

PLANNING STATEMENT

PROPOSED ERECTION OF 10 6-PERSON GLAMPING
TENTS + MOBILE TOILET CUBICLE + MOBILE SHOWER
BLOCK

LAND TO THE WESTREAR OF YNYSYGORED COTTAGES,
ABERFAN

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INTRODUCTION

This Planning Statement has been prepared to support our Client's planning application to create a new sustainable tourism (glamp)-/campsite on the land to the west by the residential properties Ynysgored Cottages and Bronheulog Terrace beyond.

This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework.

The application has been supported by the following professional reports which should be read in conjunction with this statement.

SUMMARY OF PROPOSAL

The proposal will provide the Aberfan area with 10 glamping tents, each of 5-meter radius and 3-meter height, for the purposes of sustainable tourism. The proposal is for development on the site to the rear of the Ynysgored Cottages, which run along Bronheulog Terrace. This currently connects the villages of Aberfan and Trodyrhiw.

The application site is comprised of a flat grassed plateau which has been colonised by sparsely scattered small and medium sized trees.

The site is currently serviced by a range of existing transport and infrastructural links, including the Taff Trail and Taith Trevithick Trail, which promote walkable connectivity for future tourists. Additionally, it is positioned within the rural function of the valley, and is in proximity to Pontygwaith Special Landscape Area (SLA), which guides the principles on which this design was chosen.

The proposal seeks to encourage tourism within the area, promoting economic vitality as well as access to the Welsh landscape for a wider range of people – promoting advances in elements of sustainability and social justice. Its design choice is

sensitive to the areas needs, and intentionally low-impact to reflect the rurality of the existing landscape.

The proposed tents shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of

residence.

Alongside associated documents, this report will outline our approach to design and access and explain how this adheres to the relevant national policy and local development plan.

