri LDP.
- 4.9 The Design, Access and Planning Statement provides a detailed analysis of how the proposal complies with Development Policy 22. Whilst it is not the intention to repeat that assessment here, the proposal would:
- reduce the overall density of the number of accommodation units within the Forest Holidays site, relinquishing 85 touring caravan and camping pitches for 22 cabin units.
  - Minimise visual impact by working with existing clearance areas within the woodland which are accessible from existing internal roads.
  - Deliver landscape improvements by:
    - Returning areas of hardstanding to grassland
    - Increase the areas of marshy grassland
    - Introduce flowering meadow seed to communal play areas to increase botanical diversity
    - Replacement tree planting at a ratio of 3:1 to replace existing trees which will be removed
    - New hard landscaping kept to a minimum
  - Deliver biodiversity enhancement by:
    - addition of ecological features including 20 bat and bird boxes and a minimum of two reptile refugia/hibernacula.
- 4.10 The proposed scheme would therefore not result in an enlarged site, the number and density of the chalet/static pitches are reduced, and there are other beneficial improvements in terms of landscaping and biodiversity, as well as improving the existing facilities on site through the development of a new purpose built reception and

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café building, incorporating covered bike and dog wash areas and a designated area for wardens.

- 4.11 The Design, Access and Planning Statement provides an assessment of the proposals compliance with other relevant policies including effects on the landscape, ecology, trees and transport/access.
- 4.12 Forest Holidays is an existing tourist accommodation provider within the National Park. Since opening in 2018, the 16 existing cabins at Forest Holidays have proved to be very popular, and are often fully booked throughout the year, averaging an occupancy of 97% per annum. This clearly demonstrates a need for this type of high-quality holiday accommodation in Beddgelert and Eryri National Park.
- 4.13 Since 2018, the cabins have assimilated well into the site and the wider landscape, with the approved landscaping scheme now establishing and maturing well. The cabins have also delivered significant year-round support to the local economy of the village of Beddgelert.
- 4.14 The proposed additional holiday cabins (in lieu of existing touring caravan and camping pitches), together with overall improvements to the site in terms of the provision of a new reception and café building, landscaping and biodiversity enhancement would provide additional high-quality self-serviced accommodation at Forest Holidays, expanding this type of holiday accommodation in the Beddgelert area.
- 4.15 The proposal forms part of a wider visitor recreation masterplan for Beddgelert alongside a proposal to provide additional touring and camping pitches at an existing touring and camping site at Cae Du and Cae Canol Campsite. The applicants of both sites are working together to ensure that the overall tourist accommodation provision for Beddgelert continues to provide the all-important touring and camping pitches, together with higher quality self-catering accommodation, both of which support the local economy by leading to spin-off spending in the village of Beddgelert as well as the wider area.
- 4.16 The proposals at Forest Holidays therefore seek to contribute positively towards supporting the local economy, businesses and community in Beddgelert.
- 4.17 The application is accompanied by an Economic Impact Report which highlights that tourism is a key employer in the Gwynedd area and prior to the Covid 19 pandemic, the economic value of the sector was estimated at c£1.4B, with c18,200 people working

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in the field. The value of the sector dropped significantly during the pandemic but the latest STEAM data report for 2022 evidences that the sector has largely returned to pre-pandemic levels. In terms of Gwynedd, tourism contributes £1.5B to the local economy, with 7.9M visitors (day and staying visitors), resulting in 20.4M overnight stays, with an average visit duration of 5 days.

- 4.18 The Economic Impact Report acknowledges that the popularity of short break holidays can have negative impacts, especially in areas such as Eryri National Park and Gwynedd as areas with highest densities of short-term holiday let accommodation and second home ownership and the inability of local people to purchase homes in these popular holiday destinations.
- 4.19 Providing purpose built holiday accommodation such as those currently provided at Forest Holidays and are proposed as part of this application, could contribute towards alleviating some of that pressure, by providing short-term holiday let accommodation in the village, which could in turn reduce the pressure on the local housing stock in Beddgelert. This would contribute towards sustainable tourism in Beddgelert and Eryri, supporting the aims of the Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan for *“a visitor economy for the benefit and wellbeing of the people, environment, language and culture of Gwynedd and Eryri”*.
- 4.20 The Economic Impact Assessment identifies trends that visitors are actively seeking locations that prioritise their health and relaxation. The proposed development aligns with those trends by providing accommodation in a natural setting, with relaxation facilities and access to activity experiences.
- 4.21 Outdoor and adventure tourism, which includes physical activity, cultural exchange, and activities in nature, has gained popularity. Outdoor activities such as walking and cycling are readily available in the local area.
- 4.22 Consumers are increasingly conscious of the environmental and social impacts of their choices. Sustainability has become a significant factor in decision-making, including travel choices. Travellers are actively seeking sustainable options and eco-friendly accommodation. Forest Holidays has secured B Corp certification to evidence the validity of their socially sustainable operating model. The low carbon and eco-friendly approach of the developments align well with this growing client requirement.

