

PLANNING STATEMENT

PENRHADW FARM, PONSTICILL

July 26



Summary

Proposal

Proposed refurbishment and expansion of existing guest accommodation and associated works

Location

Penrhadw Farm, Vaynor Road, Pontsticill, Merthyr Tydfil, CF48 2TU

Date

July 26

Project Reference

Asbri ref. 25.185

Client

Penrhadw Ltd

Product of

Asbri Planning Limited
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Report Revision No.**Disclaimer**

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Introduction

- 1.1 Asbri Planning is appointed as planning agent to Penrhawd Ltd to prepare this Planning Statement to accompany the full planning application for the proposed refurbishment and expansion of existing guest accommodation and associated works at Penrhawd Farm, Ponsticill.
- 1.2 The Planning Statement acts as a supporting document to the accompanying planning application and should be read in conjunction with all other elements of the application. The following drawings are submitted with the application:

Drawing name	Drawing reference
<i>Architectural</i>	
Site Location Plan	1095.01 Rev C
Existing Site Block Plan	1095.02 Rev F
Proposed Site Block Plan	1095.03 Rev K
Farmhouse Existing Floor Plans	1095.04 Rev A
Farmhouse Existing Elevations	1095.05 Rev A
Farmhouse Proposed Floor Plans	1095.06 Rev G
Farmhouse Proposed Floor Plans	1095.07 Rev G
Farmhouse Proposed Elevations	1095.08 Rev G
Farmhouse Proposed Elevations	1095.09 Rev G
Ty Vaynor Existing Floor Plans	1095.10
Ty Vaynor Proposed Plans	1095.11 Rev D
External Kitchen and Bar Proposed Plans	1095.13 Rev A
Proposed Sections	1095.14 Rev B
Stable Block Proposed Plans	1095.15 Rev B
Existing Sections	1095.16
Proposed Sections	1095.17 Rev A
<i>Arboricultural</i>	
Tree Constraints Plan	2228.2
Tree Constraints Plan Aerial	2228.2
<i>Engineering</i>	
Car Park Option 02	P0657
<i>Landscaping</i>	
General Arrangement Block Plan	194-P-001A
General Arrangement Detailed	194-P-001

Tree and Hedging Plan	194-P-002
Circulation Plan	194-P-003
Acoustic Plan	194-P-005
Biodiversity Plan	194-P-008
Lighting Plan	194-P-009
Planting Areas	194-P-011
<i>Topographical</i>	
Topographical Survey Sheet 1	1851
Topographical Survey Sheet 2	1851
Topographical Survey Sheet 3	1851
Topographical Survey Sheet 4	1851

1.3 In addition, the following supporting documents are submitted.

Document	Prepared by
Covering Letter	Asbri Planning
Planning Application Form	Asbri Planning
Planning Statement	Asbri Planning
Sequential Assessment	Asbri Planning
Car Park Management Plan	Penrhawd Ltd
Community Socio-Economic Impact Statement	Penrhawd Ltd
Noise Management Plan	Penrhawd Ltd
Tourism and Visitor Economy Report (Part A)	Penrhawd Ltd
Tourism and Visitor Economy Report (Part B)	Penrhawd Ltd
Transport Modelling & Sustainable Travel Report	Penrhawd Ltd
Green Infrastructure Statement	Penrhawd Ltd
Resident Survey and Results	Penrhawd Ltd
Power and Operational Systems Report	Penrhawd Ltd
Preliminary Ecological Appraisal and Roost Assessment	Littlewing Ecology
Bat Survey	Littlewing Ecology
Tree Report	ArbTS
Landscape Design Statement	Nicholas Morton Landscape and Garden Design
Transport Statement	Asbri Transport

Drainage Strategy Report	Bear Consulting
Noise Impact Assessment	Formant

1.4 This Planning Statement presents the planning case for the proposed development having regard to the site and its surroundings, the planning history, and policy context. It considers the key policy issues and planning merits of the proposed development. The statement is structured as follows:

- Section 2: provides a description of the site and its surroundings, including a review of the site's planning history.
- Section 3: summarises the development proposals.
- Section 4: provides an overview of pre-application dialogue undertaken in regard to the emerging scheme.
- Section 5: outlines the relevant planning policy context, at both the national and local level.
- Section 6: addresses the key planning considerations associated with the development proposal.
- Section 7: provides a conclusion regarding the overall acceptability of the application.

Site Description

The site

- 2.1 The application site comprises the former Penrhaw Farm in the south of Pontsticill within the wider community of Vaynor. Whilst situated in the southern extremities of the National Park, it lies ten minutes north of Merthyr Tydfil and is easily accessible via the recently upgraded Heads of the Valleys/A465.
- 2.2 Penrhaw farm comprises the former farmhouse which offers guest accommodation of five rooms and Ty Vaynor which is made up of two large self-catering guest houses, detached from farmhouse with four bedrooms each. The farmhouse is a two-storey rendered building with gable roofing whilst Ty Vaynor features stone facades with gable ended roofs and are also built to two storeys.

Context Analysis

- 2.3 In respect of immediate surroundings, there is an existing residential dwelling adjacent to the farmhouse known as Penyrady House. Two further residential dwellings; Ty Allt House and Ty Coed House lie beyond the western boundary. The farm's eastern boundary comprises of post and wire fencing beyond which lies an undeveloped field parcel within the applicant's ownership.
- 2.4 Wider surroundings include the village of Pontsticill itself which is largely residential but features two pubs; The Butchers Arms and the Red Cow Inn situated approximately 230m and 440m north of the site, respectively. Further north lies Pontsticill Reservoir whilst Brecon Mountain Railway is located approximately 1.3km to the southeast, both of which are popular tourist destinations.

Highways and Access

- 2.5 Access to the site is attained via a turning head off the main road which runs through the centre of Pontsticill known as Heol Vaynor/Vaynor Road. The junction is framed by an existing boundary stone wall which runs along the site's southern boundary and parallel to the main road. The road extends northward into the site where there is parking and amenity areas positioned between the farmhouse and Ty Vaynor. Due to the level difference between the farm house and Ty Vaynor, there are steps up from the parking area through to the amenity area which features grassland and landscape planting.
- 2.6 In respect of public transport, Penrhaw Farm Bus Stop is located immediately adjacent to the site's southern boundary along Vaynor Road. Bus service 25 operates from this stop and provides users with hourly transport from Merthyr town centre, through Trefechan and up to Pontsticill Reservoir.
- 2.7 National Cycle Route 8 known as Lon Las Cymru runs approximately 650m to the east of the site. The full length of the route extends from Cardiff all the way to Holyhead via Merthyr Tydfil, Brecon, Built Wells, Machynlleth, Porthmadog and Bangor.

Public Right of Way



Figure 1: OS Map Extract

- 2.8 Ordnance Survey mapping illustrates that there are no Public Rights of Way running through the site but there are number of routes in and around Pontsticill, as demonstrated above.

Historic Environment



Figure 2: OS Base 1830s-1880s

- 2.9 A review of historic mapping reveals that other farm buildings used to occupy the site alongside the farmhouse but appear to have been replaced by the Ty Vaynor dwellings which comprise more contemporary additions.