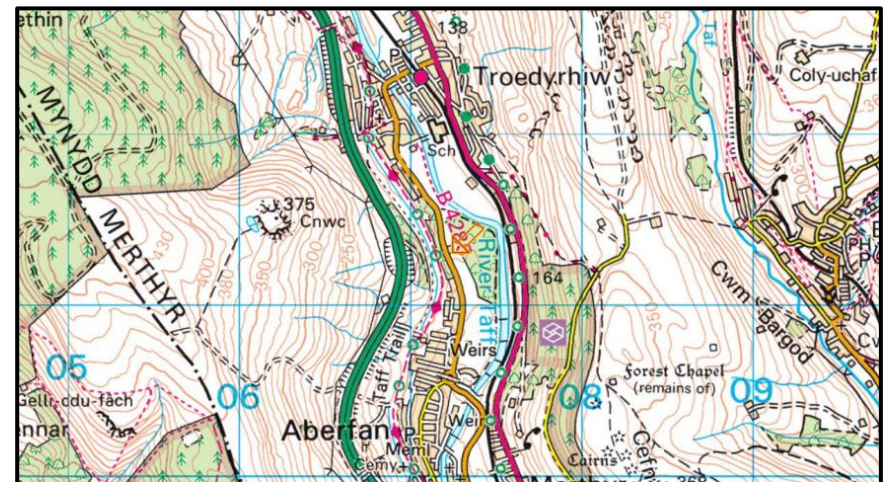
OBJECTIVES OF THE PROPOSAL

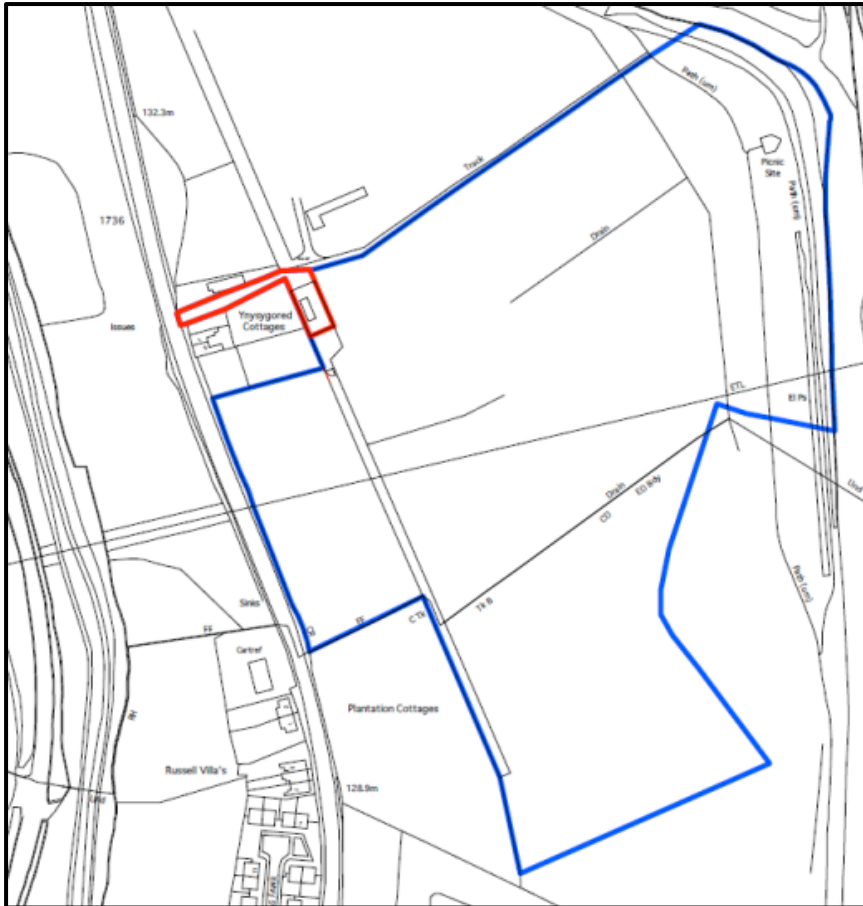
To deliver a high-quality tourism 'glamping' development that meets the requirements of local and national policy, including provision for sustainable design, the proposal will include:

- Erection of 10 6-man conical tents, and additional waterproofing and ground layers, for periods of longer than 28 days
- A wooden mobile shower block, including solar heated water, and natural drainage.

- A wooden chemical toilet block, including a hybrid solar light.
- A recycling waste management area
- Several large-leaf trees, to running along the outer eastern perimeter as a natural shield for visibility.

SITE ANALYSIS





The site is to the west by the residential properties Ynysgored Cottages and Bronheulog Terrace beyond. Land to the north, south and east is largely vegetated. greenfield / floodplain. It is accessed off Bronheulog Terrace via an existing access track.



This land falls outside the designated settlement boundaries, and as such is regarded as 'countryside development', however, in line with Policy SW4 can be permitted for the provision of tourism, recreation and leisure facilities where the need for a countryside location is fully justified.

At present is is accessible via an existing track from Bronheulog Terrace by foot or bicycle, as well as by motor vehicular access. The Ynsgored Cottages bus stop, which sits directly adjacent to the site, is regularly serviced by bus routes 78, 79, and 81. Additionally, the nearby Troedyrhiw railway station, which is accessible via the Bronheulog Terrace, is 0.8 miles away and

connects to the South East Wales Metro Network (Merthyr Tydfil Valley Line).



The surrounding area is predominantly a sylvan character, interspersed with small rural settlements, rather than within a densely populated village area.

The site adjoins the Pontygwaith SLA and is surrounded by woodland, which runs along the B4285. Further, the site adjoins a Site of Importance to Nature Conservation (SINC) [Afon Taf – SINC 58].

Due to the rural geography of the site, it has no relevant style in architecture. However, the adjoining Ynsgored Cottages exhibit a stone-build Georgian/Victorian design, characteristic of the 1700s and early 1800s. The focus being on less contemporary building materials, with an emphasis on proportion and balance.

VISUAL CATCHMENT

Due to its topography, the site is currently low visibility from the Bronheulog Terrace. However, can be viewed at a distance. Given the cottages adjoining the site are 2-story its likely they can experience some visibility of the site at present.

LOCAL FACILITIES AND ACCESS TO NATURE

The site is accessible to the Aberfan Stores within 15 minutes, via Bronheulog Terrace, as well as walkckable t Troed-y-Rhiw Family Shopper Bargins Everyday Store within 19 minutes, via Bronheulog. Additionally, the site is located 1 minute from the Ynysyored Cottages existing bus stop, supporting the use of sustanbale travel choices.

