

# CADNANT

PLANNING

**CAE DU & CAE CANOL CAMPSITE,  
BEDDGELERT  
COMMUNITY AND LINGUISTIC STATEMENT  
ROBERTS GROUP  
FEBRUARY 2025  
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**DRAFT FOR PRE-APPLICATION  
CONSULTATION (PAC)**

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## Welsh Language Statement



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# 1. Introduction

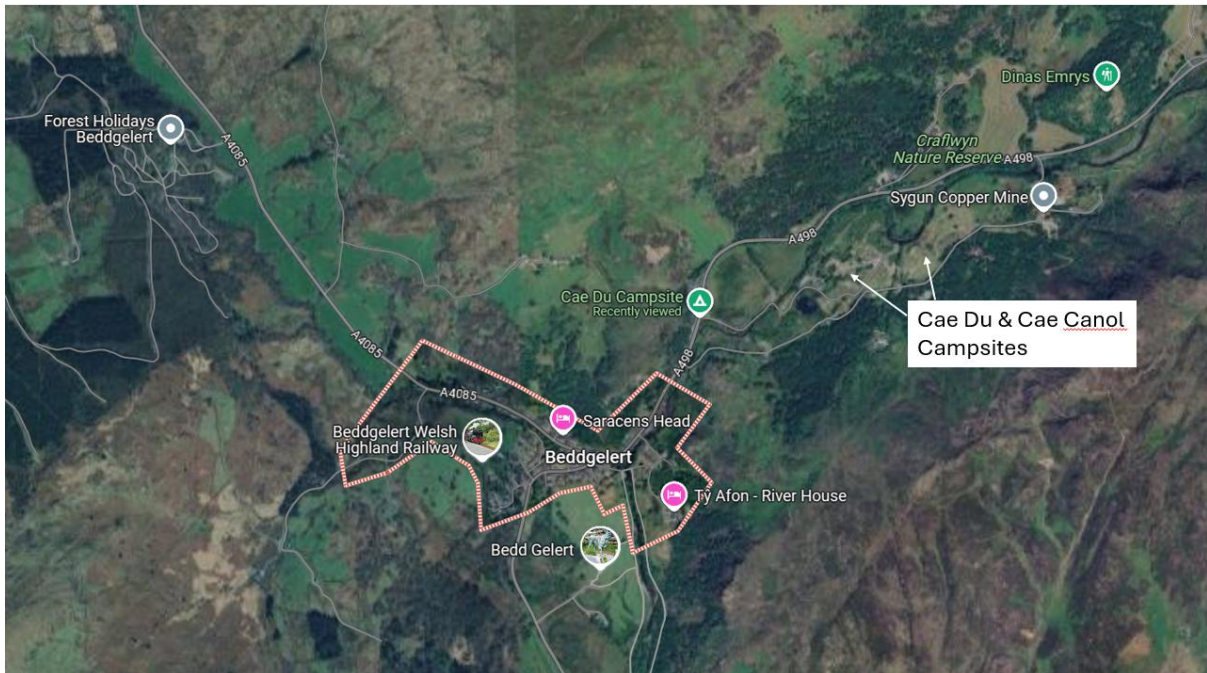
- 1.1 This Community and Linguistic Statement (CLS) accompanies an application by Roberts Group for full planning permission for proposals to enhance the tourist accommodation and facilities to deliver overall improvements at Cae Du including creation of additional touring/camping pitches, erection of new toilet blocks, landscape planting and biodiversity enhancement, together with associated works
- 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