Trees and Green Infrastructure

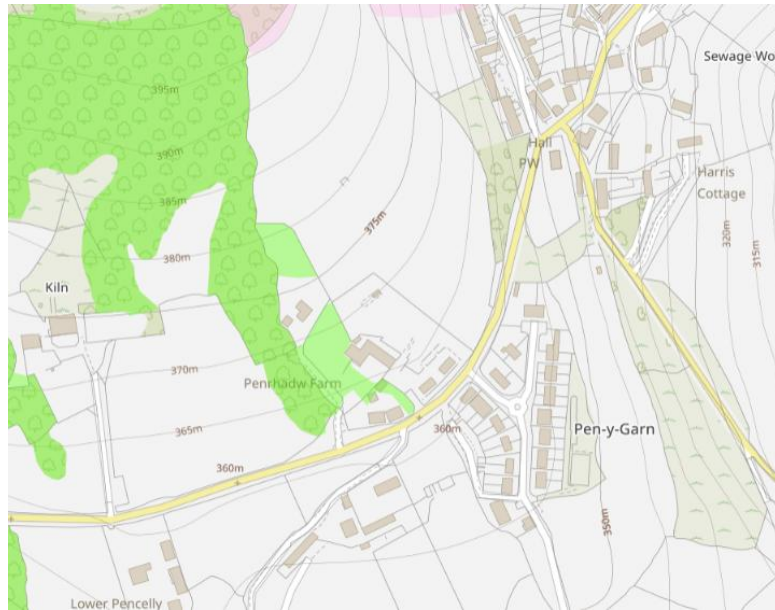


Figure 3: Ancient Woodland Inventory 2021

- 2.10 There are a number of mature trees within the site's boundary northeast of the farmhouse. A review of the Ancient Woodland Inventory reveals that these trees lie within close proximity to the ancient woodland designation but are importantly outside it.

Flood Risk



Figure 4: Flood Map for Planning

- 2.11 In respect of flooding, Natural Resources Wales' Flood Map for Planning reveals that the site lies within Flood Zone 1 and is therefore not subject to flooding from either rivers or surface water.

Coal Mining

- 2.12 A review of the Mining Remediation Authority map viewer identifies that the site lies outside of a Coal Mining Reporting Area.

Agricultural Land Classification



Figure 5: Predictive Agricultural Land Classification Map

- 2.13 Welsh Government's Predictive Agricultural Land Classification indicates that the field parcel adjacent to Penrhaw Farm comprises Grade 4 land, which is not considered to be the best and most versatile agricultural land.

Planning History

- 2.14 A review of Bannau Brycheiniog National Park Authority's online planning register reveals that the site has been subject to the following applications:

Application Ref.	Description	Decision
MT14785	The erection of holiday home units to be erected after the demolition of existing farm buildings	Approved 03/12/1996
MT16591	Variation of condition 1 of MT14785 to extend outline planning permission for erection of holiday home units following the demolition of existing farm buildings	Approved 09/09/1999
MT16729	Erection of dwellings	Approved 02/12/1999
MT17145	Approval of Reserved matters pursuant to consent MT16729 (2 December 1999) for the erection of two dwellings	Approved 13/09/2000
09/03005/FUL	Dwelling house with garage and car port	Refused 28/07/2009 Appeal Dismissed
24/22873/FUL	Change of use from B&B (C1) to dwelling (C3)	Approved 01/07/2024

2.15 In addition, the adjacent field parcel to the northeast has also been subject to the following applications:

Application Ref.	Description	Decision
MT17307	Construction of Hotel	Approved 02/04/2001
MT19389	Self catering holiday cottages for short term letting	Not available
MT19777	Proposed new country house hotel	Not available
MT20955	Proposed holiday units	Not available
08/01882/CON	Proposed extension to extant planning consent, reference MT19777	Withdrawn 30/01/2009

Proposals

The Proposal

- 3.1 The proposed development comprises the refurbishment and expansion of the existing farmhouse and Ty Vaynor to provide improved guest accommodation and restaurant space. The vision for the development is to fill a gap in the tourism market of Merthyr and the southern National Park area of higher quality, higher guest spend hotel of international standards.
- 3.2 The venue is intended to attract visitors from outside the region to contribute to the visitor economy and to also provide year-round, high-quality facilities for residents of Pontsticill and the wider Vaynor and Merthyr areas. This commitment to provide for the community is demonstrated by the proposed bar/restaurant/pub and car park, which will be accessible to guests and those visiting the town.
- 3.3 The original farmhouse structure shall be fully retained. A new single storey extension is proposed to the existing farmhouse where a lounge bar, events space, restaurant and kitchen will be accommodated. These elements shall be open to the public and can also be booked for private events. The ground floor of the remaining farmhouse is proposed to contain operational elements, such as the plant room, cellar, storage space, toilets and kitchen. The second floor of the farmhouse shall comprise the managers apartment, along with 3no. guest bedrooms, terraces and an office room.
- 3.4 The farmhouse elevations demonstrate that the extension has been sympathetically designed to reflect the historic context of the farm. It shall complement the existing farmhouse through its use of stone and matching roof slates. The proposed glass frontage to the extension and farmhouse building provides contemporary visual interest and breaks up the massing of the development, as well as providing guests with views across the landscape to the east. The gable roof of the extension provides a further level of visual interest. Green walls are proposed to be installed on the side and rear elevations of the existing farmhouse building, to provide benefits to biodiversity and soften the appearance of the proposed development. PIR lighting is proposed to be installed along the external walls of the farmhouse, to provide a bat and dark-sky friendly lighting solution.
- 3.5 It is proposed to join the 2no. existing holiday cottages with a central gabled extension, to form Ty Vaynor, the main 16-bedroom hotel building. In terms of materiality, Ty Vaynor shall utilise Welsh stone, slate and wood, in order to complement the surroundings of the site. Following feedback at pre-application enquiry stage, the height of the gable has been reduced, the two storey wings have been removed and replaced with single storey stores.
- 3.6 The external kitchen and bar are proposed to be located on the middle terrace, with external seating provided on the middle, upper and lower terraces. The bar and kitchen shall also use complementary natural materials, to relate sympathetically to the development itself and the surrounding area.
- 3.7 The existing stable building is proposed to be replaced with a plant room to the north of the farmhouse, within the heritage variety orchard. As such, the plant room is highly screened by trees and will have no significant visual impact on the proposed development itself, as well as on nearby residential properties.
- 3.8 The site will be accessible via a new access junction off Vaynor Road. As demonstrated by the accompanying Access Design & Visibility Splays drawing, the access junction shall incorporate appropriate visibility splays of 43m to the left and right. The access road shall have a total width of 5.5m, with 2m footpath strips at each side. The accompanying tracking drawing illustrates that this width is sufficient for a Phoenix 2 Duo Recycler (P2-15W with Elite 6x4 chassis).

- 3.9 The access road and car park works effectively with the site's gradient in a curved formation. It is proposed that the car park will comprise a total of 62no. parking spaces, including 5no. disabled parking spaces, 3no. electric charging spaces and 54no. standard parking bays.
- 3.10 Whilst a car park is not a traditional community facility, there is a distinct lack of car parking provision within Pontsticill which causes a number of concerns for visitors and residents through on street parking. Consequently, it is considered that an accessible car park will serve the specific needs of the community of Pontsticill. The acceptability of the proposed car park is further justified within the accompanying Sequential Assessment.
- 3.11 The accompanying landscaping scheme demonstrates that the development shall retain the existing green infrastructure as far as possible, in addition to planting new landscaping elements such trees, ornamental plant beds, meadow grass, heather, hedgerows and SuDS features. These elements shall provide biodiversity enhancements, as well as softening the appearance of the development and providing screening in regard to the car park and nearby residential properties.

