

Tourism Needs and Development Impact Assessment

Pant Glas **Tre Nache Access Lane** **Bryncoch**

November 2023



Summary

Proposal:

Conversion of 2 outbuildings to holiday accommodation with single storey porch extensions to both barns & roof gable extension and 2 number Velux windows.

Location:

Pant Glas, Tre Nache Access Lane, Bryncoch, SA10 7YW

Date:

November 2023

Project Reference:

S23.198

Client:

Mr and Mrs Johnson

Product of:

Asbri Planning Limited
Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Prepared by:

Ffion Goodland – Graduate Planner

Approved by:

Phil Baxter - Director

Disclaimer:

This report has been prepared for the sole and exclusive use of Mr and Mrs Johnson from whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party.

The Contracts (Rights of Third Parties) Act 1999 shall not apply to this report and the provisions of the said Act are expressly excluded from this report. This report may not be used for any purpose other than that for which it was commissioned. This report may not be reproduced and/or made public by print, photocopy, microfilm or any other means without the prior written permission of Asbri Planning Ltd. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the Site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Asbri Planning Ltd.

Contents

Section 1	
Introduction	4
Section 2	
Site description and context	5
Section 3	
Tourism Needs	7
Section 4	
Development Impact Assessment	11
Section 5	
Conclusion	16

Introduction

- 1.1 This Tourism Needs and Development Impact Assessment (TNDIA) has been prepared to accompany the planning application for the conversion of 2 outbuildings to holiday accommodation with single storey porch extensions to both barns & roof gable extension and 2 number Velux windows at Pant Glas, Bryncoch.
- 1.2 This report has two main elements the first being an appraisal of the 'need' for the proposed development and the second an appraisal of the 'impact' of the proposed development. Policy TO 1 (Tourism Development in the Countryside) requires the submission of such an assessment with any such planning application outside settlement limits within the local authority. Paragraph 5.2.56 of the adopted Local Development Plan (January 2016) advises that *"Proposals will be required to demonstrate that they are economically viable, will promote sustainable development and enhance economic growth in the tourism sector."*
- 1.3 As indicated in paragraph 5.2.56 of the Adopted Neath LDP, the information within this TNDIA is considered to be proportionate to the nature of the development proposed.

Site description

General location

- 2.1 The site lies in a sustainable location on the outskirts of Bryncoch, which is noted as a Large Local Centre within the settlement hierarchy for Neath Port Talbot. The site therefore falls within the administrative area of Neath Port Talbot County Borough Council.

Surroundings

- 2.2 The immediate surrounding land uses are mainly residential and agricultural; however, the main settlement of Bryncoch lies approximately 150m to the southwest of the site.

The Site

- 2.3 The Site itself lies to the east of Neath Road (A474), which provides access to Main Road, which serves as the main access road into Bryncoch.
- 2.4 The site is bound by trees along its eastern and southwestern boundaries, whilst fencing is used as the northwestern boundary. No dwellings adjoin the site's boundaries.

Access

- 2.5 Access to the site can be obtained via an unnamed road located to the west of the A474.

The Proposal

- 2.6 The proposal relates to the conversion of 2 outbuildings to holiday accommodation with single storey porch extensions to both barns & roof gable extension and 2 number Velux windows.
- 2.7 The internal ground floor layout of Barn 1 will consist of a master bedroom with an ensuite to the front of the building, with a living, kitchen and dining area, a W/C, utility room and a lounge being located to the rear. The first floor will consist of a further 2no. bedrooms with an ensuite and storage cupboards in both. As such, Barn 1 will be constructed to two storeys in height.
- 2.8 In contrast to Barn 1, Barn 2 will remain as a single storey building. In terms of its internal layout, a lounge/dining area will be located at the front of the property, with a kitchen being located in the centre. A bedroom with an ensuite will be located to the rear of the property. Access to a log store will also be provided via external steps that adjoin the lounge/dining area.
- 2.9 Five parking spaces are proposed as part of the proposals. This is to be used solely for visitors staying in the barns.
- 2.10 The barns have been sensitively designed so that all materials used in the conversion of the outbuildings will remain in keeping with the existing farmhouse and local context. In visual amenity terms, the overall scale and massing will not alter significantly as a result of the development and will be subordinate to the host dwelling. It is not considered to detract from the character and appearance of the host dwelling.

