



CYRCHFAN
WILDFOX
RESORTS

CWM AFAN
AFAN VALLEY

**Planning Compliance Statement
Accompanying Applications for
Reserved Matters & Discharge of
Planning Conditions**

ANTUR BYD NATUR
NATURE'S ADVENTURE

WWW.WILDFOXRESORTS.COM

AN INTRODUCTION TO WILDFOX RESORTS – NATURE’S ADVENTURE

1. Wildfox Resorts at Afan Valley is a challenging project. It is an unique opportunity to attract scarce investment into a transformational regeneration scheme in the Afan Valley, providing a route to address real issues that affect peoples’ lives. This is directly aligned with the Valleys Taskforce focus on securing investment, quality jobs, better transport, and making greater use of the natural environment and cultural heritage.
2. Climate change, deprivation, pollution, physical constraints, combined with the impacts of the pandemic and the new burdens of inflation and the escalating cost of living crisis present a complex context from which to design and mobilise a strategic response to make a difference with the Neath and Port Talbot County Borough Council area.
3. Wildfox offers a delivery mechanism of scale and significance to create a new generation of leisure and lifestyle resorts with world class adventure and spa facilities as well as a new range of high quality accommodation. Our ‘magnet’ project can elevate Wales’ strategic tourism offer and act as a catalyst to further investment and regeneration in Wales.
4. We acknowledge that it is going to take an exceptional effort and unwavering commitment to translate the Wildfox vision into tangible action on the ground. We hope the considerable progress to date demonstrates this commitment.

PROGRESS

5. Wildfox have appointed a team of experts, made huge strides in undertaking ground investigations to understand the site and its constraints, as well as commencing the environmental enhancement work and resort design.
6. Our passionate team bring a wealth of experience from both the private and public sectors with a singular vision – for Wildfox Resorts to **redefine adventure**: be the number one destination for adventure escape. Our Mission at Wildfox is to create the first of a new generation of adventure resorts in the UK at Afan Valley: a lifestyle resort that builds **memorable experiences** for families and friends immersed within the natural landscape.
7. Wildfox Resorts as a company is born and based in Wales. Our intent is to progress three resorts in the UK over the next ten years with Afan Valley being the first.
8. We have core values and are intent on putting **people, planet and pleasure** at the heart of the resort, with technology and innovation helping us deliver **personalised, seamless and sustainable guest services**.
9. The team is proud to be leading this transformational project in such a beautiful location, nurturing the local ecosystem and will establish a resort that is mindful of our plant and creates opportunities for guests to make a positive contribution to landscape restoration and biodiversity **#wildfuture**.
10. Our aim is to bring people together and build a community within a community - adventurers, thrill seekers, and the curious. Whether a guest or team member we would love people to be part of the pack **#wildcommunity**.

11. Leisure resorts are not a new concept but Wildfox is amping up the fun! **#wildadventure**. Pleasure is defined through multi-sensory experiences, quality and passion for detail in everything we do. Of course there will be plenty of opportunities for thrills as well as integrating information assets to celebrate local history and the environment.
12. Wildfox is a partner, collaborator. We are working to secure consultants and suppliers from Wales and we will continue to work with stakeholders to maximise the opportunities for local businesses and people to engage with Wildfox as the scheme progresses into construction and operation.
13. Fundamentally, Wildfox Afan Valley must be viable and deliverable within the site context, and contribute to enhancing the quality and sustainability of the tourism industry. The Wildfox team are dedicated to making this happen.

RESPONDING TO THE CHALLENGES

14. The population is aging with a significant increase in people over 65 yrs old and there has been a parallel decrease in people between 15-64 years old. Outmigration is a key challenge with 19-29 year olds and those that are 40-49 – linked to lack of high skilled labour opportunities/ management jobs and families, moving away to access higher education.
15. Many people within the area are economically inactive and suffer from long term illness. Some are students, not all who seek a job, suggesting a gap between education and employment or a lack of opportunities. Many households locally suffer from worklessness and have done for some time. At 20%, this is higher than the Welsh average. The claimant count is higher for men especially in the 18-24 age group. Qualifications are also below the Welsh average .
16. Wildfox can put people first:-
 - Inspiring young people and helping raise ambitions.
 - Promoting and creating opportunities to improve the physical health of community.
 - Increasing economic activity of younger people through a new generation of apprenticeships and jobs.
 - Creating good training and job opportunities for all ages.
 - Creating a reason to stay.
17. Wildfox will create a new route to stabilise and reverse demographic change in Afan Valley and create new opportunities to improve quality of life and wellbeing of communities. Imagine - a new generation of chefs, wellbeing and spa consultants, sales executives, project managers, accountants, digital specialists, sustainability experts, adventure leaders, trail guides and climbing experts.

ENVIRONMENTAL TRANSFORMATION

18. Our collective challenge is to champion the outstanding natural environment and reverse generations of industrial decline and environmental deterioration in the Afan Valley to create a new place to inspire opportunities for communities and business and shape sustainable futures.
19. Wildfox is a long term investment in Afan Valley and Wales, and is committed to progressive action to tackling local issues from landscape restoration, soil remediation, extensive tree planting,

environmental and biodiversity enhancements through to investment in rights of way.