Pre-Application Discussions

- 4.1 A summary of the written pre-application advice provided by Bannau Brycheiniog National Park Authority is provided below (Ref: 25/23888/PAYPRE). The response was issued following a positive meeting held with the Planning Officer on site on the 17th July 2025. For clarity, a wedding and events venue was additionally proposed at pre-application stage. Notwithstanding, this element has been removed from the proposals following pre-application discussions, and so does not comprise part of the proposed development at full application stage.

Principle of development

Hotel and Restaurant

- 4.2 Principle of development of hotel accommodation and associated restaurant within the settlement boundary would be broadly acceptable.
- 4.3 The scale of the proposed hotel complex would be substantial, particularly in relation to limited scale of the settlement. As such, it is necessary to provide evidence that there is demand for this type of holiday accommodation in this location. In addition, it would be necessary to provide a Community Impact Statement to understand how the scheme would impact on existing community facilities such as:
- Public houses
 - Village halls
 - Traffic/transport management of noise and disturbance
- 4.4 Car parks are included as 'community facility'. As such, could be considered that a car park would benefit from edge of settlement exception, but it would be necessary to demonstrate that the car park would be beneficial to the community and could not be provided within the settlement boundary. It would also be necessary to demonstrate how the car park would be utilised by the community, as its primary use would be for the hotel and restaurant.

- 4.5 The addition of solar panels is supported in principle.

Wedding/Events Venue

- 4.6 The proposed wedding venue would be outside of settlement boundary and therefore not generally considered to be acceptable. However, it has been highlighted that the settlement boundary cuts through the curtilage of the farmhouse. The extension would be within what is claimed to be the existing curtilage and it is suggested that this curtilage has existed as managed garden for many years. A future application would need to demonstrate that this curtilage has existing for a substantial period of time and is well-established. A Lawful Development Certificate could be utilised to lawfully establish this existing curtilage.
- 4.7 It is possible that the development would be defined as a major planning application under the Development Management Procedure, particularly if both phases are included in one application.

Appearance & Visual Impact

Building to the front of the site

- 4.8 The overall bulk of the front of the building would be substantial in comparison to the scale of the surrounding area, due to the combined height and massing of the connecting extension and end additions.

- 4.9 The end additions appear somewhat awkward. It would be beneficial to remove the end additions and to reduce the overall bulk of this part of the proposal. The overall scale of the connecting addition somewhat overwhelms the existing properties and other properties in the immediate vicinity.
- 4.10 The use of stone cladding and Welsh slate, or slate solar tiles would provide coherence with the existing buildings, site as a whole and use of stone in the wider area, which is considered beneficial subject to samples being provided.
- 4.11 Overall, it is important to re-consider the overall scale of the building, including the removal of the end additions.

Farmhouse

- 4.12 The proposed single storey extension along the front elevation results in a substantial bulk and blank wall. The height and blank wall detracts from the appearance of the existing farmhouse and results in a large empty elevation. The scale of the extension may be acceptable, however the current design should be revised to reduce the effects of this blank wall.

Solar

- 4.13 Neither the in-roof PV System or slat/tile system appear to be highly intrusive and in particular, the slate/tile system appears to have very limited visual impact. It may be beneficial to utilise slate/tile system on the most visible roof slopes, particularly along the public facing buildings to the front and the in-roof PV system on the less prominent roof slopes such as the farmhouse and extensions.

Car park

- 4.14 The use of gravel grid with weed control is welcomed. It is vital to provide appropriate level of screening through native species planting. Should the scale be required, it is considered that it could be integrated effectively into the landscape and therefore acceptable from a design perspective.

Living Conditions of Neighbouring Occupiers

Noise

- 4.15 It is vital for any future application to include adequate information to assess the effects of noise. Conditions limiting the opening times for the restaurant and venue are likely to be required.

Overbearing/Outlook

- 4.16 The building to the front of the site would add substantial bulk opposite residential dwellings to the southeast, which have a number of windows facing the site. There is some separation distance including the road, however, the proposed building is set at a higher level and closes what is currently a gap between the buildings. As such, there is the concern that the proposal may result in overbearing effect and loss of outlook from this property. Evidence will need to be provided to demonstrate that this would not be case including through the submission of cross sections.

Overlooking

- 4.17 The balcony on the farmhouse furthest north appears to be in very close proximity to the neighbouring property and could result in a level of overlooking that may cause harm to the living conditions of this neighbouring dwelling. It is unclear as to the specific use of this neighbouring property is, or what area that may be overlooked comprises, however, evidence will need to be provided that these proposed balconies would not result in overlooking.

4.18 The windows on the proposed two storey side extension of farmhouse appear to face towards neighbouring dwellings, however, it is possible they would be screened through existing/proposed boundary treatments.

4.19 A number of rooms in the proposed building to the front of the site would look towards dwelling to the southeast. Evidence would need to be provided that the windows would not increase overlooking that would harm the living conditions of the occupiers of these neighbouring dwellings. If this is not possible, the floorplan of the building should be altered to have the bedroom windows facing into the site and the corridor windows facing the public realm and neighbouring properties.

Highway Safety

4.20 A Transport Statement will need to be submitted with any future planning application. It will be vital for an acceptable level of visibility and appropriate design to be utilised. Justification for the size of the car park will be necessary.

Lighting and Pollution

4.21 It is important that any external lighting is of an appropriate design and sensitively located. Substantial glazing has been proposed as part of the scheme and it will be vital that this does not result in light pollution.

Protected Species

4.22 The potential for impact on protected species would need to be considered through surveys.

Green Infrastructure

4.23 A Green Infrastructure Statement and Landscape Management Plan would likely be necessary.

4.24 The proposal will result in the loss of green infrastructure that will need to be mitigated. This could be through the planting of native species.

4.25 There is the opportunity to utilise native species planting as visual screening for the car park and potentially reduce possible overlooking.

Trees & Ancient Woodland

4.26 NRW mapping shows the boundary of the ancient woodland to be adjacent and not within the site and is considered more accurate than the LDP proposals map.

4.27 There is a Tree Preservation Order close to the boundary of the site.

4.28 It would be beneficial to show the relevant trees on a plan, including their root protection zones and potentially a tree surveys outlining any effects of the proposed development.

Foul Drainage

4.29 Foul drainage information will be needed in any planning application. Historically, Ponsticill has had a capacity constraint and it is recommended that upfront consultation with Welsh Water is undertaken.

Surface Water

4.30 SAB consent may be required.

Heritage

- 4.31 There is a Scheduled Ancient Monument 1km north of the site. As such, it is considered highly unlikely that the proposal would have an effect on its setting. However, due to the SAM and nature and location of the site, it may be necessary to undertake archaeological evaluation.

Conclusion

- 4.32 Broadly, a hotel, restaurant and car park in this location is considered acceptable subject to acceptability in relation to community impacts, noise and disturbance, residential amenity, traffic and light pollution.
- 4.33 The proposed wedding/events venue at this stage is not acceptable due to it being outside of the settlement boundary. Nevertheless, it may be possible to demonstrate that the established curtilage of the farmhouse and siting of wedding/events venue within this curtilage and thus, could be acceptable in principle.
- 4.34 Some key issues would need to be addressed in view of any full planning application:
- Impact of the proposal on the community, including existing community facilities.
 - Design, including bulk of building to the front of the site. In particular additions and connecting element.
 - Design, including appearance of single storey extension along the front of the farmhouse and overall effect of the scale of the extensions of the appearance of the existing farmhouse.
 - Potential noise disturbance from the restaurant, balconies, outdoor seating areas and car park as well as potential loss of outlook and overlooking to neighbouring occupiers.
 - Light pollution/light spill from the amount of glazing across the site.
 - Subject to resolution of above matters and other considerations identified, it is considered that the proposal could be acceptable.