The proposed site is 0.8 miles from the English Wesleyan Chapel; 0.6 miles from St. John the Baptist Chapel; 0.9 miles away from St. Benedict's Catholic church, among other faith establishments.

The site is in walkable distance to 'The Taff Trail' and 'Taith Trevithick Trail', which promote access to sustainable transport modes, as well as encourage tourists staying at the site to enjoy Methyr Valley's ancient woodland and landscape.

PLANNING POLICY CONTEXT

NATIONAL POLICY – PLANNING POLICY WALES

The Wales Spatial Plan People, Places, Futures sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of National strategies for social inclusion and economic development, health, transport, and environment, translating the Assembly Government's sustainable development duty into practice. Planning Policy Wales (PPW Edition 11) February 2021 sets out the land use planning policies of the Welsh Assembly

Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.

Section 3 states 'Good design is fundamental to creating sustainable places where people want to live, work, and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.' Regarding environmental sustainability, PPW states 'Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.'

Section 4 states ‘The planning system should enable people to access jobs and services through shorter, more efficient, and sustainable journeys, by walking, cycling and public transport. The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:

- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car
- are designed in a way which integrates them with existing land uses and neighbourhoods
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.

Section 5 states ‘The Planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration, and social inclusion. While recognising the needs for visitors and existing

neighbourhoods”. It outlines that in rural areas tourism development is an essential element for providing a healthy and diverse economy. As well as ensuring tourism related development is broad in distribution.

NATIONAL POLICY – TECHNICAL ADVICE NOTICE

Planning Policy Wales Technical Advice Note 12: Design, sets out the Welsh Assembly Government’s detailed advice on how to achieve good design in all development at every scale throughout Wales. The guidance sets out the Assembly’s objectives for good design, namely:

- Access – ensuring ease of access for all.
- Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice, and variety. Promoting innovative design.
- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.

- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel.

Planning Policy Wales Technical Advice Notice 15: Development, Flooding and Coastal Erosion provides a detailed framework within which flood risks arising from rivers, sea, and surface water can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk.

Development in Zone 2, which this development would sit in, will be justified if:

1. It will assist, or be part of, a strategy supported by the Development Plan to regenerate an existing settlement or achieve key economic or environmental objectives; AND
2. Its location meets the definition of previously developed land; AND

3. The potential consequences of a flooding event for the development have been considered and found to be acceptable in accordance with the criteria contained in section 11.

Section 11 states that whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere. It is not appropriate to permit new development (other than water compatible development) in areas subject to significant flood depths or velocities or where safe access or egress cannot be achieved.

All development must be designed to be flood free during the 1% river flood (i.e. a flood with a 1 in 100 chance of occurring in any year) and the 0.5% flood from the sea (i.e. a flood with a 1 in 200 chance of occurring in any year), plus an allowance for climate change over the lifetime of development. Local authority and emergency services command centres and hubs for the emergency services should be designed to be flood free during any 0.1% event (i.e., a flood with a 1 in 1000 chance of occurring in any year), including an allowance for climate

change. Where appropriate, an assessment against a breach and blockage scenario should be undertaken against return periods up to and including the 1 in 1000-year flood event, including an allowance for climate change.

LOCAL PLANNING POLICY

The Adopted Merthyr Tydfil Replacement Local Development Plan 2016 – 2031 provides the local planning policy framework for the area and was adopted by Council on 29th January 2020. Policies relevant to the application proposal include:

SW4 - Settlement Boundaries

Policy SW11 – Sustainable design and placemaking

Policy EnW5 – Special Landscape Areas and SW11 – Sustainable Design and Placemaking

Policy EcW7 Tourism, Leisure, and Recreation Development.

Policy EcW13 – Minerals Safeguarding.

EnW4 - Environmental Protection

SUPPLEMENTARY PLANNING GUIDANCE (SPG)

SPG 4 Sustainable Design, July 2013

SPG 5 Nature and Development, May 2015

SUSTAINABLE TOURISM

The site falls outside the settlement boundaries, and as such is regarded as ‘countryside development’, however, in line with Policy SW4 can be permitted for the provision of tourism, recreation and leisure facilities where the need for a countryside location is fully justified.

