

From: Simon <simon@morgandesignstudio.co.uk>
Sent: 12 December 2017 13:07
To: Howell, Morgan P
Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Good Morning

Further to our recent communications, I have been back to the tree consultant and ecology consultant. I can therefore clarify the following matters;

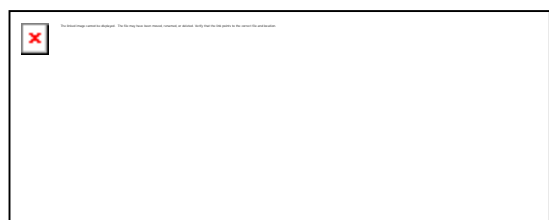
1. The new car parking arrangement is much better from an Arboricultural point of view, with no additional tree loss and no requirement to implement special construction techniques within root protection areas.
2. The new car parking will increase footfall closer to the badger setts, but the Ecologist does not see that this could constitute disturbance to the animals.
3. It would be possible to survey for bat roosts in the spring/summer of 2018, in particular around the trees indicated as being recommended for removal in the tree report. However, as I have tried to convey to the LPA in the application documents, and as the Tree Consultant has again clarified to me; the trees are recommended for removal on public safety/legal duty of care grounds rather than to create space for the tree tents. If there are bat roosts present then it may be possible to moderate complete tree removal with significant crown reduction to attempt to make the tree safer.
4. At the moment the woodland is declining in terms of tree quality, and whilst the site is private land, the applicant is aware that members of the public do use the area for dog walking, and also unfortunately for dumping rubbish and local minor mis-use/vandalism. The Tree consultant is morally and legally bound to classify trees accordingly, however, the scheme has been designed so as to have little or no impact on the ecology of the site, and tree works are not essential to facilitate the tree tents. However, there is an opportunity here for the LPA to condition pro-active management works to create sustainable woodland and protect this important ecological setting in Llantwit Major. Otherwise it will continue to fall into decline. We are willing to accept this as a conditional item.
5. It should also be reminded that in the Ecology Report, it is clearly stated that "Bats - The installation of the tree tents, car park and other facilities is proposed to take place without removing any trees, particularly those already identified as having high roost potential. Where scrub or individual tree limbs need to be removed to accommodate the features of the design a supervising ecologist will guide contractors on which trees must remain in-tact and those which can be trimmed back without impacting on any potential bat roosts. Tree tents will be positioned away from any potential roost entrances, to avoid obstruction and no artificial lighting is proposed except for the interior of the cabin buildings, which is unlikely to affect bat behaviour or light paths. Should any of the trees identified as having high roost potential need any alterations a dusk emergence and pre-dawn survey are required to gather further information regarding the level of use and likely type of roost by observing numbers of bats and species present. Trees identified as an actual roost will require a Natural Resources Wales licence for their removal. The trimming of small areas of scrub and canopy are unlikely to have a significant negative impact on bat foraging and may have a positive impact in opening up foraging areas.
6. The Ecologist has suggested that the following trees which are highlighted as being unsafe in the tree report; T13, T14, T41, T46, T52, T53 and T60, and are closest to the tree tents, are specifically surveyed for bat roosts next spring/summer 2018. We are willing to accept this as a conditional item.

I do believe that there is sufficient information and clarification within the Ecology and Tree Reports issued to date, and with the information above, to allow the LPA to make a balanced judgement. The site is an important setting in Llantwit, and the proposals for the tents appears to have some support from the LPA in terms of tourism and employment, and regeneration of a site of local interest. The Ecology report concludes; “The woodland habitat at Ham Woods was found to be of planted ancient woodland origin while the river running through it was largely natural and unpolluted making both of County level importance. The woodland habitat was found to support other ecological features of interest, such as a diversity of bird life, some of local or RSPB amber listing and badgers. The habitat was thought very likely to support roosting bats due to the large number of trees scoring highly in the bat roost assessment. Dormice may be present in the woodland, although no records or evidence of them was found and otters have been shown to pass through the site regularly. Some species surveys were not undertaken due to the small and very localised impacts anticipated from the project, such as a dormouse nest tube survey. After mitigation the proposals were thought not to have any significant residual negative impacts worthy of compensation on the habitats or the species known or possibly present. Enhancement of the woodland habitat is proposed by appropriate planting of hedges and thin areas with native shrub species. Selective felling of trees to open the canopy in areas where trees become unsafe in the future and habitat enhancement to the pond are proposed.