20. Our Afan Valley resort will champion and celebrate the Dramatic Heart of Wales. Our priority is to restore the landscape and breath new life into the area by creating a new magnet project: a destination and hub of economic activity that can drive economic regeneration locally and disperse economic benefits across a wider region through the supply chain.
21. Already an exceptional mountain bike destination, we will compliment and create additional mountain biking and downhill experiences. Showcase climbing, canyoning and coasteering and develop skills which will enable guests to experience other destinations in Wales.

WILDFOX RESORT - AFAN VALLEY

22. Translating our corporate objectives into planning and development principles and action is key to shift into delivery of the adventure resort through –
 - Establishing a new destination with the Afan Valley, promoting Wales as a world class destination for adventure and wellbeing
 - Providing all year round, adrenaline-filled escape for all ages, immersed within the wild landscape providing the backdrop as the dramatic heart of Wales. The development will respond positively to the site and its surrounding context, considering heritage, local vernacular, topography, and landscape character.
 - Being an authentic adventure experience, with sustainability at its heart, by implementing measures to ensure the development is future-proofed to respond to the impact of climate change, featuring well-designed buildings and spaces which sustain their quality over the long term.
 - Offering a range of high quality accommodation and services to guests.
 - Integrating nature with beautiful facilities that infuse culture and excellence in all aspects including heritage, food, drink, textiles, and language.
 - Inspiring the next generation to be more energised, spark confidence, build self-esteem, strengthen resilience, and try something new, by offering unique experiences to each visitor; encouraging them to explore at their own pace through the implementation of high-quality landscape and buildings.
 - Establishing a 'people' strategy for workforce development, to create a talent pool within the NPTC area and wider Wales, mapping out pathways to new long term opportunities for training and work, to retrain adults and excite young people, improving quality of life, wellbeing and creating cohesive and sustainable communities.
 - Creating partnerships and collaborations for supply chain and team development, including local businesses, schools, colleges, universities, and apprenticeships.
 - Providing an accessible environment where a safe, legible movement framework connects all parts of the site. This will ensure that users of all levels of mobility are given the choice of how they want to experience and move around the resort.
 - Being sufficiently flexible to respond to seasonal and operational changes over the whole resort life and ensure the quality of the spaces between buildings are as important as the buildings themselves, with their successful design encouraging social interaction and accessibility for all.

23. Our approach is to –

- Be welcoming and inclusive.
- Establish a 24 hour resort, open 7 days per week
- Infuse culture and heritage from place names to food and drink to textiles and materials
- Be progressive – training and employment, creating new skills for staff and guests, may be inspiring a star of the future or helping someone achieve a personal goal.
- Champion and supporting health and wellbeing of guests and our workforce
- Create social value - energise, sparking interest, building confidence and self-esteem, strengthening resilience, creating a pipeline of talent.
- Foster community cohesion – working with stakeholders to ensure local communities and businesses can engage with the project and play a part
- Support access – integrating and improving rights of way, and public open space
- Be mindful of nature with embedded biodiversity
- Be experiential - enable our guests and staff to escape the ordinary.
- Ensure we are future facing – through renewable energy.
- Collaborate through supply chain development, championing Wales as a destination
- Encourage technological innovation – embed technology across all services.
- Connect to transport providers, partners, suppliers, communities, schools.

COMMUNITY ENGAGEMENT

24. Our team has sought to use local business and people from the outset -whether consultancies based in Cardiff or Swansea, local accommodation, ground investigation or surveying teams. It isn't always possible but we will do our very best. We have enjoyed meeting new colleagues and businesses to work with us on the Wildfox journey!
25. We have produced 'Look Ahead' to share what is happening on site.
26. Our [Key Documents page](#) of our web site is continually updated with relevant content and we are working on translating the content into Welsh. Our new brand/ logo has been designed to be bi-lingual and our advisors understand our priority to champion Welsh products in delivery and operation of the resort.
27. Wildfox Resorts can now be followed across [Twitter](#) & [LinkedIn](#) as other means to stay up to date. Residents may have seen physical posters in their community spaces and we plan a series of drop in events in the Autumn to meet face to face.

"I am delighted to be working as part of Wildfox Resorts to create an adventure resort in Afan Valley and deliver a new tourism asset for Wales. We have a fantastic team who are working hard to shape a new destination that is exciting to future customers, inspires a local workforce, celebrates the natural environment and can be delivered, ensuring benefits to communities and businesses.

Following the granting of outline planning permission on 18 January 2022 we have appointed an expert design team to progress the next phase of work. Over the summer, we have been progressing detailed design whilst continuing with environmental enhancements and ground investigations to inform our submissions to the local planning authority.”

Claire Pearce Director of Sustainability and Economic Development

1.0 PURPOSE OF THIS STATEMENT

1.1 Stantec is instructed by Wildfox Resorts Afan Valley (Wildfox Resorts) to submit an application for the approval of Reserved Matters (RMA) and separate discharge of conditions applications, pursuant to outline planning permission ref: P2018/0493, approved on 18th January 2022, relating to the development of an adventure resort at Land At Pen Y Bryn, Croeserw Cymmer, Port Talbot.

1.2 The full description of development for the outline planning application is as follows:

'Outline planning application (including access) for a proposed adventure resort comprising 600 no. lodges / apartments, 100 bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings including X-sports, alpine / ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way'.