The justification for this site rests with its sustainable tourism function, which contributes to the economic development of the area. Policy EcW7 states that low-impact tourism, leisure and recreation development outside settlement boundaries will be favoured provided the need for a ‘countryside location’ is fully justified, the proposal minimises environmental and amenity impacts, maximises positive effects on the local community,

economy and environment and is of an appropriate scale to its surroundings. And throughout its use as a tourism spot, it will likely involve people from higher energy consumption backgrounds temporarily withdrawing to a low carbon low intensity state of living. And encouraging their uptake of less intensive life choices.

Planning Policy Wales (paragraph 5.5.2) states the planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration, and social inclusion. While recognising the needs for visitors and existing neighbourhoods. Further, PPW states (paragraph 5.5.3) that rural areas tourism development is an essential element for providing a healthy and diverse economy. And this development supports the stated aims of supplying 'active, green and cultural' tourism activities, in a way which a hotel-based tourism development could not. This is because of the quality of glamping which necessarily attracts larger groups with a disposition towards adopting sustainable transport choices.

Counterfactual location choices include development within the settlement boundary, which would be unsuitable landscape for a low-impact tent orientated design choice. As such this is a preferable option to support low energy consumptive tourism choices, with a low carbon emission development.

PPW (paragraph 5.5.6) further states the need for a being 'broad in distribution' of tourism related activities. Which this is in positioning a site outside the traditional village centre.

The applicant includes proposals within their business plan to ensure provision for underprivileged young people, for 2 weeks per year at the cost of the business. This practice will both support access for people who otherwise would not have been able to experience and appreciate the special character of the Merthyr Tydfil valley, while contributing to sustainable tourism via a non-invasive residential option. The small scale of the development – 10 tents – is not large enough to present unacceptable traffic demand. The site is ideally designed for residential groups (such as the Scouts), who would arrive in minibuses or be dropped off. And where tourist dwellers arrive

outside of a group format, the number of vehicles would likely be no more than 1 per tent.

DESIGN ANALYSIS AND DISCUSSION

The proposal is adjacent to the Pontygwaith designated SLA (Policy EnW5) and is within a rural environment. Despite being outside the bounds of this designation, in respect of adequate contribution to the associated landscape, the development chose to remain low impact through use of movable glamping tents, which contribute to the rural character of the County Borough.

Previous applications to the site have been made which sought to instal a caravan onto the site, was refused on the grounds of (policy Sw11) ‘unjustified encroachment on the countryside’ and ‘unwarranted visual intrusion’ detrimental to the character of the area. This application, in respect of the sensitive character and close proximity to a SLA, proposes a radically different approach, which will significantly facilitate access to the local

landscape (being able to accommodate approx. 60 tourists at any one time), as well as being a tent site, which is a character reflection of the areas rurality.

In accordance with policy SW11 – Sustainable design and placemaking, development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. A focus on placemaking is in keeping with PPW, and consideration of the design guidance in TAN 12.

MOVEMENT

PPW (paragraph 4.1.18 to 4.1.27) refers to the requirement for development to support sustainable travel choices. It uses a sustainable transport hierarchy, which places walking/cycling, then public transport, over other vehicles. The proximity of this sustainable tourist site to existing village amenities via foot, means that this supports a 20-minute liveability, while ensuring tourists have good access to healthy active environments. The site is accessible to the Aberfan Stores within 15 minutes, via Bronheulog Terrace, as well as walkable to Troedyrhiw Family

Shopper Bragins Everyday Store within 19 minutes, via Bronheulog.

The business' provision of bicycle rental will further support the preferred modes of transport within the area, by making active modes of travel available for tourists, and expanding the scope of the '20 minute' range of travel. The active travel (Wales) act 2013 makes active travel the preferred choice for short journeys.