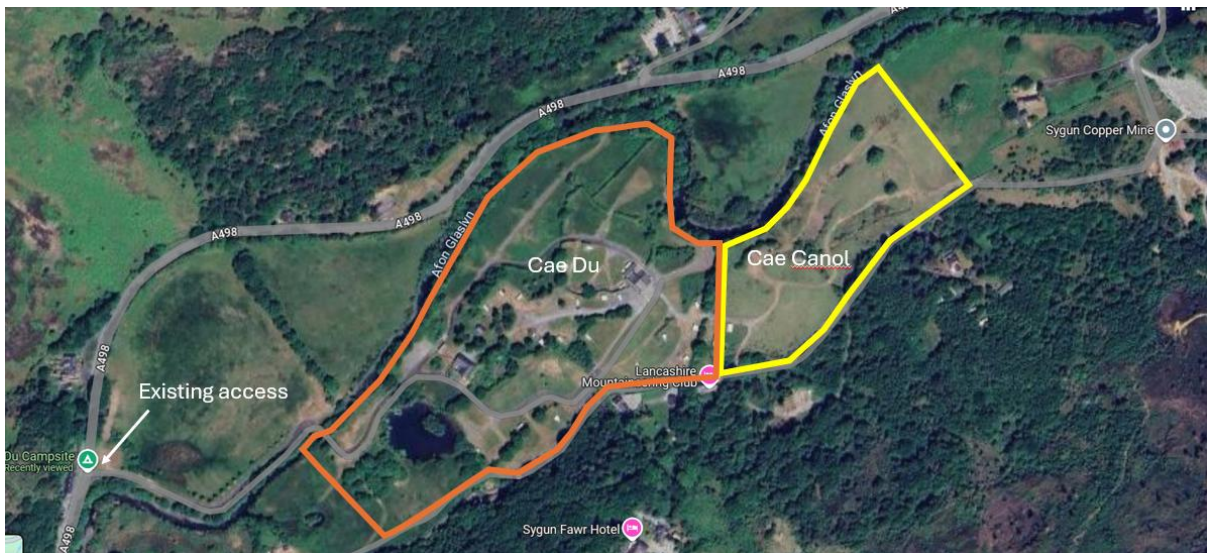
- 1.6 The application site comprises of two existing campsites; known as Cae Du Camping Site and Cae Canol, located to the north-east of Beddgelert, on the approach into the village from Nant Gwynant. Cae Du forms the western part of the application site and Cae Canol forms the east part.
- 1.7 The location of Cae Du and Cae Canol are identified in Figure 1.1 in the context of the village of Beddgelert and Figure 1.1 identifies the extent of Cae Du and Cae Canol. The application site, as well as the surrounding local area, lies within Eryri National Park Authority area.

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**Figure 1.1 Aerial image identifying the location of Cae Du and Cae Canol Campsites in the context of the local area and the village of Beddgelert**



**Figure 1.2 Aerial Image identifying the location of Cae Du and Cae Canol Campsites**



- 1.8 Cae Du Campsite benefits from planning permission for 70 tents and 15 touring caravans to be used between 1<sup>st</sup> March and October 31<sup>st</sup> in any one year. Cae Canol Campsite benefits from a lawful use certificate for 10 touring caravans and 15 tents to be used between 1<sup>st</sup> March and October 31<sup>st</sup> in any one year.

## The proposed development

- 1.9 The applicant, Roberts Group, has collaborated with Forest Holidays (applicant for a proposal at Forest Holidays), to develop a Visitor Recreation Masterplan involving both Cae Du and Cae Canol campsites and Forest Holidays 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 Cae Du/Cae Canol and Forest Holidays.

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



- 1.10 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.
- 1.11 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 increase the number of touring and camping

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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.

- 1.12 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.
- 1.13 The proposed development as part of this planning application relates to proposals to enhance tourist accommodation and facilities at Cae Du Campsite to deliver overall improvements to the site by way of expanding the campsite at Cae Du into Cae Canol, relinquishing the lawful use at Cae Canol, which would enable the delivery of overall environmental, biodiversity and landscape improvements, as well as improving the facilities at the site by way of providing two new toilet blocks to serve the site.
- 1.14 Further details are provided in the Design, Access and Planning Statement.

## 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 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>

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	The policy encourages the use of Welsh place names for new development, house and street names.
<i>SNPA Supplementary Planning Guidance (SPG) – Planning and the Welsh Language</i>	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.

