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Vale of Glamorgan Council Eich Cyf / Your Ref: 2016/01160/OUT  
Via email Ein Cyf / Our Ref: 3223102  
Dyddiad / Date: 29 March 2019

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Dear Sir/Madam,

**Town and Country Planning Act 1990**  
**Town and Country Planning (Environmental Impact Assessment) (Wales)**  
**Regulations 2017**

**Appeal by: OOTA Property Ltd**  
**Site Address: Woodside Hamlet, Ham Manor, Llantwit Major, CF61 1BD**  
**Proposed Development: Proposed tourist (Tree Tent) accommodation**  
**development on land adjacent to Woodside Hamlet, with associated parking,**  
**wash up and toilet facilities.**

I refer to the above appeal made to the Welsh Ministers in February 2019.

The Welsh Ministers consider it appropriate for them to come to their own conclusion as to whether the project is EIA development within the meaning of Schedule 2 to the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, ("the Regulations") and provide a screening direction in that respect.

The Planning Inspectorate is authorised by the Welsh Ministers to provide that screening direction.

The project, as described above, falls within the description at paragraph 12(e) in column 1 of the table in Schedule 2 to the Regulations and exceeds the applicable threshold in column 2 of that table.

A screening assessment is attached which identifies the key areas which have been considered. Having taken into account the selection criteria in Schedule 3 to the Regulations and the advice in Welsh Office Circular 11/99: Environmental Impact Assessment on establishing whether EIA is required, the assessment concludes that:

*The appeal scheme involves the development of Tree Tent tourist accommodation within an ancient woodland. The appeal site is located partially within flood zone C2 and close to a number of historic assets. This site is sensitive in some respects, due to the presence of ancient woodland and a river running through the appeal site meaning there are potential ecology and flooding issues. However, whilst these matters will fall to be considered by the decision maker, I am satisfied that none of the potential impacts (either alone or in combination) would result in significant environmental effects, therefore EIA is not required in this instance.*

Therefore, in exercise of the powers conferred by Regulation 4 of the Regulations and the authority referred to above, the Welsh Ministers hereby direct that the development subject of this appeal **is not EIA development** within the meaning of the Regulations.

My opinion on the likelihood of this development having significant effects is reached for the purposes of this direction.

In accordance with the Regulations you should ensure that this screening direction is placed on Part 1 of the Planning Register in relation to the application in question.

I am copying this letter to the appellant.

Yn gywir / Yours sincerely

*S Godfrey*

Miss Sophie Godfrey

Swyddog Cynllunio / Planning Officer  
Tîm Cynllunio a'r Amgylchedd / The Planning & Environment Team  
Yr Arolygiaeth Gynllunio / The Planning Inspectorate