The site is also located in close, walkable, proximity to 'The Taff Trail', which leads to Aberfan, Troedyrhiw, and beyond. Located at the opposite side of Bronheulog Terrace, this is an existing strategic pathway and cycleway. Access to this sustainable transport network enables accessibility to essential amenities in the neighbouring villages. It also promotes the valley's distinctive natural landscape, as the pathway adjoins a designated Ancient Woodland. Additionally, the Taith Trevithick Trail runs along the river Taff, and is accessible from the site. This also carries the status of a Strategic Pathway and Cycleway.

The choice of location is ideally situated 2-minute walk from the existing Ynysgored Cottages bus stop, which connects all villages within the valley via routes 78, 79, and 81. This ensures those with mobility issues also have access to sustainable modes of transport. If this site was placed in a less developed area, to still tourists to our valley's rural places, it may not be a good fit with existing sustainable transport infrastructure. This development favours these over counterfactual car use.

Additionally, the applicant's business proposal to introduce a 2-week, annual, social mobility program, whereby disadvantaged young people will visit the site and learn about the local culture and countryside, supports the spirit of PPW. It is noted that one of the key indicators of health-related problems is deprivation. And having links to healthy active environments is a key limiting factor.

The nature of a glamping facility means it supports both individual small groups of tourists, but also is particularly well designed for residential groups such as the Scouts. These groups will likely make up most groups visiting, and as such would not often arrive in individual vehicles, but instead via

drop-offs or minibuses. This means movement via family cars won't add significant load to existing road infrastructure, and residential guests will be both actively and passively encouraged to use existing trails, and the cycle rental service.

These measures satisfy Policy SW11 which requires development to promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. The development supports the uptake of active travel and supports the sustainable practice of walkable communities.

ACCESS

Main access for all modes will be via the existing track running from Bronheuglog Terrace. Due to the physical constraints of the track and being largely single file along most of the path, it is not possible to travel at speed along the road. This is acceptable and manageable within the rural character of the area. Therefore, those on foot, bicycle, or motor vehicle would be able to safely use of existing access. Vehicles driving would adapt their

driving style in accordance with the area and nature of the track.

The site already has an existing parking site for visitors, which is ideal for the nature of the visitors to this glamping facility. Additionally, the nearest property is 1 Bronheuglog Terrace, whose rear garden is incredibly sheltered by existing large shrub cover – this will add to visibility cover of both the site and vehicles arriving at the site, as well as adding noise mitigation capacity.

CHARACTER

Local distinctiveness is important to the area, and the use of large tents which are natural in colour-scheme ensures sensitivity to the landscape character. Furthermore, the maximum building height of each tent would be 3 meters, with only a 5-meter diameter. In total each tent will occupy only 19.6 square meters of area, at a maximum height elevation of 5 meters respecting the visibility and safeguard views of the landscape.

In accordance with SW11 developments are expected 'not result in unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design'. The proposal would not add a significant impact on local amenity, given the impermanence of dwellers and relatively small number of dwellers at any one time (approx.. 60 max). Thus, its impacts on local amenity will only be positive, through inward tourism revenues and increased moderate use of local amenities. The dwellings will remain sensitive to privacy concerns as users will not have permanent windows from which to look on the existing cottages, and the door height will be the only main source of exterior viewing.

The proposal will further ensure privacy is maintained by the erection of a tree screen by several ecologically native large leaf trees along the inner edges of the development site. These will contribute to sustainable biodiversity gain, over the lifespan of the development.

This will contribute to both the local distinctiveness, as well as providing a vehicle for enhanced joining of existing Sites of Importance for Nature Conservation (SINC) (Policy EnW3);

SINC 58 Afon Taf [west of the site] and SINC 29 Glamorganshire canal [to the east of B4285]. Supporting the councils Supplementary Planning Guidance note 5 – Nature and Development. The proposal will include the provision of the trees to screen the site to run along the far east and north edges of the site. This will provide screening against existing dwellers on the Ynysgored cottages site, as well as support the ecological network. The area already contains several deciduous trees, which will be added to. This will further add to the sound screening of the site. In respect of ensuring the new development is visually attractive in the interests of amenity and to accord with Policies SW11 and EnW5 planting and seeding will be carried out in the first planting and seeding season after the beneficial use of the campsite, or the completion of the development – whichever is sooner. Any trees which become seriously damaged, or disease will also be replaced within the next planting season, with similar species and size.