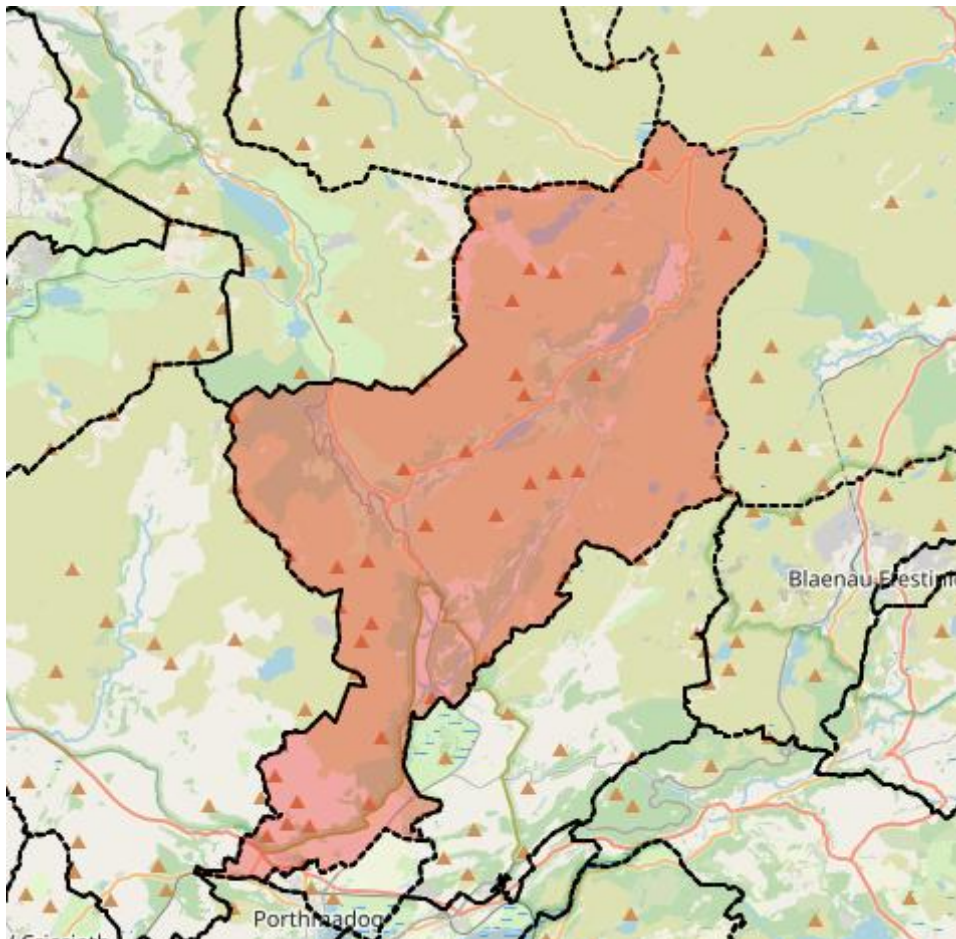
**Table 2.6 Other relevant guidance**

Document	Summary
<i>Planning and the Welsh Language: The Way Ahead</i> (Welsh Language Board, Home Builders Federation and Welsh Assembly Government, 2005)	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.

### 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 changes to the ward areas within Gwynedd the 2011 and 2021 Census Data ward 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. Due to this, these layers were adopted for the baseline data for this Community & 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 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 being slight at 0.3% whereas Porthmadog-Tremadog saw a more significant decrease of 4.6%.
- 3.8 Table 3.2 provides a breakdown of the population of the Porthmadog-Tremadog area 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 ward area has the majority of its population within the 50-64 age cohort. The number of people within the 16-24 and 25-34 age groups were lower, at around 7.1% and 9.4% respectively, which was below the average for 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 a total and percentage of the total population for the Porthmadog-Tremadog area, Gwynedd and Wales in 2011 and 2021.

**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	

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	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%, just above that of Gwynedd at 64.4%.

### Welsh speakers by age: 2011 and 2021

3.15 The following tables show the distribution of Welsh speakers within the age groups identified previously for each ward/authority, for the years 2011 and 2021.

3.16 The data for 2021 does not provide a detailed breakdown of the age group as 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.