Additional enhancements are proposed in the form of wildlife boxes, otter holts and brash piles, all of which will be monitored on an annual basis. This will assist in the assessment of any ongoing impacts on wildlife during the operation of the tree tent camp.” It also concludes in particular with reference to bats; “As the ongoing habitat management plan is implemented the woodland habitat will be improved in its quality and carrying capacity for many species. This should also benefit bats by increasing more open areas and planting up others to create sheltered foraging. The addition of 15 bat boxes to the woodland will also increase roosting space available. The boxes will be suitable for pipistrelle, brown long-eared, Noctule and Myotis species with at least one box suitable for winter use.”

I would therefore hope that whilst I fully appreciate this is a sensitive application, that we have demonstrated that all ecological and arboricultural concerns have been addressed by professional qualified consultants, and the Tree tent company have successfully installed similar schemes in similar areas across Wales. I trust that you can therefore find that on balance the scheme will not be detrimental to the woodland and with the proposals in place and long term maintenance, that this will greatly improve the natural flora and fauna and provide a welcome tourism attraction.

I attach an updated site plan showing the tree numbering overlaid - and the 7 trees noted by the ecologist (above) can be seen. We would welcome the conditional approval of this scheme, with Bat Emergence survey and on site tree works as specific items.



Simon Morgan M.C.I.A.T | Managing Director

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From: Howell, Morgan P [mailto:MPHowell@valeofglamorgan.gov.uk]
Sent: 01 December 2017 14:20
To: 'Simon' <simon@morgandesignstudio.co.uk>
Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Hi Simon,

Thanks, I have saved these to the record. I will await the tree survey and ecologist information then re register.

Kind regards

Morgan Howell
Senior Planner (Development Control) / Uwch Gynllunydd
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
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From: Simon [mailto:simon@morgandesignstudio.co.uk]
Sent: 01 December 2017 13:57
To: Howell, Morgan P
Cc: Planning
Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Good Afternoon

Further to our phone conversation yesterday, please find attached the following;

1. Updated plans MDS1068/PA200E and 203E
2. Design & Access Statement
3. Updated Cert B Forms

I can confirm that the required notices have been posted to the relevant owners/interested parties.

I am just awaiting further documents from the Ecologist & Tree Consultant and will forward these shortly.

Kind Regards





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From: Howell, Morgan P [<mailto:MPHowell@valeofglamorgan.gov.uk>]

Sent: 29 November 2017 16:13

To: 'Simon' <simon@morgandesignstudio.co.uk>

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Hi Simon,

Yes, there has been a problem with the phones today and I am unable to call out externally.

I will try to call tomorrow.

Kind regards

Morgan Howell

Senior Planner (Development Control) / Uwch Gynllunydd

Regeneration and Planning / Adfywio a Chynllunio

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Simon [<mailto:simon@morgandesignstudio.co.uk>]

Sent: 29 November 2017 10:12

To: Howell, Morgan P

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Good Morning

I've been trying to reach you by phone to just have a catch up on this application, but it seems to be permanently engaged?

If you have five minutes to spare could you possibly call me back, and I can then issue all the relevant up-to-date information.

Many thanks



Simon Morgan M.C.I.A.T | Managing Director

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From: Howell, Morgan P [<mailto:MPHowell@valeofglamorgan.gov.uk>]

Sent: 27 July 2017 11:39

To: 'Simon' <simon@morgandesignstudio.co.uk>

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Hi,

I agree with trying to cover all the issues on site. I have organised for the Highways Officer to attend the site next Thursday.

Kind regards

Morgan Howell

Senior Planner (Development Control) / Uwch Gynllunydd

Regeneration and Planning / Adfywio a Chynllunio

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Simon [<mailto:simon@morgandesignstudio.co.uk>]

Sent: 27 July 2017 09:27

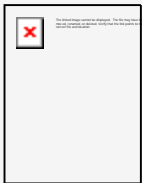
To: Howell, Morgan P

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Good Morning

If possible, can you see if the Highways Officer can be there too. His objections to the scheme would be better discussed on site. I would like to make the most of our time together, as we seem close to getting support from the Planning Dept, and it would be a shame to miss the opportunity to see if there are compromises we can all discuss and make a decision on site.

Many thanks



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From: Howell, Morgan P [<mailto:MPHowell@valeofglamorgan.gov.uk>]
Sent: 24 July 2017 09:42
To: 'Simon' <simon@morgandesignstudio.co.uk>
Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Ok, great, see you then.