1.3 In this Compliance Statement (herein referred to as this Statement), we provide a summary of the key features of the development proposed in relation to each of the outstanding Reserved Matters (including details of the layout, scale and appearance of the buildings(s) and the landscaping of the site).

1.4 This Statement will confirm that the proposals conform with the technical assessment, design principles and parameters established through the outline planning permission (as amended by s96A – see below).

NON-MATERIAL AMENDMENTS TO THE OUTLINE CONSENT - SECTION 96A

1.5 In order to inform the Reserved Matters and conditions discharge applications a series of intrusive ground and site investigations were undertaken in order to ensure that the ground conditions and constraints were in line with the findings of the desk top reviews at outline planning application stage. This was important, not only due to the complex geology, but also historic mine workings.

1.6 A series of trial trenches and pits were employed in various locations across the site where it was considered intrusive investigations were required. These works were overseen by an Ecological Clerk of Works (ECOW), to ensure the protection of the site's ecology.

1.7 The outcome of the intrusive works resulted in the confirmation of many features identified at the outline planning application stage, but also additional constraints which meant that some areas identified at the outline stage could no longer support development as previously proposed to varying degrees.

1.8 The design solution required to address the newly identified constraints resulted in the need for a section 96A (non-material amendment) submission to be made on 4th August. It was validated on 18th August, under reference P2022/0672 following submission of some additional information for clarification purposes.

1.9 Neath Port Talbot County Borough Council (NPT) confirmed the non-material nature of these changes and issued their decision on 6th September 2022. This Statement therefore demonstrates compliance of the Reserved Matters against the outline planning consent as updated on 6th September 2022. It is important to note it is only Condition 5 of the outline planning consent which was amended by the

s96A amending the references to the Parameters Plan, Concept Masterplan and Site Constraints Plan. No other conditions were affected.

- 1.10 Condition 5 of the updated outline consent reads:

Drawing No 17023(05)100 Rev F – Site Location Plan

Drawing No 17023(90) 210 Rev O – Parameters Plan

Drawing No 17023(SK) 01 Rev P – Concept Masterplan

Drawing No 17023(90)200 Rev D – Site Technical Constraints

Drawing No 16179.TOPO.14 – Visibility Splay proposed staff / servicing access

Drawing No 16170 TOPO 10710a – Junction Layout western public access

Afan section through access

Planning Statement – June 2018

Design and Access Statement July 2018 (Rev A)'

[**Note:** The emboldened text is our emphasis showing those drawings updated by the September 2022 s96A]

RESERVED MATTERS APPLICATION DOCUMENTS & DRAWINGS

- 1.11 The RMA is supported by a range of reports and drawings, which reflect the details required by Condition 1 (the Reserved Matters) of the outline planning permission. Condition 1 states:

'Details of the layout, scale and appearance of the buildings(s), and the landscaping of the site (hereinafter called the reserved matters) for each phase (or sub-phase) of development identified in writing by the Local Planning Authority before any development begins on that phase (or sub-phase) of development and the development shall be carried out as approved.'

- 1.12 The documents and drawings which comprise the RMA are set out in the cover letter accompanying the submission.

DISCHARGE OF CONDITIONS APPLICATIONS DOCUMENTS & DRAWINGS

- 1.13 The following conditions need to be discharged prior to the RMA being determined, we have therefore submitted discharge of condition applications to run concurrent with the RMA:

- Condition 7- Phasing plan to be submitted prior to or as part of first RMA.
- Condition 9 – Existing and Proposed Ground Levels to be submitted as part of RMAs for each phase.
- Condition 10- Waste Management Plan to be submitted as part of RMAs for each phase.
- Condition 12- Details of external materials including samples Details of external materials including samples to be submitted as part of RMAs for each phase.

- Condition 17- Energy Assessment to be submitted as part of RMAs for each phase.
- Condition 18- Strategic Construction Environmental Management Plan to be submitted as part of first RMA.
- Condition 21- Strategic Ecological and Landscape Management Plan to be submitted as part of first RMA.
- Condition 24- Ecological Statement submission with each RMA submission.
- Condition 25- Ground Investigation and Hydrological Survey submitted prior to or as part of first RMA.
- Condition 26- Peat impact avoidance, minimisation and management to be submitted as part of RMAs for each phase.
- Condition 27- Site drainage details to be submitted as part of RMAs for each phase.
- Condition 28- Scheme for the provision of artificial nesting sites for birds/bats to be submitted as part of RMAs for each phase.
- Condition 29- Contamination assessment to be submitted as part of RMAs for each phase.
- Condition 34- Phasing approach for car parking requirements to be submitted as part of RMAs for each phase.
- Condition 35- Schedule of works for footway/cycle access for the site to be submitted as part of first RMA.
- Condition 40- Detailed Lighting Scheme to be submitted as part of RMA for each phase.

1.14 The following pre-commencement conditions are also submitted to be discharged as the detail will be required to inform the RMA:

- Condition 11- Prior to the commencement of work on any built development approved for each phase of development as agreed under Condition 7, details of boundary treatments including their siting, design and materials shall be submitted to and approved in writing by the Local Planning Authority.
- Condition 23- Detailed Landscaping Plan for the phase which accords with the strategic landscaping plan to be submitted prior to development commencing on the relevant phase
- Condition 42- Revised road scheme details to be submitted prior to construction of main visitor access
- Condition 57- Details of buffer zones from all watercourses within which development will not take place.

