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CWM AFAN
AFAN VALLEY

Detailed Landscape Proposals

Condition 23 and
Landscape Reserved Matters,
September 2022

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1.0 INTRODUCTION

- 1.1. Detailed landscape proposals (hereafter referred to as DLP) have been prepared by Barton Willmore now Stantec on behalf of Wildfox Resort for the development of Afan Valley.

2.0 THE PURPOSE

- 2.1 This DLP report is written to support Condition 23 and Landscape Reserved matters application and sets out the landscape approach to the resort. This report should be read in conjunction with drawings and reports:

Illustrative Landscape Masterplan _Rev 33988-RG-L-07 rev C

Landscape Sections AA to BB -33988 RG-L-4-01B

Landscape Sections CC to DD -33988 RG-L-4-02B

Material Selections Sheet -33988 RG-L-05B

Resort Boundary Proposals -33988 RG-L-06B

Resort Boundary Proposals Report _33988_A5

Accommodation Zone 1A Lodges East - 33988-RG-L-03-03B

Accommodation Zone 2 Lodges West - 33988-RG-L-03-05B

Alpine Summit - 33988-RG-L-03-07B

Central Plaza Sheet 1 -33988-RG-L-03-01B

Central Plaza Sheet 1 -33988-RG-L-03-02B

Forest Hub Reload Point - 33988-RG-L-03-04B

Wildfox Mountain - 33988-RG-L-03-06B

Specification Sheet 33988-RG-L-03-08B

Schedules 33988-RG-L-03-09B

Typical Details 33988-RG-L-03-10B

Landscape Planting Strategy Plan 33988 RG-L-09B

Landscape Planting Strategy Report_Rev C_33988_A5

Landscape Strategy_Rev C_ 1 of 3_33988_A5

Landscape Strategy_Rev C_ 2 of 3_33988_A5

Landscape Strategy_Rev C_ 3 of 3_33988_A5

223294_8_AIA/AMS

223294_8_dwg1_Tree Survey and Constraints Plan

223294_8_dwg2_Tree Retention/Removal Plan

223294_8_dwg3_Tree Protection Plan

GENERAL NOTES

2.2 Condition 23 of the Outline consent (Application reference: P2018/0493) states:

“No development shall take place in any phase or sub-phase of development (as identified in condition 7) (including ground works, vegetation clearance) until a detailed landscaping plan for the phase which accords with the strategic landscaping plan approved under Condition 21 has been submitted to and approved in writing by the Local Planning Authority. The plans shall include the following:

Indications of all existing trees and hedgerows on the land, and details of any to be retained, taking into account potential growth, together with measures for their protection in the course of the construction.

Evergreen mitigation planting on the ridge top and southern fringes of the proposed development;

Incorporate the landscape features shown on Parameters Plan 17023(90) 210 Revision Nand Golby and Luck Figure 11.32 Revision A;

50% of the existing woodland set out in the Parameters Plan 17023(90) 210 Revision M and Golby and Luck Figure 11.32 Revision A shall be protected and retained in line with BS5837:2012

Plans showing the planting layout of proposed structural planting, trees, shrub, grass/wildflowers and natural regeneration areas;

The schedule of proposed planting indicating species, size at the time of planting, root type, numbers and densities of plants;

A specification of ground preparation, landscape operations, topsoil and subsoil standards and management, supply of plants and planting nursery stock standards, plant protection, staking mulch, grass and wildflower mixes, watering, replacements; and

Tree planting pit details in hard and soft areas.

The approved scheme shall be carried out in the first planting season after completion of the phase of construction or its occupation, whichever is the sooner and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variation.

DESIGN AND DOCUMENTATION APPROACH

- 2.3 The detailed landscape design has been developed in accordance with the outline consent and the requirements of condition 23 as set out above.
- 2.4 A tree survey has been carried out. Trees to be removed and retained and tree protection measures are shown on Aspect Ecology drawings 223294_8_dwg1_Tree Survey and Constraints Plan, 223294_8_dwg2_Tree Retention/Removal Plan, 223294_8_dwg3_Tree Protection Plan and the associated Arboricultural Impact Assessment 223294_8_AIA/AMS
- 2.5 A site wide Landscape Planting Strategy Plan 33988 RG-L-09B and Associated Landscape Planting Strategy Report Rev C_33988_A5 have been produced. This plan and associated report divides the site into a series of zones with similar landscape design criteria. Within each of these zones planting material has been identified to achieve the necessary design and habitat retention, creation or enhancement criteria. These documents incorporate both the evergreen mitigation planting on the ridge top and southern fringes of the proposed development; and also incorporate the landscape features shown on Parameters Plan 17023(90) 210 Revision N and Golby and Luck Figure 11.32 Revision A;
- 2.6 A series of seven circa 1 hectare 'tiles' have been produced which then provide full detailed landscape proposals. Accommodation Zone 1A Lodges East - 33988-RG-L-03-03B, Accommodation Zone 2 Lodges West - 33988-RG-L-03-05B, Alpine Summit - 33988-RG-L-03-07B, Central Plaza Sheet 1 -33988-RG-L-03-01B, Central Plaza Sheet 1 -33988-RG-L-03-02B, Forest Hub Reload Point - 33988-RG-L-03-04B, Wildfox Mountain - 33988-RG-L-03-06B. This approach has been agreed with NPT council. These tiles and associated Illustrative Landscape Masterplan _Rev 33988-RG-L-07 rev C_BWnS demonstrate an approach which enable the 50% of the existing woodland set out in the Parameters Plan 17023(90) 210 Revision M and Golby and Luck Figure 11.32 Revision A to be retained and protected in accordance with BS5837:2012.
- 2.7 The plans listed in 1.7 show the planting layout of proposed structural planting, trees, shrub, grass/wildflowers and natural regeneration areas. Planting material has been selected to maximise the potential to create a strong landscape structure as soon as possible after planting. This will assist in both visually absorbing the development into existing landscape whilst also delivering a high quality visitor experience.
- 2.8 Drawing Schedules 33988-RG-L-03-09B gives details of proposed planting indicating species, size at the time of planting, root type, numbers and densities of plants;
- 2.9 Drawing Specification Sheet 33988-RG-L-03-08B gives details of ground preparation, landscape operations, topsoil and subsoil standards and management, supply of plants and planting nursery stock standards, plant protection, staking mulch, grass and wildflower mixes. The planting proposals have been developed following the undertaking of site wide detailed soil surveys which in turn have informed the proposed species and stock sizes.
- 2.10 Drawing Typical Details 33988-RG-L-03-10B provides Tree planting pit details in hard and soft areas.

DOCUMENT CONTROL SHEET

Wildfox Resorts, Afan Valley:
Detailed Landscape Proposals Report
Condition 23 and Landscape Reserved Matters

Project Ref:	33988/A5
Status:	Final
Issue/ Rev:	A
Date:	07 Sept 2022
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Checked by:	JH
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Ref: 33988/A5/Detailed Landscape
Date: 1st September 2022
Status: FINAL

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