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- 4.23 The proposed development at Forest Holidays support one of the objectives of the Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan which is to “maintain and respect our environment” where the visitor economy:
- respects the natural and built environment and considers the implications of visitor economy developments on our environment today and in the future; and
  - a visitor economy that is a world-lead leader in sustainable and low carbon developments and infrastructure and in responding to the climate change crisis.
- 4.24 Prior to the submission of a formal planning application, pre-application discussions have been undertaken with Eryri National Park Authority officers and a presentation has been provided to Beddgelert Community Council in early 2024.
- 4.25 Prior to the submission of a planning application, formal pre-application consultation is being undertaken in order to engage with the local community regarding the proposed development at Forest Holidays and Cae Du and Cae Canol Campsite. This includes a public consultation event to be held in the village where members of the team will be available to discuss the proposals with members of the community. Details of the feedback from the public consultation event and the pre-application consultation will be compiled in a Pre-Application Consultation Report which will be submitted with the planning application.
- 4.26 Forest Holidays remain at the heart of the community at Beddgelert and wish to continue to support the local economy and community through further investment in the Forest Holidays site, which would form part of a wider Visitor Recreation Plan alongside development at Cae Du and Cae Canol.
- 4.27 Forest Holidays are also actively involved in community life within the village, providing funding towards public toilets whilst site managers and staff actively support local events and fundraisers including support for the local Cylch Meithrin, engagement with Ysgol Beddgelert through support with landscaping works and day trips. Forest Holidays are also actively involved in the Beddgelert Tourism Association, and have invested and supported the community WiFi project as well as volunteering days to support Eryri National Park Authority. The Welsh Highland Railway platform also adjoins the Forest Holidays site and the applicants assist with maintenance work.
- 4.28 The proposals, with the commitment from Forest Holidays, have the potential to beneficially support the Welsh language and culture in Beddgelert and Eryri National Park through the provision of further high-quality tourism accommodation at Forest



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Holidays, which would contribute towards a sustainable tourism economy in Eryri National Park.

### Mitigation and/or enhancement measures

- 4.29 Forest Holidays wants to ensure that the Welsh language is actively promoted at their Beddgelert (as well as their site at Garwnant) and have sought the assistance of the Welsh Language Commissioner's Hybu Team to develop this offering and have developed a Welsh Language Development Plan which has been submitted to the Welsh Language Commissioner to seek comment and approval.
- 4.30 Whilst an overall beneficial effect is identified in terms of Welsh language and culture, enhancement measures are set out below in order to maximise the benefits for the Welsh language:
- opportunity for new cabin to have a name which is associated with the local area, landscape, culture and history, which would raise awareness of the Welsh language amongst visitors to Eryri National Park;
  - All directional on-site signage to be bilingual; and
  - Enhance bilingual communication with customers over the phone, when replying and sending emails and letters, on marketing materials, email signatures, social media profiles and posts, publications and digitally on their website.
- 4.31 These measures form part of Forest Holidays' Welsh Language Development Plan, which has been submitted to the Welsh Language Commissioner for comment and approval.

### Employment

- 4.32 This section will consider whether the development will:
- Call for labour skills which are available locally;
  - Create jobs for the local workforce;
  - Attract workers from outside the Country;
  - Create new opportunities for the workforce;
  - Lead to further investment.
- 4.33 Forest Holidays is an important local employer, employing 14 full-time staff directly and a further 11 part-time members of staff, the vast majority of whom are local people, with over 50% of staff being Welsh speakers.