1.15 The documents and drawings submitted with each of the conditions discharge applications are set out in the cover letter accompanying the submission.

STATEMENT OVERVIEW

1.16 This Statement is provided in support of the RMA and discharge of conditions applications and comprises the following structure:

- **Section 2:** The Site and Relevant Background
- **Section 3:** Planning Policy Context

- **Section 4:** Development Proposals
- **Section 5:** Assessment of Compliance
- **Section 6:** Conclusions

2.0 THE SITE & RELEVANT BACKGROUND

BACKGROUND

- 2.1 The site comprises approximately 132.5 hectares of former forestry plantation land to the north of Caerau, Afan, Port Talbot. The site is set at the southern edge of the Afan Forest Park, approximately 15km to the north of Bridgend. It is bound to the north and east by the A4063 and associated settlements of Cymmer and Croeserw. To the south, the Site is undefined. To the west, the Site is defined by boundary between the former forestry plantation (within the Site) and wider setting of pasture land further to the west. This section should be read in conjunction with the Site Location Plan, reference Site Location Plan - 21055 (05) 100_PDA attached as **Appendix A**.
- 2.2 The outline planning application was submitted on 25th July 2018 and originally considered by Members at Committee on 19th March 2019 where it was resolved to approve the outline planning application subject to a series of conditions and signing of a section 106 agreement (s106). It was considered again in September of the same year, due to delays in signing the s106 and concerns regarding the then applicants being able to deliver the scheme.
- 2.3 Following little progress made on the application during COVID and still in the light of concerns regarding delivery, Wildfox Resorts was formed by a new party interested in delivering the scheme and a new business plan was prepared and submitted which overcame previous concerns. As a result the outline planning application was finally considered by Members on 12th October 2021, the outcome of which was a further positive recommendation to approve subject to various conditions and the completion of the s106. Following the signing of the s106, outline planning permission was eventually granted on the 18th January 2022, under reference P2018/0493.
- 2.4 The Committee Report dated 12 October 2021 concluded that the development would create a *'sustainable model of development with a strong focus on environmental and social governance, and the creation of additional pathways and opportunities for work, and to add genuine value to help transform Afan Valley and its communities'*.
- 2.5 The agreed S106 obligation requires the provision of:
- An Advanced Landscaping Scheme to be submitted to and approved by the LPA prior to the commencement of development;
 - Details of the Habitat Management Plan (HMP1 & HMP2) for the LPA's consideration and approval prior to the commencement of development.
- 2.6 The S106 obligation also requires financial contributions towards the following:
- Active Travel (£180,000.00);
 - HMP Sum 1 (£273,289.00);
 - HMP Sum 2 / Ecological Compensation Contribution (£1.25m) in the event the developer is not able to identify or deliver an appropriate area of land to be used as ecological compensation.
- 2.7 In preparing the applications for Reserved Matters consideration has been given to all planning obligations and the requirement to comply with the outline planning consent in full.

ENABLING WORKS

- 2.8 Condition 8 of the outline consent allows for a number of pre-commencement works to take place in advance of the approval of Reserved Matters in order that mobilisation and delivery can take place quickly once Reserved Matters have been approved. Condition 8 states in full:

‘Prior to commencement of such works on site (or in each phase of development as agreed under Condition 7) the developer will notify the LPA of details of the nature and timing of temporary works (which shall include site investigations, ecological and habitat management, and associated temporary access, car parking, signage and welfare facilities or any other temporary works that may have been agreed in writing by the LPA in advance of such works commencing), which shall be accompanied by associated details of surface water impacts / mitigation and a report from an Ecological Clerk of Works identifying any ecological impacts arising from such temporary works (and how such impacts will be mitigated). The development shall be carried out in accordance with these details.’

- 2.9 Over the last few months, various submissions have been made pursuant to Condition 8 to notify NPTCC of works associated with ecological translocation and habitat management, including the creation of hibernacula on the Solar Farm site in order to enable early trial ecological translocation and a series of ground and site investigations to help inform the design process as described elsewhere in this Statement. This has required the establishment of on-site facilities including site compound, staff welfare and security facilities. Both the ecological translocation and ground and site investigation works have been supervised by an Ecological Clerk of Works (ECOW) and that role will be ongoing to different degrees, as and when required, throughout the construction process.

3.0 PLANNING POLICY CONTEXT

STATUS AND COMPLIANCE

- 3.1 It is important to note that the outline planning application considered by Members in October 2021, was accompanied by additional and updated information from that originally submitted in July 2018. This additional information comprised:
- Updated Business Plan demonstrating how Wildfox Afan Valley would finance and deliver the scheme
 - Revised indicative programme
 - Ecological validation note
 - Minor changes to the Concept Masterplan and Parameters Plan
 - Comprehensive Planning Policy update which was repeated in full in the Committee Report.
- 3.2 There have been no further changes or updates to Planning Policy since October 2021. To that end no further Planning Policy information is provided or assessed in this Statement. It is clear that in considering the outline planning application in October 2021 against the up to date planning assessment Members considered the proposals were policy compliant. On the basis this Statement clearly demonstrates the RMA proposals are compliant with the outline in technical, design and parameter terms, there is no requirement to further assess the RMA against policy. An extract from the October 2021 Committee in respect of Planning Policy is, however, provided at **Appendix B** for ease of reference and the avoidance of doubt.