A similar proposal for a glamping site, which included less mobile design choices, by use of camping pods was considered acceptable, and these were within a similar SLA (Metgyr West

Flank). Their sensitivity to design choices, and similar consideration of sustainability, form, and biodiversity coheres with the application at hand in respect of landscape sensitivity. The comparison is further appropriate due to its countryside location, and adjoining of the Gethin Forest SINC.

The toilet and mobile shower blocks chosen will further respond to the character of the area, being wooden-design and positioned in a very close proximity to the tree screen. This will ensure they're maximally outside the field of view of existing residents of the cottages as well as the road. As well as providing maximal coverage to prevent light pollution, using the penumbra light dispersion effect. This will be used in addition to timer-controlled hybrid-solar lighting, to further prevent unmanageable light pollution, and promote sustainable energy use. And the materials are both sustainable due to their low levels of embedded carbon. And their material and colour reflect sensitivity to the local patterns and form, as advised in TAN12.

With respect to biodiversity, the proposed site will minimise impact on biodiversity by employing buffer zones between the

tents and the original dense tree cover. The significant site size, compared to the smaller area which tents will be pitched, gives available land to establish a large buffer zone between the site and the Taff trail.

The tents are conical in shape, and a maximum of 3 meters in height and 5 meters in diameter each. As a result, is respectful of its visual exposure as well as effect on avian biodiversity.

The design wanted to ensure density was appropriate for both the tourists, form, and wildlife of the area. Small buffer zones between tents will be employed between each cluster of tents to ensure there are adequate gaps between occupants, while ensuring the amount of grass habitat not exposed to daylight is not concentrated in a single area. Additionally, due to the erection of tents requiring no replacement of grassland to urban land, there will be a minimised impact on local habitat. Further, no bushes or trees would be removed to accommodate the proposal. In line with recommendations from the woodland trust, any building infrastructure or tents will employ a buffer zone around each veteran tree of 15 times the stem width or 5 meters from the crown.

Furthermore, the placing of tents will be concentrated towards the west-end of the site. This would support safe distancing from the most vulnerable parts of the site to flooding. It would also assist in restricting the sprawl of the proposal and comfortably contain it as a cluster.

COMMUNITY SAFETY

For the benefit of tourists, the tent pitches will be approximately grouped into 3 groups. While not connected perse, 3 tents will be orientated so the entrances are somewhat facing each other. This will ensure safety via natural surveillance on tent - and especially good for attracting young people whose safety is paramount.

The requirement within Policy SW11 for development to reduce crime and anti-social behaviour will be supported by the simple additional natural surveillance in the general area, by the increased tourist presence.

ENVIRONMENTAL SUSTAINABILITY

The proposal strongly supports 'environmental sustainability' by being a low carbon development. And throughout its use as a tourism spot, it will likely involve people from higher energy consumption backgrounds temporarily withdrawing to a low carbon low intensity state of living. And encouraging their uptake of less intensive life choices

Guests will be regularly encouraged to shop locally, but the provision of cultural activities including Welsh cultural sessions with larger groups will be introduced.

The tents chosen are modular with materials easily accessible from local camping sites, and online retailers such as amazon.co.uk. This means the tents can be easily serviceable and dismantled for repair for seasonal servicing and repairs – rather than requiring full replacement. Nevertheless, tents to be chosen will make use of heavy-duty materials designed for long-term longevity. This will be for the benefit of environmental sustainability, as well as in the interests of our tourist.

The recycling station will add support for reduction of ecological footprint and sustainable practice. This is in support of the PPW (paragraph 5.13.5) which offers a starting point for waste management, through the Waste Management Hierarchy, which positions prevention of waste, reuse of existing objects, and recycling, over other means of disposal.

These proposals only effluent will be from the proposed toilet facilities, within the site. These will be designed to manage effluent via a soak-away, which is an environmentally friendly means of wastewater collection, which does not result in additional demand on the sewage system. This is a sustainable practice as it prevents pollution of groundwater and surface water, but treating wastewater effectively.

The nature of this proposal as a glamping facility means that energy use on site will be minimal and be provided for using existing electrical infrastructure via temporary power distribution. This means underground electrical distribution is unnecessary, and supports both a sustainable service utility, as well as significantly reduced noise and visual impact of the construction/erection of the tents.