Morgan Howell
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From: Simon [<mailto:simon@morgandesignstudio.co.uk>]
Sent: 24 July 2017 09:41
To: Howell, Morgan P
Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

That would be great. Many thanks, Look forward to seeing you on 3rd August at 2.30pm, at the site entrance in Mill Lay Lane.

Kind Regards



Simon Morgan M.C.I.A.T | Managing Director

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From: Howell, Morgan P [<mailto:MPHowell@valeofglamorgan.gov.uk>]

Sent: 24 July 2017 09:38

To: 'Simon' <simon@morgandesignstudio.co.uk>

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Hi,

Thursday afternoon, 3rd August at 2:30pm?

Kind regards

Morgan Howell

Senior Planner (Development Control) / Uwch Gynllunydd

Regeneration and Planning / Adfywio a Chynllunio

Vale of Glamorgan Council / Cyngor Bro Morgannwg

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From: Simon [<mailto:simon@morgandesignstudio.co.uk>]

Sent: 24 July 2017 09:09

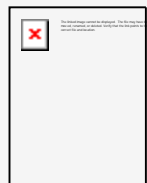
To: Howell, Morgan P

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Good Morning

Can we arrange a site meeting for the w/c 31st as you have suggested please? Time/day to suit you?

Many thanks



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From: Howell, Morgan P [<mailto:MPHowell@valeofglamorgan.gov.uk>]

Sent: 17 July 2017 13:37

To: 'Simon' <simon@morgandesignstudio.co.uk>

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Hi Simon,

Sorry for not responding sooner, I was in and out of the office last week. Due to some leave I am away for a few days over this week and next week but I would be able to arrange some time on the week commencing 31st July? Would that be soon enough?

In addition, I have received highways observations regarding the traffic survey and they are maintaining an objection to the proposal due to concerns over pedestrian safety on the road and the lacking of footways and lighting outside the site. Please see comments attached.

Kind regards

Morgan Howell

Senior Planner (Development Control) / Uwch Gynllunydd

Regeneration and Planning / Adfywio a Chynllunio

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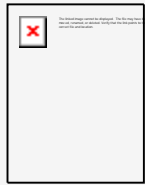
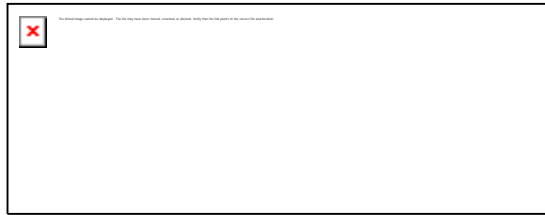
Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Simon [<mailto:simon@morgandesignstudio.co.uk>]
Sent: 17 July 2017 11:11
To: Howell, Morgan P
Subject: FW: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Good Morning

Further to my email last week – are you able to meet me on site so that we discuss this application?

Many thanks



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From: Simon [<mailto:simon@morgandesignstudio.co.uk>]
Sent: 11 July 2017 11:41
To: 'Howell, Morgan P' <MPHowell@valeofglamorgan.gov.uk>
Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Good Morning

Further to our on-going consultations and emails.

I feel that a meeting on site would be beneficial to both of us, and hopefully allow us to discuss and agree a way forward with the one or two outstanding bits of information requested, and review where we are with the application.

Would you be kind enough to let me have some dates/times when you are free over the next week or so, and I will make arrangements to meet you in Llantwit Major.

Many Thanks



Simon Morgan M.C.I.A.T | Managing Director
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From: Howell, Morgan P [<mailto:MPHowell@valeofglamorgan.gov.uk>]

Sent: 21 June 2017 10:16

To: 'Simon' <simon@morgandesignstudio.co.uk>

Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Thanks for the additional information, please accept this as receipt of the email and attachment. I have passed it onto Highways Authority for comment.

With respect to the other requests, I will await the additional information on parking spaces, turning area and gradient of the access as well as the additional tree information for ecology and visual impact considerations.

Kind regards

Morgan Howell
Senior Planner (Development Control) / Uwch Gynllunydd
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
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[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Simon [<mailto:simon@morgandesignstudio.co.uk>]

Sent: 21 June 2017 09:32

To: Howell, Morgan P

Cc: Planning

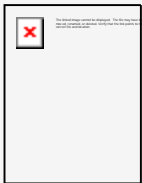
Subject: RE: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Good Morning Mr Howell

Further to your email last month, I've now received the traffic survey, which I attach for your approval.

With regards to the other comments on access gradient and additional tree information, I hope to have these across to you shortly.