Tourism Needs

- 3.1 This section addresses the increased need for tourism accommodation and specifically how the proposed development at Pant Glas, Bryncoch will help to address this evidenced 'need' for high quality tourism facilities. It focuses on the following aspects which are recommended to accompany a TNDIA:

- *Proposed size of development;*
- *Evidence to support why a development of this type is needed e.g. no sites within the locality, waiting list of people wishing to use the existing site etc.*
- *Evidence to show that the proposal is viable/sustainable in relation to estimated project costs, i.e. capital outlay, expected occupancy rates/turnover/overheads, projected net return etc;*
- *Impact on the local community – how will the development support them e.g. more revenue for the local shop, job creation."*

National Need and Demand

- 3.2 Across the UK it is apparent that 'staycations' are becoming more popular, and are currently (and likely to continue to be) an integral part of the UK tourism economy. This was especially true during the Covid-19 pandemic as international travel was not permitted for a long time in the United Kingdom. As such, many people chose to travel to UK holiday destinations.
- 3.3 According to research conducted by Statista in May 2020, about one third of respondents in the United Kingdom planned to spend their annual leave on holidays in the UK if travelling abroad continued to be difficult due to lockdown restrictions.
- 3.4 Research by Statista also found that as of March 2021, coastal and seaside towns were the leading destinations for traveller's next summer staycation in the UK. Destinations in the countryside or villages were the second most popular answer by respondents, with 30% of the overall vote.
- 3.5 The Welsh Government's Welcome to Wales plan for 2020-2025 states that both national and international visitors are key. With regards to 'staycation markets' they note that:

"Any growth in staycation holidays provides a significant opportunity for Wales to attract new, high-value visitors from across Britain to come to Wales, to stay longer and spend more in our communities. This is a highly lucrative market and the competition for UK tourists is global so our offer has got to be international in ambition and quality.

Given the nature of our offer and the market on our doorstep, there are major opportunities, and a need, for Wales to appeal to markets across the age-spectrum. We will work with the industry to develop an offer that serves the changing requirements of future generations with a range of passionate interests, seeking value-for-time over value-for-money from high-quality experiences."

- 3.6 The plan goes on to note that, in relation to building an international profile, *“...it is a long and ongoing process; it is central to our work to build an integrated brand for Wales and to the Welsh Government’s international Strategy. We know that there are challenges when it comes to international tourism to Wales; Wales is not attracting a large enough share of international visitors to the UK. Addressing this – in a way that is sensitive to environmental issues – is crucial to our economic future.”*
- 3.7 The Welsh Government also supports facilities that attract ‘Special interest visitors’, such as what is being proposed at Pant Glas. They state that *“[they] will support special interest products for Wales that drive searches, have the best economic growth potential, are on-brand and also enhance the wellbeing of our own resident communities.”*
- 3.8 In terms of Planning Policy, Future Wales published on the 28th February 2021, comprises the first development plan of its kind within Wales. It is a development plan with a 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.
- 3.9 The National Plan acknowledges the urgent actions and changes in behaviour that were introduced in response to the COVID-19 pandemic and how they will emerge as permanent features of life. These include using spaces differently, travelling less and spending more time working from home.
- 3.10 The National Plan notes that the planning system must respond to these changes and contribute to a sustainable recovery, shaping places around a vision for healthy and resilient places. The strategy blends the existing settlement patterns and the distribution of jobs and homes with a vision of managing change and future trends for the benefit of everyone in Wales. Planning Policy Wales is the primary source of detail on how the planning system will support reconstruction efforts.
- 3.11 Paragraph 5.5.1 of Planning Policy Wales discusses Tourism, and states that tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection.
- 3.12 The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In some places however there may be a need to limit new

development to avoid damage to the environment or the amenity of residents and visitors.