Planning Policy Context

Introduction

- 5.1 The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires *“public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle”*.
- 5.2 The Well-being of Future Generations (Wales) Act 2015 plays a significant role in shaping the planning system in Wales, embedding sustainable development principles into planning policy and decisions. The Act reinforces the planning system’s shift towards a holistic, sustainable approach, emphasising that planning in Wales must consider not just present needs but also the well-being of future generations.
- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.4 The Development Plan comprises the following:
- National Development Framework: Future Wales – The National Plan 2040 (February 2021)
 - Bannau Brycheiniog National Park Authority Local Development Plan (December 2013)
- 5.5 In addition to the Development Plan, the Planning Application has been informed by Policy and Guidance set out in the following:
- Planning Policy Wales Edition 12 (February 2024), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes
 - Relevant Supplementary Planning Guidance

National Development Framework: Future Wales – The National Plan 2040

- 5.6 The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. ‘Future Wales’ sets out the Welsh Government’s strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy; achieving decarbonisation and climate-resilience; developing strong ecosystems; and improving the health and well-being of our communities. As stated above, the National Development Framework has Development Plan status.
- 5.7 Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales by means of 11 Outcomes. As set out on Pages 54-56 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years’ time, as follows:

A Wales where people live:

- 1 ...and work in connected, inclusive and healthy places
- 2 ...in vibrant rural places with access to homes, jobs and services
- 3 ...in distinctive regions that tackle health and socio-economic inequality through sustainable growth
- 4 ...in places with a thriving Welsh Language
- 5 ...and work in towns and cities which are a focus and springboard for sustainable growth
- 6 ...in places where prosperity, innovation and culture are promoted
- 7 ...in places where travel is sustainable
- 8 ...in places with world-class digital infrastructure

- 9in places that sustainably manage their natural resources and reduce pollution
- 10in places with biodiverse, resilient and connected ecosystems
- 11in places which are decarbonised and climate-resilient

Growth Strategy

- 5.8 The Welsh Government's strategic growth strategy is set out in Policy 1 of Future Wales as follows:

Policy 1 – Where Wales will Grow

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:

- Cardiff, Newport and the Valleys
- Swansea Bay and Llanelli
- Wrexham and Deeside

Biodiversity and Green Infrastructure

- 5.9 Policy 9 of Future Wales is of key relevance in regard to green infrastructure and biodiversity enhancement, it states:

Policy 9 – Resilient Ecological Networks and Green Infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- *identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and*
- *identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.*

Local Level

- 5.10 The Bannau Brycheiniog Local Development Plan (LDP) was adopted in December 2013 and comprises part of the prevailing development plan for the area.

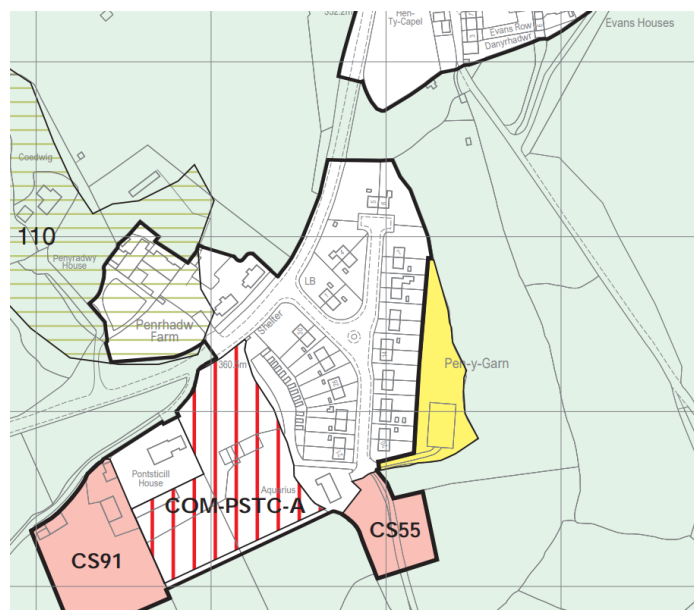


Figure 6: LDP Proposals Map

5.11 The proposed development area falls partially within and partially adjacent to the settlement boundary, as defined by the LDP Proposals map. Furthermore, the proposals map below illustrates that the mature trees comprise ancient woodland. However, the Ancient Woodland Inventory published by Natural Resources Wales shows it as being outside of the designation. It is considered that the Inventory represents more up-to-date data and is therefore the prevailing information against which the proposal should be assessed. Confirmation that the NRW data should be used as the defined boundary of the Ancient Woodland was confirmed at pre-application stage.

5.12 The following LDP policies are considered relevant in the context of the proposed development:

Policy reference	Relating to
SP1	National Park Policy
Policy 1	Appropriate Development in the National Park
SP3	Environmental Protection – Strategic Policy
Policy 6	Biodiversity and Development
Policy 7	Protected and Important Wild Species
Policy 8	Trees and Development
Policy 9	Ancient Woodland and Veteran Trees
Policy 11	Sustainable Use of Water
Policy 12	Light Pollution
SP4	Climate Change
SP11	Sustainable Design
Policy 23	Sustainable Design in the Adaption and Re-Use of Existing Buildings

SP10	Sustainable Distribution Development
S LP1	Definition of Settlements
S LP2	Settlements Appropriate Development
S LP3	Mitigating Impact
E LP1	Community Sustainability Edge of Settlement Exceptions
SP14	Sustainable Tourism
Policy 45	New Buildings for Holiday Accommodation
SP15	Supporting Sustainable Communities
Policy 51	Development of New or Extended Community Facilities
SP17	Sustainable Transport
Policy 59	Impacts of Traffic
Policy 60	Provision for Cycling and Walking

National Policy and Guidance

Planning Policy Wales Edition 12

- 5.13 Planning Policy Wales (PPW) Edition 12 was published in February 2024. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.

Sustainable Development

- 5.14 Sustainable Development is defined at Page 7 of PPW as follows: “the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”.
- 5.15 Paragraph 1.18 sets out that “Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”.

Placemaking

- 5.16 In accordance with the National Development Framework, placemaking is also at the heart of PPW – Paragraph 2.1 for example states that “Everyone engaged with or operating within the planning system in Wales must embrace the concept of placemaking in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities”.
- 5.17 It is summarised succinctly at Paragraph 2.3 that “The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all”.

Good Design

- 5.18 The importance of good design in development proposals is highlighted at Paragraph 3.3 of PPW where it is stated that “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. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”.
- 5.19 In addition, it is highlighted that good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Paragraph 3.7 states for example that “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”.
- 5.20 The importance of good design in term of ensuring high environmental quality is set out at Paragraph 3.8: “Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute toward the quality of places”.