4.0 DEVELOPMENT PROPOSALS

- 4.1 The full details of the main development areas are shown on the Development Schedule attached as **Appendix C** to this Statement. This includes details of floorspace for each use and the dimensions of each building.
- 4.2 The RMA, however, also includes landscape and public realm proposals and details regarding some of the operational aspects of the scheme. These are all detailed in the RMA submission and supplemented by information provided to discharge the relevant conditions. Key elements of the proposals are summarised below for ease of reference.

MAIN DEVELOPMENT AREAS

Guest Lodges

- Guest accommodation comprising 570 units of varying sizes (both terraced and detached); all with outdoor decks and en-suite facilities
- 170 x 2-bed (4 person)
- 278 x 3-bed (6 person)
- 120 x 4-bed (8 person)
- 1 x 5-bed premium (10 person)
- 1 x 10-bed premium (10 person)
- These are all served by 57 communal refuse points.

Wildfox Hotel – First phase

- 50-bedroom hotel, including back-of-house offices and stores, fitness centre, business centre, conference suite, large food & beverage (F&B) offering, commercial kitchen, retail, staff welfare facilities & plant
- additional guest accommodation in the form of 15 no. apart-hotel rooms in separate structure, including a bike hire facility on the ground floor.

Guest Parking

- Multi-storey parking structure below Wildfox Hotel containing 650 guest/visitor spaces; including 34 disabled spaces and 130 EV charging spaces

Rock & Wild

- Indoor water park and canyon, changing facilities, back-of-house offices and stores, F&B offer, prep. Kitchen, retail, E-sports lounge, medical centre, staff welfare facilities and changing, plant

Wildfox Mountain

- Indoor climbing hall, bouldering hall, and family adventure hub, changing facilities, back-of-house offices and stores, F&B offer, prep. Kitchens, retail, VR area, medical centre, staff welfare facilities and changing, outdoor terraces and arrival/departure points for downhill activities

Wildfox Spa

- Spa & wellness suite for 75 to 100 guests per day including private treatment rooms, cloakroom, retail, F&B offer, changing facilities, outdoor pool, back-of-house offices and stores, staff welfare facilities and changing, plant

Summit Hub

- F&B offer, storeroom, welfare facilities, viewing area and plant.
- External viewing area and external areas for downhill luges and trikes and external receiving area for vehicle uplift system

Forest Hub

- Welfare and complimentary drink facilities
- External spray down facility for bikes and external staging area for vehicle uplift system

Staff Compound

- 250 space surface car park for staff, service yard for deliveries, large site-wide stores, commercial kitchen, staff canteen, staff welfare and changing facilities

Arrivals building

- Drive-through resort check-in desks with welfare facilities for staff

LANDSCAPE & PUBLIC REALM

- 4.3 Working within the landscape parameters set by the outline planning consent the landscape proposals for the new resort have been developed to maximise the potential offered by the site's dramatic landscape context, its topography and existing vegetation structure whilst also enhancing its biodiversity potential. The new landscape structure will provide a world class setting for this unique visitor experience anchored in the unique characteristics of a Welsh upland landscape.
- 4.4 This new landscape will house a series of trails routes and outdoor places which tie together the new buildings proposed on the site to form a cohesive and legible proposition for guests of the resort. The Central Plaza will form the heart of the new resort providing a new outdoor space capable of hosting events for up to three thousand guests as well as markets, demonstrations and performances throughout the year.
- 4.5 These proposals have been developed in conjunction with a wide team of specialists but with a particular focus on ecology and hydrology. The landscape of the resort will maximise the biodiversity within the resort while making a positive visual and ecological feature of the need to attenuate water through the creation of a series of new water bodies and swales. Detailed survey and analysis has been undertaken of both the existing vegetation and soil to ensure that the proposed planting will thrive.
- 4.6 Materials within the landscape design have been selected to reflect the rugged character of the site. Stone, where possible won from the site, untreated timber and weathered steel form the basis of the materials palette set within paths and open areas surfaced in a range of gravels and bound surfaces.

- 4.7 Further details of materials in respect of both the buildings and public realm are provided in the Materials Statement which accompanies the application to discharge Condition 12 and enclosed with the RMA for completeness.