Kind Regards



Simon Morgan M.C.I.A.T | Managing Director

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From: Howell, Morgan P [\[mailto:MPHowell@valeofglamorgan.gov.uk\]](mailto:MPHowell@valeofglamorgan.gov.uk)

Sent: 02 May 2017 17:04

To: simon@morgandesignstudio.co.uk

Subject: Woodside hamlet, Ham Manor, ref 2016/01160/OUT

Dear Mr. Jones,

Thank you for your latest email on 26th April following our discussion regarding the site. Please find attached an extension of time letter to take into account the time required for the additional information. I extended the time until the 1st July in order to take into account the traffic survey being submitted but also I do not have any finalised dates of the upcoming planning committee due to the local elections being carried out this week. I will alter the extension of time when the planning committee dates have been set out.

Firstly, following correspondence with National Resource Wales, the Council's ecologist has outlined that the ecological impact assessment has identified 26 trees with a very high or high potential for bat roost. It is recommended by the ecologist that if any of the high/very high potential trees for bat roost require removal, pruning or the placing of the tents in them, then surveys are required to determine if a roost is present. Trees confirmed as roosts will require a NRW licence for their removal. NRW have agreed the ecologists position in this respect.

While you have indicated initially that no trees will be removed, it is now outlined by the tree impact assessment that 54 trees need to be removed and others will require work at the access and parking area. Accordingly, more information is required to identify the trees that will be removed or pruned or those trees with tents in them to compare with those that have a high or very high potential of bat roosts. The Councils Ecologist has indicated that this could be included with your tree impact assessment to clearly show those trees with potential to have a bat roost overlaid with those trees to be worked on, those used for the tree tents and those to be removed.

With respect to the tree impact assessment submitted recently, the information submitted is helpful but a little limited with respect to the work to trees as part of the development. I am of the view that the access and parking area is a principle issue in assessing the impact of the Outline application, especially when forming a new vehicle access onto Mill lay lane. I would suggest that given that the works to trees will have to be shown in order to assess the impact upon the potential bat roosts, the Arboricultural Method Statement (outlined in section 5 of the tree impact assessment) should also be carried out now in order to indicate the how the trees would be affected by the formation of the access and parking area.

In view of the above, I would suggest that the tree impact assessment is updated to include the following information: -

- identify the 26 trees (on a plan) that have potential for bat roost against those to removed or to have worked to be carried out on

- Clearly indicate how many and what trees will be pruned/worked upon to form the access and parking area. If you could also provide more details of the 'no dig' construction methodology of the parking area and any potential root damage to those trees outlined as well as mitigation

- What works will be carried out to trees to form the visibility splays (based on results from traffic survey). Currently the tree impact assessment shows the visibility splay going through two trees but indicates that these will be retained? Either explain how this will be carried out or indicate that they will need to be removed in order to provide the visibility

- What trees, if any, will be used to erect the tents and how they will be erected. I do not think it is enough to suggest that they could be off the platform or via tree bracing. It is necessary to have clarity on how the tree tents would be rigged and to what trees in order to understand the impacts on the wildlife and the trees. .

Access and Parking areas

Following your comments on the highways officers objections, he would welcome the traffic survey but has indicated that the traffic survey (identifying 85th percentile speeds and flows) should be carried out adjacent to the site for a period of 7 days.

In addition, based on the amended site plan, he indicated that the maximum gradient into the site is required at is 1/8 and not 1/4.5 as shown. Furthermore, he indicated that in order to provide visibility splays of 2.4m x 43.0m along the adjacent carriageway (based on the speed limit) there are a number of trees that will be required to be removed along the site frontage and the adjacent wall will be required to be reduced in height to 600mm above the adjacent carriageway level. However, this may change with the submission of traffic data. Finally, in order to provide improvements along the highway, he has suggested that the applicant could provide a passing bay within the frontage of the site, that will allow two vehicles to pass side by side at the same time.

As a consequence ,. I would request that the following is provided: -

- Traffic survey

- Alteration to gradient on amended site plan (1/8 not 1/4.5)

- Visibility splays requirement (based off traffic survey), and what trees and vegetation will be removed, pruned or worked upon to form the access and parking area

- For clarity, could you also identify on the plan where the eight parking spaces will be positioned on the parking area (2.6m by 4.8m) and the turning areas within the site- site plan. (1:200)

I consider all of the matters above are essential to consider whether the principle of this development is acceptable and I am not satisfied that these matters can be dealt with via condition or at a reserved

matters stage. I hope this of some assistance, if you have any queries then please do not hesitate to contact me on 01446 704743.

Kind regards

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