**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

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- 3.18 Table 3.4 shows that in 2011 the age groups with the highest proportion of Welsh speakers are the younger ages of 3-15 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 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 within 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.



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**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%

3.23 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 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.

3.24 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

3.25 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.

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**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 3+ population)	2021 (Total & % of 3+ population)	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%

3.26 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 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 of -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 SNPA 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 Cae Du and Cae Canol Campsites would embody the spirit of these objectives, as it would enhance an existing rural

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tourism accommodation business within the National Park with in a sustainable manner 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 proposals to deliver overall improvements, reconfigure and expand Cae Du Campsite into Cae Canol would be assessed against Development Policy 23 of the Eryri LDP.
- 4.9 The Design, Access and Planning Statement provides a detailed analysis of how the proposal complies with Development Policy 23. Whilst it is not the intention to repeat that assessment here, the proposal would deliver the following improvements:
- reconfiguration of the layout at Cae Du to relocate camping pitches away from area of flood risk and relinquishing the lawful use certificate for camping and touring at Cae Canol, ensuring that camping and touring pitches would be moved away from areas of flood risk. This would deliver significant improvements to safety on users.
  - Extensive comprehensive landscaping and biodiversity enhancement scheme to deliver reduction in landscape and visual impact from nearby viewpoints, and deliver net benefits in terms of biodiversity, habitat creation and management of existing habitats.
  - Incorporating a riverside walk providing recreational access for visitors and users of Cae Du and Cae Canol with an informal picnic area and incorporating ecological interpretation.
  - Enhance facilities on site through investment in two new traditionally designed toilet blocks.
- 4.10 These improvements would be delivered by expanding the Cae Du Campsite into Cae Canol, increasing the overall number of touring and camping pitches available.
- 4.11 The Design, Access and Planning Statement provides an assessment of the proposals compliance with other relevant policies including effects on the landscape and visual impact, ecology, flood risk and transport/access.
- 4.12 Cae Du and Cae Canol Campsites have been part of the community in Beddgelert for years. The site’s closed during Covid in 2020 and remained closed for three

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consecutive seasons between 2020 and 2023 which resulted in a reduction in trade for local businesses within the village of Beddgelert. As a popular village with tourists, businesses in the village rely heavily on spin-off spending from visitors to the village. Visitors staying at touring and camping sites, generally support local eateries and shops whilst staying in the area. Cae Du and Cae Canol Campsites re-opened during the 2024 season following the purchase of the site by the applicant. The re-opening of the campsite was generally welcomed and well-regarded by the local business community.

- 4.13 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.
- 4.14 The proposals at Cae Du and Cae Canol Campsites therefore seek to contribute positively towards supporting the local economy, businesses and community in Beddgelert.
- 4.15 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 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.
- 4.16 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.
- 4.17 Whilst the proposed development of additional touring and camping pitches at Cae Du and Cae Canol wouldn't directly impact on the use of short-term holiday lets, it does

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provide an affordable offer for those who wish to visit Beddgelert and Eryri National Park.

- 4.18 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*”.
- 4.19 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.
- 4.20 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.
- 4.21 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.
- 4.22 Sustainable camping at a designated camping site with facilities to serve visitors supports sustainable camping in Eryri National Park and provides an alternative solution to wild camping in the National Park.
- 4.23 The proposed development supports 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 The Roberts Group are a small and local family run caravan and camping park business, with the majority of their sites predominantly based in Gwynedd with two sites within Eryri National Park. They are therefore invested in the community where they live and work.