SITE OPERATIONAL VEHICLES

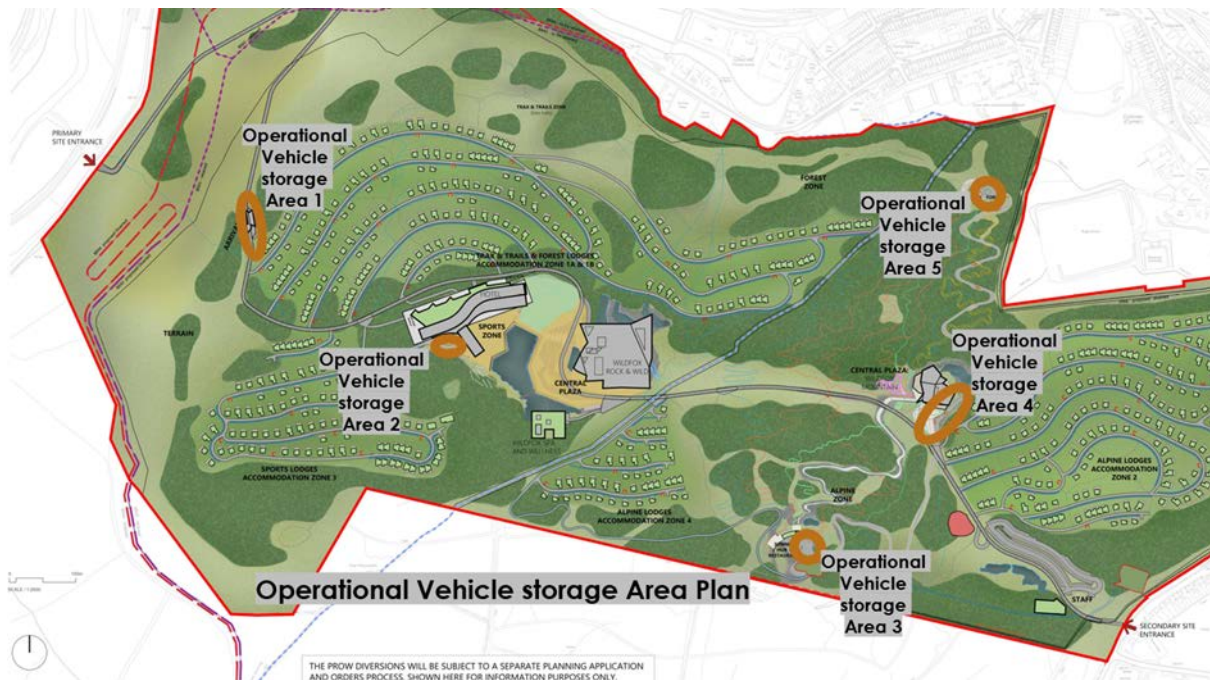
- 4.8 In addition to the main areas of development and landscape and public realm, set out above, the masterplan has had to have regard to the operation of the site, including movement and storage for operational vehicles which will be based on the site for the following purposes:

- Internal Visitor shuttle bus – to transfer between key hubs and lodge drop off points. These would be electric, accessible midi-bus type vehicles (c. 5 vehs)
- Mountain Bike trail uplift service – to return mountain bikes and riders to the top of the trail hubs (Wildfox Mountain and Summit Hub). These would be a larger passenger/bike truck (c. 4 vehs)
- Lodge Catering/Delivery services – to deliver from the main site restaurants to lodges (c. 4 vehs). These would be small catering trucks.
- Local refuse collection to transfer lodge waste to main refuse hub (c. 6 vehs). These would be small cage refuse trucks as described in further detail in the Waste Management Plan submitted with the application to discharge Condition 10.

- 4.9 When these are not in use, the site operational vehicles will be stored within the site boundary in secure locations away from the main lodge access and spine roads. Electric charging facilities will be provided at these locations.

- 4.10 The locations for vehicle storage are circled on the below figure for reference purposes. It is likely that they will be used for the following purposes:

Area 1 – Internal Visitor Shuttle Buses
Area 2 - Internal Visitor Shuttle Buses
Area 3 – Lodge Catering/Delivery trucks
Area 4 – Refuse Collection Trucks
Area 5 – Bike Uplift Trucks



- 4.11 In addition, a number of e-scooters and e-bikes will be used for lodge delivery services. These will be stored and charged in the relevant restaurant hub location.

5.0 ASSESSMENT OF COMPLIANCE

INTRODUCTION

- 5.1 In order to demonstrate the RMA submission is compliant with the outline planning consent we have looked at 3 key areas of compliance as follows:
1. **Technical** – how the technical assessments carried out at the outline stage have been taken into account in the preparation of the RMA submission and how it further complies with the assessment of environmental effects identified by the Environmental Impact Assessment undertaken at the outline application stage
 2. **Design** – how the design principles adopted at the outline planning application stage have been used to directly inform the detailed design which has been developed for the RMA submission
 3. **Parameters** – how the parameters approved under the terms of the outline consent have been adhered to in the preparation of the RMA application.
- 5.2 These are interrelated and so in some circumstances our assessments overlap.
- 5.3 It should be noted that for the purpose of the Compliance Assessment, the outline planning consent as updated by the s96A has been used as the baseline. That is now the approved outline planning consent.

TECHNICAL COMPLIANCE

- 5.4 Table 5.1 at **Appendix D** to this Statement provides a detailed assessment of the technical submissions made both as part of the EIA and stand alone documents to the outline planning application and how they comply with the RMA proposals as submitted.
- 5.5 A detailed LVIA Technical Compliance Note at **Appendix E** supplements the information contained within **Appendix D** in respect of LVIA. It was prepared for the 96A submission and is helpful to the reader understanding the approach taken to assessing building (most notably height) parameters, for the purpose of the outline LVIA assessment.
- 5.6 The technical assessment at **Appendix D** concludes that the RMA submission fully complies with the assessment undertaken at the outline planning application stage and that no additional environmental effects would arise from the implementation of the RMA scheme.

