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Vale of Glamorgan Council  
Regeneration and Planning  
Docks Office  
Subway Road  
Barry  
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19 December 2016

Annwyl Mr Howell/Dear Mr Howell

**PROPOSED TOURIST (TREE TENT) ACCOMMODATION DEVELOPMENT ON LAND  
ADJACENT TO WOODSIDE HAMLET, INCLUDING ACCESS FROM MILL LANE, WITH  
ASSOCIATED PARKING, WASH UP AND TOILET FACILITIES AT WOODSIDE  
HAMLET, HAM MANOR, LLANTWIT MAJOR**

Thank you for consulting us regarding the above application which we received on 22 November 2016.

We recommend you should only grant planning permission if you attach conditions to any planning permission granted, as explained below. These conditions would address significant concerns that we have identified and we would not object provided you attach them to any planning permission granted.

**European Protected Species (EPS)**

We have reviewed the following document submitted in support of the application:

- Ham Woods, Llantwit Major, Ecological Impact Assessment, prepared by East Ecology, dated 2016.

As you are aware otters, dormice, great crested newts and all species of British bats are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and a development proposal is likely to contravene the protection afforded to dormice, development may only proceed under a licence issued by Natural Resources Wales (NRW), having satisfied three requirements set out in the legislation. One of these requires that the development authorised will 'not be

detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range.'

These requirements are translated into planning policy through Planning Policy Wales (PPW) July 2014, sections 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5, Nature Conservation and Planning September 2009. The planning authority should take them into account when considering development proposals where a European protected species is present.

We note the likely impacts of the proposals on European Protected Species and advise that appropriate measures are put in place to ensure their protection. These should include appropriate species and habitat protection measures during the construction phase, and appropriate lighting during the construction and operational phase of development. We consider that in this instance, our concerns can be addressed via suitable conditions and/or planning obligations.

Therefore, we do not object to the proposal, subject to suitable planning conditions and/or Section 106 agreement to address the following:

- The applicant shall be required to submit a detailed method statement setting out the European Protected Species (EPS) protection measures that will be employed. These should include pre-construction checks and surveys, appropriate methods of vegetation clearance, what to do if an EPS is encountered during the course of the works, species protection measures (e.g. adoption of daytime working hours only, safe storage of materials, removal of tools, food and rubbish at the end of each day etc). The method statement shall be agreed with the Local Planning Authority before any works commence on site, and shall be implemented as agreed.
- The applicant shall be required to submit a lighting plan for agreement by the Local Planning Authority prior to any works commencing on site. The lighting plan shall confirm the lighting arrangements during the operational phase of the development (type of lights and location of lights, use of cowls/directional lighting, light intensity and light spill). There shall be no lighting at night during the construction phase, and lighting during the operational phase shall be minimal, if required at all. There shall be no lighting of the wider woodland habitat, including the watercourse, or any trees identified to have potential to support roosting bats.

### **Flood Risk**

The proposed development site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Hoddnant.

The proposed accommodation appears to be located outside of DAM zone C and our flood map outlines. However, we note from the plans submitted – Tree Tent Camp Facilities,

Site Plan Proposals, drawing no MDS 1068/PA202, Rev C, dated 24.09.2016, that the proposed development involves two river crossings of the River Hoddnant. As a result a Flood Risk Activity Permit (FRAP) will be required for this development and NRW will need to be re-consulted on this issue.

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

For further advice on matters within our remit please visit our website at the following link [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk). We provide guidance on environmental planning and regulatory issues, including topics on foul drainage, pollution prevention, waste management, biodiversity and protected species.

We trust our advice is clear. If you have any queries, please do not hesitate to get in touch.

Yn gywir/Yours faithfully

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