Sustainable Transport

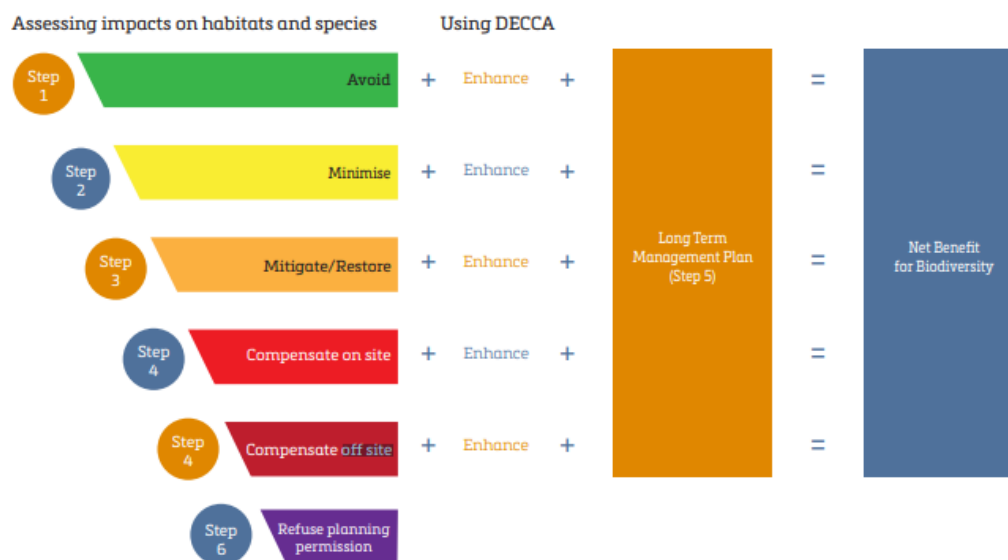
- 5.21 It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles. Paragraph 4.1.13 sets out that “The sustainable transport hierarchy should be used to reduce the need to travel, prevent car-dependent developments in unsustainable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport”.
- 5.22 The importance of developing local active travel networks to help mitigate the impact of new development by providing an alternative mode of travel to the private car is highlighted in PPW. It is stated at Paragraph 4.1.30 that “Provision for active travel must be an essential component of development schemes and planning authorities must ensure new developments are designed and integrated with existing settlements and networks, in a way which makes active travel a practical, safe and attractive choice”.

Green Infrastructure

- 5.23 The importance of green infrastructure is highlighted throughout PPW. It is summarised at Paragraph 6.2.11 that “The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes”.
- 5.24 Paragraph 6.2.12 confirms that “A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied”.

- 5.25 The Step-Wise Approach is depicted at figure 12 and discussed at paragraph 6.4.15 which confirms that the first priority for planning authorities is to avoid damage, if that is not possible then there is a requirement to minimise, mitigate, compensate on site, and then only as a last resort off-site compensation for unavoidable damage must be provided.

Figure 12: Summary of the Step-Wise Approach



Sustainable Drainage Systems (SuDS)

- 5.26 The importance of considering SuDS as an integral part of the development process is highlighted at Paragraph 6.6.18 of PPW where it is stated that “The provision of SuDS must be considered at the earliest possible stage when formulating proposals for new development”. It is advised at Paragraph 6.6.19 that “Design for multiple benefits and green infrastructure should be secured wherever possible and as part of Green Infrastructure Assessments suitable approaches towards the provision of SuDS should be identified”.

Technical Advice Notes

- 5.27 The following Technical Advice Notes (TANs) are of relevance to the proposed development:

- TAN 5: Nature Conservation and Planning (September 2009)
- TAN 11: Noise (October 1997)
- TAN 12: Design (March 2016)
- TAN 13: Tourism (October 1997)

Local Planning Authority Supplementary Planning Guidance

- 5.28 The following Supplementary Planning Guidance (SPG) adopted by the Bannau Brycheiniog National Park Authority is of relevance to the proposed development:

- Landscape and Development (October 2014)
- Biodiversity and Development (September 2016)
- Sustainable Development in the National Parks of Wales (May 2015)

Other Relevant Documents

Y Bannau – The Management Plan for Bannau Brycheiniog National Park (2023-2028)

- 5.29 The Management Plan sets out how the purposes and duty of the National Park will be met within the geographic area of the Plan. The Plan is of national significance and must be taken into consideration in the development of other statutory documents, such as Local Development Plans, Strategic Development Plans and other plans, programmes and policies which could have a bearing on the National Park and its special qualities.

Appraisal

Overview

- 6.1 As stated above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Planning Statement aims to identify the main issues of relevance to the determination of the Planning Application, and assess the scheme against the Development Plan.
- 6.2 The key material planning considerations are as follows:
- The principle of development
 - The impact on character and appearance
 - The impact on amenity
 - The acceptability of highways, access and parking
 - The impact on drainage
 - The impact on green infrastructure and ecology

The Principle of Development

- 6.3 The proposed extensions to the farmhouse and Ty Vaynor lie wholly within the settlement boundary for Pontsticill, which is defined as a Settlement within LDP policy S LP1 (Definition of Settlements). As such, these elements are located within an area whereby development is typically viewed favourably. Subject to material considerations, the principle of development for this element was confirmed to be broadly acceptable at pre-application enquiry stage. In addition, it should be acknowledged that the site has been operating as a bed and breakfast and detached holiday lets, with associated gardens and car parking for 30+ years, and therefore the principle of guest accommodation is well established on this site.
- 6.4 The proposed extensions shall make use of the existing buildings on site. The extensions have been carefully considered to adhere to the principles of sustainable development in their design, construction and energy performance, in accordance with policy 23. These features include the installation of solar panels to the roof of the farmhouse extension (which were notably confirmed at pre-application stage to have limited visual impact). As such, the proposed development is considered to accord with policy 23, by making effective use of the existing buildings on site and implementing sustainable technology where possible.
- 6.5 The proposed bar and grill structure is located outside but immediately adjacent to the settlement boundary. However, it should be noted that it lies within the defined curtilage of the Penrhaw Farm established by the post and wire fence that runs along the northeast boundary. The area within this boundary comprises the farm buildings, maintained grassland, ornamental planting, trees and access/parking provision which is akin to residential curtilage. Whereas to the northeast of the post and wire fence the land is more agricultural in character. This creates a logical distinction between what could be considered 'rural' and therefore outside of the settlement boundary and an area that is clearly more urbanised more suited to be within the settlement boundary. However, the settlement boundary defined by the LDP appears to have been arbitrarily drawn through the curtilage area following no physical on site features.
- 6.6 The 1830-1880 OS Base historic mapping illustrates that the alignment of the existing post and wire fence which separates the farm from the field parcel to the east has represented the defined curtilage for the farm for a significant period of time. The area between the proposals map settlement boundary and the

post and wire fence largely comprises amenity grassland which has been maintained consistently over the years.

6.7 Similarly, the proposed plant room on the siting of the existing stable block, whilst outside of the settlement boundary lies within curtilage of Penrhaw Farm defined by the post and wire fence, will replace an existing building. Consequently, it is considered development within this defined curtilage would not represent an unacceptable intrusion into the countryside despite being outside of the defined settlement boundary.