DESIGN COMPLIANCE

- 5.7 Powell Dobson Architects (PDA) were the master planner / architect on the outline scheme and appointed by Wildfox Resorts Afan Valley to develop the detailed design of the RMA scheme. They have been an essential element of the team in ensuring compliance between the outline and RMA schemes, especially from a design and parameters perspective helping the technical team to understand the complexities of this challenging site.
- 5.8 In developing the design, PDA has worked closely with all members of the Design Team, but most notably with Stantec's Buildings and Geotechnical teams to understand the impact the ground conditions and technical constraints have on the design outcomes.

- 5.9 Even with these challenges the Design Team has worked together to produce a design which not only translates the client's vision and objectives into a deliverable scheme, but also complies with the design principles and parameters (including buildings and public realm).
- 1.1 **Appendix F** to this Statement, Design Compliance confirms that the proposed scheme is design compliant when compared against the principles established in the outline, particularly referencing compliance with key elements of the Design and Access Statement and the approved Parameters Plan associated with the Outline Approval.

PARAMETER COMPLIANCE

- 5.10 Throughout the design development of the RMA constant reference was made back to the parameters defined on the approved Parameters Plan of the outline consent. It was this constant checking process which, in discussion with officers at NPTCC, led to the 96A submission. The Parameters against which the compliance assessment has been undertaken are therefore those established by the 96A approval and shown on Drawing No 17023(90) 210 Rev O – Parameters Plan.
- 5.11 Table 5.2: Building Parameters Compliance Assessment and Table 5.3: Lodge Parameters Compliance Assessment [**Appendix G**] show how the RMA scheme fully complies from a parameter perspective.

OVERALL COMPLIANCE

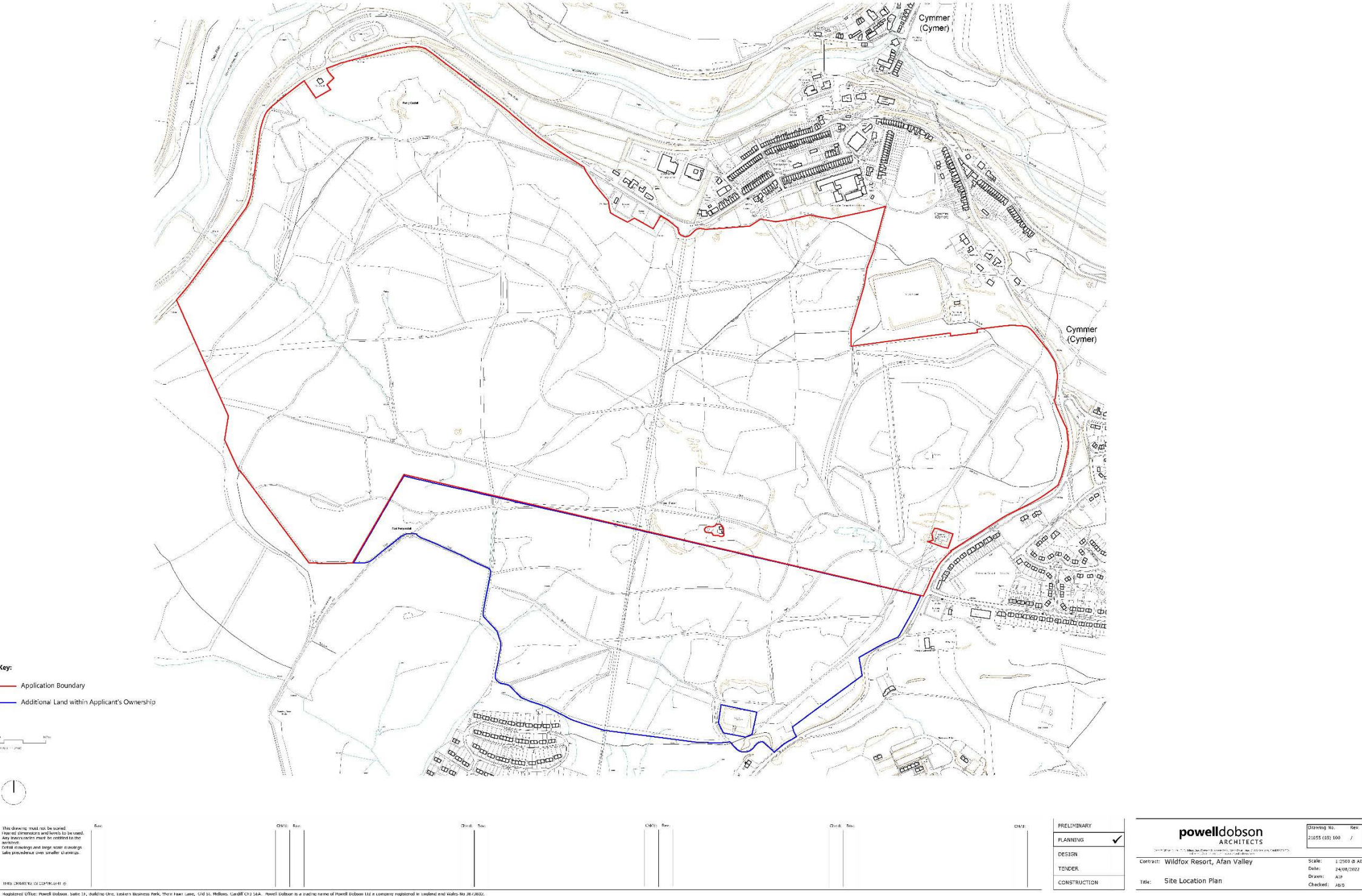
- 5.12 It is clear from the above assessment that the RMA submission is fully compliant with the outline planning consent.