- 3.13 Paragraph 5.5.3 of PPW states that in rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.
- 3.14 Technical Advice Note 23 – Economic Development adopted in 2014, defines economic development broadly so that it can include any form of development that generates wealth, jobs and income. It highlights that the economic benefits of proposals and market needs should be fully considered when determining planning applications: The economic benefits associated with development may be geographically spread out far beyond the area where the development is located. As a consequence, it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.
- 3.15 Therefore at a national level there is a recognition of the need and demand for tourism facilities and accommodation, and strong policy support for the promotion of sustainable tourism within Wales.

Local Perspective

- 3.16 From a local perspective, Neath Port Talbot's Corporate Strategy (2022-2027), sets out the Authority's wellbeing objectives in line with the Well-being of Future Generations Act to improve and enhance the social, economic, environmental and cultural well-being of the citizens of Neath Port Talbot. One of the four objectives relates to Jobs and Skills, which is outlined below:

"Working with our partners we create the conditions for more secure, well paid and green work in the area and support local people into these jobs."
- 3.17 The Adopted Neath Port Talbot Local Development Plan acknowledges that tourism has become a significant contributor to the local economy, and therefore acknowledges the importance of tourism and the need to develop the tourism economy sustainably within the county.
- 3.18 Therefore at a local level, it is also evident that there is a recognised need to improve the quality of existing visitor facilities in line with the ambition of the Welsh Government's Strategy for Tourism. As aforementioned there is the expectation for more 'staycations' meaning that the demand for this type of accommodation is likely to increase over the short and medium term. The local policy position is also supportive of sustainable forms of tourism development.

Development Impact Assessment

- 4.1 The impact of the proposed development will be assessed against the relevant criteria identified in paragraph 5.2.54 of the adopted LDP which are as follows:
- *It is demonstrated that the proposal is viable and contributes towards the quality and economic sustainability of the tourism industry;*
 - *It is demonstrated that either the proposal requires a countryside location or it could not be accommodated within an existing settlement;*
 - *The proposal would not have an adverse impact upon the landscape, ecology, and cultural heritage and would not adversely impact upon the social, economic, environmental or residential amenity of the area;*
 - *The proposal does not create unacceptable levels of vehicular traffic, cause a detriment to highway safety and access can be provided by a range of transport modes.*
- It is demonstrated that the proposal is viable and contributes towards the quality and economic sustainability of the tourism industry***
- 4.2 The proposed development represents a small-scale business opportunity, which would provide holiday accommodation in the form of two barns. Barn one will provide accommodation for up to six guests, whilst Barn 2 will accommodate two guests. It is considered that the business will appeal to tourists that have a keen interest in the natural environment and also to those interested in outdoor activities such as walking and hiking.
- 4.3 The applicant will manage the capital allowances and income tax / VAT considerations resulting from the redevelopment and ongoing income and maintenance of the facilities themselves.
- 4.4 The anticipated running costs of the project is expected to equate to approximately £559 per month (£6,708 per year) which takes into account of the following:
- Water and power
 - Internet
 - Maintenance
 - Marketing
- 4.5 With regards to the projected income generated by the 2 barns, three scenarios were predicted by Asbri Planning; a conservative scenario (whereby the barns are booked for 50% of the year); a fair scenario (whereby the barns are booked for 60% of the year); and an aggressive scenario (whereby the lodges are booked for 70% of the year). Table 1 below demonstrates the predicted annual income of the lodges in all three scenarios at a rate of £200 per night for Barn 1, and £75 per night for Barn 2.