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- 4.34 The proposed development at Forest Holidays represents an investment of £8.1M in terms of construction cost and would support 16 additional part-time jobs and one additional full-time job. It is estimated that spend from additional visitors staying at the proposed additional cabins at Forest Holidays could represent a potential additional income of £650,000 per annum.
- 4.35 Supporting the local supply chain is integral to Forest Holidays who seek to employ local contractors and tradespeople for site development and on-going site maintenance, as well as the use of local cleaners and laundry suppliers. There is a small shop on site which provides basic essentials for those staying on site. The extent of produce sold on site ensures that the provision does not deter visitors from supporting the local shop within the village, by only providing basic essentials, thereby encouraging spend within the local economy.
- 4.36 As mentioned above, Forest Holidays have developed a Welsh Language Development Plan as part of their commitment to actively promote the Welsh language at their sites in Wales, which includes Beddgelert.
- 4.37 The Welsh Language Development Plan will enable Forest Holidays to further support staff members with developing their Welsh language skills, whilst also improving their ability to engage with Welsh speaking guests and promote the Welsh language to all visitors.
- 4.38 Forest Holidays are committing to measures which are set out in the Welsh Language Development Plan as ways to provide Welsh language services and support the Welsh language. These will be implemented as part of the Welsh Language Development Plan, which will be reviewed every three years. Some of the measures relevant to employment include:
- Welsh speaking staff wear a company approved name badge which identify them as Welsh Speakers using the Welsh flag as identification.
  - Welsh speaking team members encouraged to wear the laith Gwaith orange pin badge at work.
  - Enhance bilingual communication with customers over the phone, when replying and sending emails and letters, on marketing materials, email signatures, social media profiles and posts, publications and digitally on their website.
  - Welsh language training for staff and
  - Advertisement of new jobs roles bilingually.

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4.39 In light of the above, a beneficial effect is expected in terms of employment.

### Mitigation and/or enhancement measures

4.40 Whilst an overall beneficial effect is identified, enhancement measures are set out below in order to maximise the benefits for the Welsh language:

- Commitment to supporting the local supply chain and use of local materials where possible.
- Welsh speaking staff wear a company approved name badge which identify them as Welsh Speakers using the Welsh flag as identification.
- Welsh speaking team members encouraged to wear the Iaith Gwaith orange pin badge at work.
- Enhance bilingual communication with customers over the phone, when replying and sending emails and letters, on marketing materials, email signatures, social media profiles and posts, publications and digitally on their website.
- Welsh language training for staff: and
- Advertisement of new jobs roles bilingually.

### Population characteristics

4.41 This section will consider whether the development would:

- Attract newcomers to the area;
- Contribute to migration from the area.

4.42 The proposals would form part of an existing tourism accommodation site on the edge of Beddgelert. The proposal would see the number of holiday cabins increase by 22 (in addition to the existing 16 units), in lieu of relinquishment of consent for 85 all-year-round touring and camping pitches.

4.43 The holiday cabins may result in visitors staying for slightly longer period of time, compared to a camping pitch, however, these visitors would continue to be visiting the site for short periods of time and on a temporary basis.

4.44 Due to the very nature of the tourist accommodation in the form of holiday cabins, these visitors would not result in a permanent change to the population characteristics of the area. The proposals would not attract newcomers on a permanent basis nor would it contribute to out-migration.

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4.45 On overall neutral effect on population characteristics is therefore expected.

### Mitigation and/or enhancement measures

4.46 No mitigation is considered to be necessary.

### Residential

4.47 This section will consider if the development:

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

4.48 The proposal relates to tourist accommodation development as part of an existing holiday accommodation and therefore this section would not be relevant.

## 5. Conclusion

- 5.1 It is concluded that the proposed development could have an overall beneficial effect on Welsh language and culture in Beddgelert and Eryri National Park, through the provision of additional high-quality holiday cabins at an existing holiday accommodation site, in lieu of relinquishing 85 touring caravan and camping pitches.
- 5.2 The proposal is expected to raise awareness, knowledge and visibility of the Welsh language and culture amongst visitors to Forest Holidays through increasing the visibility and use of the Welsh language at the site, and amongst the workforce.
- 5.3 The proposal represents a sustainable form of tourism that would support the main aim of the Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan for “*a visitor economy for the benefit and wellbeing of the people, environment, language and culture of Gwynedd and Eryri*”.
- 5.4 Forest Holidays is a key local employer in the village. The proposal would provide additional employment opportunities locally, and would provide an opportunity to support the local supply chain and local businesses during construction and operation.
- 5.5 The proposed development can therefore support, safeguard and further promote the use and development of the Welsh language, in line with the aims and objectives of the Gwynedd and Eryri Sustainable Visitor Economy 2035 Plan.

# CADNANT

PLANNING

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