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- 4.25 As a small family business, building a sustainable future for their family and loyal workforce in tourism in Gwynedd, in a way that contributes positively to the local communities and language, is a challenge that they look to fulfil every day.
- 4.26 The purchase of Cae Du and Cae Canol represents a major investment and ongoing commitment to increase the standards of the site. The Roberts Group's ambition is to work with the local community to improve what Cae Du can offer those living in Beddgelert and those visiting.
- 4.27 Camping sites provide an opportunity for people of all different financial means to interact with each other and with nature in a meaningful way. Many people from urban areas look to camping (whether in tents or campers/motor homes) as their only chance to experience the rural British landscape.
- 4.28 The natural beauty of Eryri National Park is particularly attractive to tourists. Local destinations to the site include the base camp for Yr Wyddfa only 7km north of Beddgelert, the village of Beddgelert and numerous hiking, cycling and climbing destinations closer to the campsite.
- 4.29 The social and psychological benefits of spending time in such an environment should be considered as an important reason behind providing places for people to visit the area without great expense.
- 4.30 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.
- 4.31 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.
- 4.32 The proposals offer the opportunity to beneficially support the Welsh language and culture in Beddgelert and Eryri National Park through upgrading an existing touring and

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camping site and providing high-quality facilities on a campsite supporting sustainable tourism.

### Mitigation and/or enhancement measures

- 4.33 Whilst an overall beneficial effect is identified, enhancement measures are set out below in order to maximise the benefits for the Welsh language:
- Commitment opportunity for each toilet block/amenity building 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 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.

### Employment

- 4.34 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.
- 4.35 The applicant, the Roberts Group, are a small local family company who own various caravan and camping sites. They employ around 30 full time staff and up to 40 part time staff in the season, all based in Gwynedd. The skills required for the employment opportunities are available amongst the local workforce and therefore provide genuine employment opportunities for local people. The proposal would not be expected to lead to attracting workers from outside the Gwynedd, Conwy and the National Park.
- 4.36 Since purchasing the site, the Roberts Group have already employed three full time staff members and have appointed two part-time staff who have been operating the site since it re-opened during the 2024 season, for the first time since pre-Covid days.
- 4.37 The proposal would provide further employment opportunities for local people, offering five new jobs; three additional full-time jobs and two part-time jobs. These jobs are expected to be filled by local people who are already living in the local community and



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preference would be provided to those with Welsh speaking skills, especially in public facing roles.

- 4.38 As the Roberts's Group's sites are based in Gwynedd and Eryri National Park, the vast majority of their workforce are Welsh speakers and the ability to speak Welsh is a valued skill amongst the workforce. It enables workers to liaise with visitors through the medium of Welsh.
- 4.39 The proposal at Cae Du and Cae Canol Campsites represents an investment of £300,000 in terms of construction, in addition to the purchase of the site. When considering the proposals at Cae Du and Cae Canol as well as the proposals at Forest Holidays, it is estimated that spend from additional visitors staying at Cae Du /Cae Canol and the additional cabins at Forest Holidays could represent a potential additional income of £650,000 per annum.
- 4.40 Therefore, a minor beneficial effect is expected in terms of employment.

## Mitigation and/or enhancement measures

- 4.41 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 employ local people; and
  - Commitment to supporting the local supply chain and use of local materials where possible.

## Population characteristics

- 4.42 This section will consider whether the development would:
- Attract newcomers to the area;
  - Contribute to migration from the area.
- 4.43 The proposals would form part of an existing campsite accommodating touring caravan and camping pitches on the edge of Beddgelert. Cae Du and Cae Canol are existing camping sites which benefit from planning permission for 110 pitches. The proposals would see an increase in the overall number of camping and touring pitches on site, however visitors to the site would be visiting for short periods of time, on a temporary basis over the operating season, which would be mainly within the summer months. Due to the very nature of the tourist accommodation in the forms of camping and touring pitches, these visitors would not result in a permanent change to the population

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characteristics of the area. The proposals would not attract newcomers on a permanent basis nor would it contribute to out-migration.

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

### Mitigation and/or enhancement measures

4.45 No mitigation is considered to be necessary.

### Residential

4.46 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?

4.47 The proposal relates to tourist accommodation development as part of an existing campsite 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 investment in an existing campsite to provide improvements and additional affordable touring and camping accommodation.
- 5.2 The proposal is expected to raise awareness, knowledge and visibility of the Welsh language and culture amongst visitors to Cae Du and Cae Canol Campsite 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 The Roberts Group are a small, family company based locally in Gwynedd, employing local people, including Welsh speakers. 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.

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