6.8 Criterion 5 of policy S LP2 (Settlements Appropriate Development) states that proposals within settlement boundaries will be considered acceptable where they strengthen and enhance the provision for tourism including provision of appropriate guest accommodation. According to the accompanying Tourism and Visitor Economy Report, the Bannau Brycheiniog National Park is a highly successful and well-established visitor destination, with the National Park Authority continuing to cite around 4.4 million visitors, 5.4 million visitor days and approximately £278 million of visitor spending. As such, the proposal will establish high-quality guest accommodation in a highly popular and established location for tourism. Indeed, a model of the number of guests has identified that the development would accommodate a total of 8741 guests over all seasons, including:

- Low season: January to February inclusive.
- Mid season: March, 25 days in April, October to November inclusive.
- High season: 21 days in May, September, 21 days in December.
- Peak season: 5 days in April, 10 days in May, June to August inclusive, 10 days in December.

6.9 The modelling results are summarised below:

Season	Max rooms	Rooms sold	Total guests
Low	1239	496	650
Mid	2457	1475	2669
High	1512	909	1642
Peak	2457	2089	3780
Annual total	7665	4969	8741

6.10 In terms of revenue, the model has calculated the following anticipated revenues in respect of the proposed restaurant, bar and events:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Restaurant	23,529	22,497	42,532	44,400	59,944	79,380	82,026	88,350	66,960	44,516	33,356	69,924
Bar	16,740	15,792	26,536	30,480	38,354	61,050	65,410	70,835	44,550	31,744	26,020	66,650
Events	400	1,000	1,000	2,000	2,500	3,500	3,500	3,500	3,500	3,000	2,000	4,100
Total revenue	40,669	39,289	70,068	76,880	100,798	143,930	150,936	162,685	115,010	79,260	61,376	140,674

- 6.11 As such, the modelling indicates a maximum capacity of 7,665 rooms annually, with 4,969 rooms expected to be sold per year. In addition to accommodation, the development is expected to generate further revenue from the restaurant, bar and events, with combined monthly income fluctuating throughout the year and peaking during the summer months. Total monthly revenue is estimated to range from approximately £39,000 in the lowest months to over £160,000 at peak.
- 6.12 There is a notable deficiency of comparable high-quality hotel provisions within the Bannau Brycheiniog National Park, as identified by the National Park Authority's visitor management evidence. It is noted that most visitors tend to use unserviced accommodation such as tents, caravans and self-catering cottages, with only a minority using serviced accommodation such as hotels and bed and breakfasts. The proposed development seeks to deliver a managed guest experience, offering food and beverages within a quality-led setting and year-round appeal. It therefore shall provide a different form of accommodation provision within a market which is already rich in cottages, camping, caravans and informal outdoor stays. As such, the proposed development is anticipated to strengthen the National Park as a tourist destination by providing a high-quality alternative provision, without resulting in over intensification.
- 6.13 Policy SP14 states that the National Park Authority will enable proposals for sustainable tourism which promote opportunities for the enjoyment and understanding of the National Park, whilst ensuring that the natural beauty wildlife and cultural heritage is conserved and enhanced. It is considered that the proposed development accords with policy SP14, as it shall promote high-quality and complementary design values which correspond sympathetically with the existing buildings on site, as discussed further below. In addition, the proposed landscaping scheme demonstrates that the development shall be softened with extensive landscaping, including the planting of trees, ornamental plant beds, meadow grass, heather, hedgerows and SuDS features.
- 6.14 It is therefore considered that the proposed development shall strengthen and enhance the provision for tourism within the National Park, in accordance with criterion 5 of policy S LP2. The proposed development shall utilise the existing building through high-quality design and landscaping, resulting in sustainable enhancements to the existing site. As such, the principle of development for this element is considered to be firmly established in accordance with local and national planning policy.
- 6.15 It is acknowledged that the proposed car park lies outside of the defined settlement boundary for Pontsticill and that a car park does not fall within a traditional definition of a 'community facility'. Notwithstanding this, the applicant intends for the bar/restaurant/pub, which requires a car park, to be accessible to the public which would comprise a community facility. As such, the car park is intrinsically linked with the wider proposal and therefore provides a distinct community use. Pre-application discussions have confirmed that the National Park Authority would consider the car park as a community facility.
- 6.16 Furthermore, those visiting the area and not necessarily staying, eating or drinking at the venue will be able to use the car park. This will assist in alleviating some of the parking concerns in the village held by residents and visitors given the limited car parking available. It is noted that parking pressure has long been an issue around Pontsticill, especially during peak visitor periods. It is therefore considered that the proposed car park element by association with the bar/restaurant/pub and accessibility to the visitors would comprise a community facility, which are notably permitted in edge of settlement locations by virtue of policy E LP1 (Community Sustainability Edge of Settlement Exceptions) and policy 51 (Development of New or Extended Community Facilities).

6.17 Furthermore, criterion 8 of Policy E LP1 states that proposals relating to the provision of new/extended community facility in edge of settlement locations, will be considered where there are no suitable sites to accommodate the development within the boundary. This planning application is accompanied by a Sequential Assessment which assesses alternative sites within the settlement boundary, and concludes that there are no alternative available, suitable or viable locations for the proposed car park within the settlement boundary.

6.18 In light of the above, it is considered that the principle of development for the car park element is also established in accordance with LDP policies S LP1, S LP2, E LP1 and 51.

The Impact on Character and Appearance

6.19 The proposed development has been designed to complement the surrounding vernacular in terms of scale, design and materiality, in accordance with LDP policy 1, SP11 and policy 23 of the LDP, in addition to TAN 12.

6.20 The proposed extensions to the farmhouse and Ty Vaynor use natural and local materials where possible, such as Welsh stone, slate and wood, to complement the existing local buildings and enhance the beauty of the site's surroundings, in accordance with criterion I of LDP policy 1 and TAN 12 guidance.

6.21 The proposed development incorporates a number of aspects to provide visual interest and break up the massing of the development. The farmhouse extension complements the existing farmhouse through its use of stone and matching roof slates, whilst also incorporating glazing to provide a level of contemporary visual interest and break up the massing of the development, as well as providing guests with views across the landscape to the east. The gable roof of the extension provides a further level of visual interest. Green walls are proposed to be installed on the side and rear elevations of the existing farmhouse building, to provide benefits to biodiversity and soften the appearance of the proposed development.

6.22 In addition, it is proposed to join the 2no. existing holiday cottages with a central gabled extension, to form Ty Vaynor. The gabled extension shall provide visual interest to Ty Vaynor and break up the massing of the development. Following feedback at pre-application enquiry stage, the height of the proposed extension has been reduced and the two storey wings have been removed and replaced with single storey stores. As such, it is considered that the proposed extension to Ty Vaynor shall result in a complementary and balanced appearance, as illustrated on the accompanying plans.

6.23 The external kitchen and bar are proposed to be located on the middle terrace, with external seating provided on the middle, upper and lower terraces. The bar and kitchen shall also use complementary natural materials, and will therefore relate sympathetically to the development itself and the surrounding area.

6.24 The stables plant room is proposed to be installed to the north of the farmhouse, within the heritage variety orchard. As such, the plant room is highly screened by trees and will have no significant visual impact on the proposed development itself, as well as on nearby residential properties.

6.25 As such, it is considered that the design and appearance of the proposed development is appropriate to its surroundings, and will maintain and enhance the quality and character of the National Park's natural beauty, wildlife, cultural heritage and built environment, in accordance with criterion I of LDP policy I.

6.26 In accordance with criterion iv of LDP policy I, the proposed landscaping scheme demonstrates that a number of green infrastructure elements shall be planted, including the planting of trees, ornamental plant beds, meadow grass, heather, hedgerows and SuDS features. These features shall soften the appearance

of the development and provide screening in respect of the car park and for nearby residential dwellings, as advised at pre-application enquiry stage.