FLOOD CONTEXT AND MINERALS EXTRACTION

The site is a designated known mineral resource of coal, sandstone, sand and gravel, and limestone are safeguarded as shown on the proposals map, which includes this site designated as sub-alluvial and, in a zone, designated as a resource of Sandstone with potential high specification aggregate.

However, the location of the site is unfeasible for mineral extraction as it would have an unacceptable impact on environmental or amenity considerations, due to being in such proximity to the existing cottages. Furthermore, the small scale of the development would unlikely limit economic viability of sandstone extraction.

Additionally, this area is a designated flood zone, and thus ecologically sensitive – as well as overall serving as a natural flood barrier, mineral extraction would likely be untenable on most of the land between the site and the existing residential cottages. Thus, this satisfies point 4 of Policy EcW13 ‘The

development would have no significant impact on the possible future working of the resource by reason of its nature, location.

The site is located within Flood Zone C1 and therefore recognised as an area which, whilst located within the flood zone and under the influence of the River Taff, benefits from significant existing infrastructure including flood defences. As a residential property, the end use is considered 'highly vulnerable'.

NRW hold a detailed hydraulic model in this area and the outputs have been used to inform the flood risk posed to the development. The external / garden areas may however experience flooding with depths of up to 690mm in the most extreme 1 in 1000-year (0.1% AEP) event.

As a worst case, a flood consequence assessment must also consider the scenario where existing flood defences may not be maintained or could be the subject of breach or failure over the lifetime of the development. The flood data suggests that whilst the external flood levels may be outside of the acceptable limits of TAN15, the portable nature of all proposed developments (the tents, pop-up toilet and wash cubicles) the development is

sensitive to the low risk of flooding and can be easily removed with short notice of adverse flood risk.

Given the collapsibility of these tents and portability of the mobile shower blocks and chemical toilet blocks, it satisfies the requirement to be able to mitigate for harms caused because of severe flooding. The site is located on the outer extent of the flood zone, some 250m west of the River Taff. As floodwaters would spread from the river corridor there would ordinarily be a good degree of warning of a potentially dangerous flood event that could impact upon the site. NRW operate a flood alert and warning system to support this mitigation procedure.

As such, while the development site falls outside the technical limits of TAN15, its design can demonstrate that the impact and consequence of flooding can be managed over a lifetime of the development, as prescribed under TAN15.

SUSTAINABLE DEVELOPMENT AND SOCIAL JUSTICE

According to PPW, proposals should take account of how the Welsh language is sustained as part of the proposal. While the site will encourage the temporary influx of English tourists, English is already a predominant language in the area - and wouldn't displace permanent residents who speak Welsh. Additionally, it would include a lot of residential groups who would learn about Welsh heritage and appreciation of it.

The inclusion of a business program to provide funded opportunities for disadvantaged young people, 2 weeks per year, supports Policy SW11's requirement that developments must allow access for the widest range of people possible.

This site and design rationale supports the PPW sustainable placemaking approach (page 29), by: growing our economy in a sustainable manner, making best use of existing resources (an alternative site wouldn't allow for such a natural experience and would be more carbon intensive). It further goes on to say (Paragraph 5.4.1 to 5.5.6) that development should support economic development which generated "jobs, prosperity, and incomes". The tourists will generate extra footfall in the local

villages, in a sustainable volume. As well as supporting provision of tourism which is 'broad in distribution' of tourism related activities. Which this is in positioning a site outside the traditional village centre.

CONCLUSION

The application seeks planning permission for the erection of 10 conical glamping tents, a sustainable shower block, and sustainable toilet block on the land to the west rear of Ynysyored cottages, Aberfan. It is serviced by existing access to the site.

The development would contribute to the ongoing economic vitality of the area, through sustainable and dispersed tourism practices. This offers an highly sustainable form of accommodation, and would not have a detrimental impact on the area. Concerns regarding flood risk and landscape character have been accounted and mitigated for, as well as supporting

sustainable travel choices, and potentially enhanced biodiversity.

The proposal is in keeping with National and Local policies and guidelines.