Table 1: Anticipated annual earnings from the 3 lodges depending on demand

Scenario	Barn 1 Anticipated Cost	Barn 2 Anticipated Cost	Total
Conservative (183 nights per year)	£36,600	£13,725	£50,325
Fair (219 nights per year)	£43,800	£16,425	£60,225
Aggressive (256 nights per year)	£51,200	£19,200	£70,400

- 4.6 As such, with regards to fair occupancy, it is anticipated that the total profit generated would equate to £53,517 per annum. The applicant's close ties with the construction industry will help reduce the overall development costs of the proposals.
- 4.7 In addition to the above, the Structural Engineers Report, prepared by kPa Consulting, demonstrates that only minor repair works are required to both barns to ensure that they are in a habitable state. For example, the report recommends that cracked and slipped roofing slates should be repaired.
- 4.8 Therefore, it is clear that due diligence has been undertaken on the development proposals at Pant Glas, and it is demonstrated that the proposed development is viable and sustainable in relation to project costs.

It is demonstrated that either the proposal requires a countryside location or it could not be accommodated within an existing settlement

- 4.9 The proposed development comprises existing, vacant barns situated within the countryside. It does not require the change of use of an existing dwelling house, which confirms that the proposal would not give rise to a loss of dwelling houses in close proximity to the settlement boundary of Bryncoch.
- 4.10 The location of the proposal will allow the creation of a small-scale tourist accommodation and the beneficial economic re-use of a redundant rural building. It would not create a destination in its own right, but instead provide a contribution towards tourist accommodation in the local area whilst supporting the existing rural enterprise.

The proposal would not have an adverse impact upon the landscape, ecology, and cultural heritage and would not adversely impact upon the social, economic, environmental or residential amenity of the area;

- 4.11 The development will result in the conversion of agricultural buildings to holiday let accommodation. The proposed materials will match the established area, ensuring that the overall character of the buildings and

site are maintained and the development would not result in a negative impact upon visual amenity.

- 4.12 The site itself is located a large distance away from the frontage of the road side and not directly visible along Neath Road (A474). Therefore, it is not considered that the proposed development will have an impact upon visual amenity.
- 4.13 Furthermore, the buildings subject of this application are existing buildings, therefore in visual terms it will be of no greater consequence in the landscape.
- 4.14 The approval of this application would result in the creation of a small-scale tourist accommodation and the beneficial economic re-use of redundant rural buildings, and would not create a destination in its own right, but rather provide a useful contribution towards tourist accommodation in the local area. It is of a suitable scale so as not to have an overbearing impact in respect of its effects on the local community.
- 4.15 Overall, it is considered that the proposed development would have a positive impact upon the local community and will positively impact the social and economic amenity of the area, with minimal impact to the local landscape.

The proposal does not create unacceptable levels of vehicular traffic, cause a detriment to highway safety and access can be provided by a range of transport modes.

- 4.16 The site can accommodate the level of parking provision required. Given the small-scale nature of the development, the level of traffic and trips generated will be minimal, in comparison to residential development. Submitted drawings show parking bays located at the front of the barns, with an allocated turning area located to the west of the bays, which confirms that vehicles will be able to enter and exit the site in a safe manner. Highway safety is therefore not considered to be negatively impacted upon.

Conclusion

- 5.1 This Tourism Needs and Development Impact Assessment accompanies a full planning application submitted on behalf of Mr and Mrs Johnson for the conversion of 2 outbuildings to holiday accommodation with single storey porch extensions to both barns & roof gable extension and 2 number Velux windows at Pant Glas, Bryncoch.
- 5.2 Both national and local planning policy recognises the benefits to local economies from rural tourism and it is considered the above appraisal has demonstrated the acceptability of the proposal both in terms of principle of development, design, scale and layout and the positive effect the development would have on the surrounding area.
- 5.3 Therefore, the proposals are considered to be in accordance with Policies BE1, TO1 and EN5 of the LDP, as it capitalises upon the County's distinctive assets, and helps to create a year-round destination, is subordinate in scale and would bear no adverse impact on the landscape, residential amenity or infrastructure.
- 5.4 On this basis, it is considered that the proposed development accords with relevant national and local planning policy and guidance and material planning considerations. It is therefore respectfully requested that Neath Port Talbot County Borough Council grant planning permission accordingly.