- 6.27 In light of the above, it is considered that the proposed development shall sympathetically correspond with the character and appearance of Pontsticill, and shall provide a high-quality design which complements the existing buildings whilst adding a level of visual interest and contemporary elements. The development is therefore considered to accord with LDP policies I and 23, in addition to guidance detailed within TAN 12.

The Impact on Amenity

- 6.28 In terms of amenity, it is firstly reiterated that the site has been operating as a bed and breakfast and detached holiday lets, with associated gardens and car parking for 30+ years.
- 6.29 The accompanying Noise Impact Assessment identifies that the nearest noise sensitive receptors are:
- NSR1: a semi-detached residential property to the north which shares a party wall with the existing farmhouse
 - NSRs 2 and 3: two detached residential properties located to the southwest of the site
 - NSRs 4, 5, 6 and 7: residential properties on the opposite side of the main road to the southeast.
- 6.30 Whilst the proposed development will incorporate new noise-sensitive spaces (e.g. hotel bedrooms), the site is not exposed to any significant sources of environmental noise, therefore no adverse impacts are anticipated in this regard.
- 6.31 The proposed hotel use does not represent a material change of use in terms of noise impacts, when compared with the extant use. It is understood that there have been no historic concerns or complains in respect of noise from the existing commercial areas at the site for the duration of the site's extant use. The existing farmhouse B&B contains a solid stone party wall to NSR1 and this is expected to already provide significantly better sound insulation performance than would be required to comply with Approved Document E of the Building Regs and well above any level that would be required to mitigate noise disturbance between a bedroom and the adjacent NSR. The proposed refurbishment does not introduce any new noise sources which would require further wall upgrades.
- 6.32 The site will likely require deliveries from commercial vehicles. Given the relatively small size of the hotel, these deliveries are likely to be infrequent and would only involve small light goods vehicles. Whilst the location of the service vehicle access should take account of the potential adverse noise impacts on nearby NSRs, the small number of deliveries via small vehicles is not considered likely to result in significant adverse noise impacts.
- 6.33 Following initial advice provided by Formant, a comprehensive scheme of noise barriers and layout changes were designed into the scheme. The noise barriers comprise an ETS Acoustic 120 Economy green barrier (Woven and Living willow). This is a high-performance noise barrier with 120mm thick absorbent RockDelta® acoustic core. These barriers mitigate against noise pollution from speech, which has a frequency range of around 500 Hz to 2 kHz. The proposed barrier provides sound reduction ranging from around 15 dB at 500 Hz to around 45 dB at 2 kHz. Given that a 'perfect' noise barrier is typically limited to around 20 dBA overall reduction, the proposed noise barrier specification is considered acceptable for this application.
- 6.34 In addition, the applicant has implemented further acoustic mitigation measures which were not raised as a requirement by Formant, following their initial site inspection. These measures comprise an additional willow fence to the left-hand side of the first-floor terrace area that looks towards the external yard of NSR1. The applicant has also agreed to brick up the current gate in the boundary wall adjacent to the

store rooms and service entrance. In addition, the applicant has agreed to install secondary glazing to the ground-floor windows of the existing farmhouse that look into the garden of NSR1 to mitigate any potential sounds from the operational areas of the farmhouse, including public toilets, staff room, dry store, wet stores cellar. Whilst internal noise from these areas is not considered to pose a significant risk of noise disturbance, the proposed secondary glazing is the best practicable noise mitigation that could be provided.

- 6.35 The external dining/bar area has been sited and orientated specifically to provide the maximum screening of activity noise for nearby NSRs. In addition, the proposed landscaping, including living willow noise barriers, shall provide further benefit in regard to limiting any noise impacts. Furthermore, the site's context should be considered in respect of the existing nature and level of noise. The nearby pubs in the village have similar external seating areas, but with no noise barriers or other mitigation, therefore the introduction of a new external dining/bar area is considered to be acceptable within the context of the existing site. As such, it is considered that noise activity has been suitably mitigated against, and may even provide a positive contribution to the local soundscape. No significant adverse noise impacts are anticipated.
- 6.36 As demonstrated by the accompanying Sections, the site has been carefully designed to ensure that the proposed amendments do not have any significant overbearing or overlooking impact on any of the nearby properties. A section was requested at pre-application stage to assess the impact of the introduction of the gable extension on the dwelling situated to the southeast of Heal Vaynor. Section 1095.14 illustrates the relationship between the two buildings and includes a 25 degree angle from the centre of the ground floor window of the dwellings. The section demonstrates that the proposed extension does not disrupt the 25 degree angle. Consequently, it is considered that the proposed development will not result in an overbearing impact on the dwelling.
- 6.37 In view of the above, the proposed development is considered to have no significant detrimental impact on amenity (in terms of noise, overlooking or overbearing impacts) in accordance with section 5.14.6 of TAN 12 and Planning Policy Wales guidance.

The Acceptability of Highways, Access and Parking

- 6.38 As aforementioned, the site will be accessible via a new access junction off the unnamed road adjacent to the site. The proposed access junction has appropriate visibility splays of 43m to the left and right, which complies with the recommended visibility splay for a 30mph road according to TAN 18. In addition, the 5.5m proposed access road is shown to provide sufficient width for a 7.5t Panel Van. As such, the access junction accords with the recommendations of TAN 18.
- 6.39 In terms of active travel, the site is adjacent to the Taff Trail and within walking distance of Pontsticill village routes. National Cycle Route 8 (known as Lon Las Cymru) runs approximately 650m to the east of the site. The full length of the route extends from Cardiff all the way to Holyhead via Merthyr Tydfil, Brecon, Built Wells, Machynlleth, Porthmadog and Bangor. As such, the site is well-served by active transport provisions, which shall support walk/cycle trips for local residents and a seasonal uplift in walking and cycling visitors, in accordance with policy 12 of Future Wales.
- 6.40 In addition, a 2m footpath strip is proposed to be located either side of the access road, to provide active travel access into the site itself. It should be noted that the applicant shall prioritise staffing recruitment from Pontsticill village for roles where local labour supply is available (such as front-of-house, housekeeping, bar work and general operations). Staff living within the village will realistically be able to walk or cycle to work.

- 6.41 The site also benefits from bus stops at the site's frontage, which offers approximately hourly services between Merthyr Tydfil Bus Station and Pontsticill via the Stagecoach Service 25. Additional bus services are provided by Peters Buses (route 24). The applicant shall also target staff recruitment across Merthyr Tydfil and Vaynor; areas which are directly served by the Merthyr–Pontsticill bus corridor. The applicant has committed to offering staff the Stagecoach Megapass with a 50% subsidy (unlimited bus travel for approximately £30/month), alongside shift pattern design to align with bus timetables, and a staff car-share platform with preferential parking for sharers, in order to support sustainable transport methods in line with policy 12 of Future Wales.
- 6.42 In view of the above, it is considered that there is a strong provision of active travel and public transport opportunities within close proximity to the site, which supports the aims of LDP policy SP17, policy 12 of Future Wales and TAN 18.
- 6.43 It is proposed to provide a total of 62no. parking spaces, comprising 5no. disabled parking spaces, 3no. electric charging spaces and 54no. standard bays. Parking standards have been obtained from the CSS Wales 2008 Parking Standards, which have been adopted by Merthyr County Borough Council. In terms of the Parking Standards, the site is located within Zone 5 (Countryside), which advises the following number of parking spaces for hotels, public houses and licensed clubs, and restaurants:

Type of Development	Operational	Non-Operational
Hotels	1 commercial vehicle space	1 space per 3 non-resident staff and 1 space per bedroom
Public Houses and Licensed Clubs	1 commercial vehicle space	1 space per 3 non-resident staff and 1 space per 3m ² of public area including servery
Restaurants	1 commercial vehicle space	1 space per 3 non-resident staff and 1 space per 7m ² of dining area

- 6.44 As such, the proposed parking provision shall accord with the above standards, in addition to providing public parking spaces for community use and for visitors to the local area. The car park will therefore assist in alleviating the parking pressures within Pontsticill in accordance with criterion e) of LDP policy SP17.
- 6.45 In view of the above, it is considered that the proposed development shall have no significant impact on the existing highway network. The proposed access/egress junction accords with safe highway standards. There are sufficient active travel and public transport opportunities in close proximity to the site, which allow for staff and visitors to travel via sustainable methods. The proposed car park shall provide a sufficient level of car parking for staff, visitors and the community alike, and shall also benefit the community and local highway network by alleviating existing parking challenges. In light of this, it is considered that the proposed development is acceptable from a highways perspective in accordance with LDP policy SP17, Future Wales policy 12 and TAN 18.

The Impact on Drainage

- 6.46 The drainage proposals have been developed in accordance with the Flood and Water Management Act 2010 (Schedule 3), Statutory Standards for Sustainable Drainage Systems (Wales) and Building Regulations Part H.

- 6.47 As demonstrated within the accompanying Drainage Strategy and SAB Pre-Application Report, the strategy comprises an infiltration-led surface water drainage system utilising soakaways and permeable surfaces, together with retention and modification of the existing private foul drainage network. As such, no direct discharge to a public sewer is proposed, in accordance with LDP policy 56 and policy 58.
- 6.48 The strategy provides an overall significant improvement over the existing drainage regime, as it shall reduce the volume of surface water entering the combined sewer network.
- 6.49 In terms of foul drainage, the development shall make use of the existing private on-site drainage arrangement, which in turn is understood to discharge to the public foul sewer. It is anticipated that the proposed development may generate an increase in foul flow relative to the existing site use, principally due to the increase in bedroom provision, expanded food and beverage uses and associated staffing and visitor numbers. Notwithstanding, it is anticipated that these flows can be accommodated for within the drainage arrangement, in accordance with policy 56.
- 6.50 In light of the above, it is considered that the proposed development accords with LDP policies 56 and 58, as the scheme utilises existing drainage arrangements and SuDS where possible. In addition, a full SAB application shall be submitted in due course.

The Impact on Green Infrastructure and Ecology

- 6.51 As demonstrated by the accompanying landscaping schemes and Green Infrastructure Statement, the development shall retain the existing green infrastructure as far as possible, in accordance with criterion iv of LDP policy 1 and step 1 of the stepwise approach (as detailed within Planning Policy Wales).
- 6.52 In addition, an extensive planting scheme, including the planting of trees, ornamental plant beds, meadow grass, heather, hedgerows and SuDS features. These elements shall provide biodiversity enhancements in line with policy 1 and the DECCA Framework. The additional landscaping shall also act to soften the appearance of the development and shall provide a level screening in regard to the car park and nearby residential properties.
- 6.53 PIR lighting is proposed to be installed along the external walls of the farmhouse to provide a bat and dark-sky friendly lighting solution, in accordance with LDP policy 6. Additionally, a number of green walls are proposed to be installed on the farmhouse extensions, to further promote biodiversity. As such, the proposed development is considered to sensitively relate to its surroundings from an ecological perspective.
- 6.54 In light of the above, it is considered that the proposed development shall include a variety of landscape planting and ecologically-sensitive elements. As such, the development shall deliver net benefits for biodiversity, in accordance with the DECCA Framework and stepwise approach detailed in Planning Policy Wales, as well as policies 1 and 6 of the LDP.

Conclusion

- 7.1 This Planning Statement has been prepared on behalf of Penrhadw Ltd in relation to the proposed full planning application for the proposed refurbishment and expansion of existing guest accommodation and associated works at Penrhadw Farm, Pontsticill.
- 7.2 It is considered that the principle of development is firmly established in accordance with local and national planning policy. The proposed extensions to the farmhouse and Ty Vaynor are located within the settlement boundary, and as such, are within an area whereby development is generally supported.
- 7.3 The proposals aim to enhance local tourism by providing high-quality guest accommodation within an area with limited serviced options, as evidenced by the accompanying Tourism and Visitor Economy Report, anticipated demand and projected economic benefits.
- 7.4 Although the car park is located outside of the settlement boundary, it is considered to be justified by the accompanying Sequential Test Assessment. In addition to serving Penrhadw Farm, the car park shall also provide parking spaces for locals and visitors alike, which will help to alleviate local parking pressures. As such, it shall provide a much-needed community facility and is therefore considered to comply with LDP policies SP17 and E LP1.
- 7.5 The proposed development shall make use of the existing buildings on site, whilst also incorporating sustainable design features (such as solar panels) and new high-quality elements to create visual interest and an attractive and complimentary appearance, which suitably accords with LDP policy SP17 and design guidance provided in TAN 12.
- 7.6 The site has operated as a bed and breakfast and holiday lets for over 30 years without any known history of noise complaints, and the proposed hotel use is not expected to materially change noise impacts. The Noise Impact Assessment confirms that the site is not subject to significant external noise sources, and that potential impacts from deliveries, plant, and the external bar/grill can be effectively mitigated through design measures, including acoustic barriers, layout changes, and additional glazing. The scheme has been carefully designed to minimise noise, overlooking, and overbearing effects on neighbouring properties, and is therefore not anticipated to result in any significant adverse impact on residential amenity, in accordance with 5.14.6 of TAN 12 and Planning Policy Wales guidance.
- 7.7 The proposed development will be served by an access junction which meets required visibility and design standards, to allow safe access to the site. The site benefits from strong active travel links, as well as accessible public transport services, and the applicant has committed to encourage sustainable travel by staff and visitors. Adequate parking provision is included in accordance with adopted standards to serve the development and the community alike. This aspect shall therefore also help to relieve existing parking pressures in the local area. Overall, the scheme is not expected to have any significant impact on the highway network and is considered to be acceptable in highways and access terms.
- 7.8 The proposed drainage strategy has been designed in accordance with SAB standards. It is proposed to incorporate a sustainable, infiltration-led approach using soakaways and permeable surfaces, alongside the retention of the existing foul drainage network. This approach shall avoid direct discharge to the public sewer and is anticipated to improve on the current arrangement by reducing surface water entering the combined system. A modest increase in foul flows is anticipated, however, this can be accommodated within the existing infrastructure. A full SAB application shall be submitted in due course.

- 7.9 The existing green infrastructure shall be retained as far as possible in accordance with step 1 of the step-wise approach. In addition, the development shall include extensive landscape planting, to enhance the site's green infrastructure value and soften the appearance of the development. As such, the proposed development is considered to deliver an overall net biodiversity benefit and respond sensitively to its surroundings, in accordance with the DECCA Framework and stepwise approach detailed in Planning Policy Wales, as well as policies 1 and 6 of the LDP.
- 7.10 The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance. It is for these reasons that it is respectfully requested that Bannau Brycheiniog National Park Authority grant planning permission for the proposed development.