6.0 CONCLUSION

- 6.1 It is clear from the information and assessments provided in this Statement that the RMA and discharge of conditions applications are fully compliant with the outline planning consent (as updated by the 96A) in terms of:
- Technical compliance
 - Design compliance
 - Parameter compliance
- 6.2 There is therefore no reason why the applications for RMA and accompanying applications to discharge various relevant planning conditions as detailed in this Statement cannot be approved.

APPENDIX A – SITE LOCATION PLAN DRAWING REFERENCE 21-55(05) 100

Wildfox Resorts, Afan Valley
Site Location Plan



APPENDIX B – PLANNING POLICY CONTEXT: EXTRACT FROM PLANNING COMMITTEE REPORT, DATED 12TH OCTOBER 2021

Changes in Site or Policy Circumstances since the matter was last reported (September 2019)

Since the application was originally presented to Members in March 2019 and September 2019, there have been a number of updates to National policy which require clarification and assessment to determine whether they have any material impact on the conclusions previously reached on this development.

Notably, [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the Development Plan for all parts of Wales, comprising 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. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

The following guidance is of particular relevance in the assessment of this planning application (with related or relevant comments below):

- Paragraph 2.27 advises that planning authorities should ensure that social economic, environmental and cultural benefits are considered as part of the decision making process.

The benefits of each of these have been previously considered within the information which was originally submitted in support of the planning application, in particular the Environmental Statement, where the overall conclusions are set out in chapter 18. These have been assessed within the original report to Members the overall conclusions being that the benefits are substantial and outweigh any harm identified.

- Paragraph 3.60 of PPW states that development within the countryside should be located within and adjacent to those settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscape conservation.
- Chapter 5 'Productive and Enterprising Places' covers the economic components of placemaking and states that *"a more Equal Wales can be achieved through promoting sufficient employment and enterprise opportunities for people to realise their potential and by recognising and building on the existing economic strengths of places to assist in delivering prosperity for all."*
- Section 5 of PPW Productive and Enterprising Places includes the development of land necessary for economic activity, including tourist related proposals.
- Paragraph 5.4.2 states that the Welsh Government seeks to maximise opportunities to strengthen the foundational economy, particularly the food, retail, tourism and care sectors which play such a prominent role throughout Wales; the planning system should be supportive of this aim. This is further supported at paragraph 5.4.4 which states that wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.
- Paragraph 5.5 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. In addition to supporting existing tourist areas, appropriate tourism-related development in new destinations is encouraged. 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.

As previously concluded the proposals will deliver significant economic benefits to the area, with the location of the Site being selected not only due to its physical attributes which will support the proposed activities, but also due to its close proximity to a number of communities including Cymmer, Croewerw, Caerau and Maesteg.

- PPW Chapter 6 (Distinctive and Natural Places) covers the environmental and cultural components of placemaking, which are complementary to those of the Active and Social (Chapter 4) and Productive and Enterprising (Chapter 5) themes and collectively contribute towards the national sustainable placemaking outcomes.
- This includes (at 6.2.5) the need to enhance the quality of the built environment by integrating green infrastructure into development through appropriate site selection and use of creative design, to embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting Distinctive & Natural Places and contributing towards health and well-being outcomes.
- Paragraph 6.3.3 references landscape considerations and states that all the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating

valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term.

These proposals will secure and deliver reforestation of large parts of the Site, with this being an integral part of the landscape strategy which accompanies the outline application submission. The landscaping scheme will be developed in tandem with the detailed design and as well as delivering benefits to the biodiversity across the Site, will also assist in softening the impact of the proposals upon the surrounding area. Whilst it is acknowledged that the benefits of this will not be seen overnight and in recognition of this and as outlined within the s106 Agreement, a programme of advanced landscape planting around the Site's perimeter will be implemented at an early stage.

- In terms of biodiversity, Paragraph 6.4.4 states that it is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. Since these considerations are not confined by administrative boundaries they must be addressed strategically through consultation and collaboration with adjoining planning authorities and other bodies such as NRW and the third sector. All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities

Future Wales - the National Plan 2040

As noted earlier, [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising 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. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

As set out in Chapter 3, Future Wales is outcome-led and aims to develop a Wales where people live ...

1. ... and work in connected, inclusive and healthy places
2. ... in vibrant rural places with access to homes, jobs and services
3. ... in distinctive regions that tackle health and socio-economic inequality through sustainable growth
4. ... in places with a thriving Welsh Language
5. ...and work in towns and cities which are a focus and springboard for sustainable growth
6. ... in places where prosperity, innovation and culture are promoted
7. ... in places where travel is sustainable
8. ... in places with world-class digital infrastructure
9. ... in places that sustainably manage their natural resources and reduce pollution
10. ... in places with biodiverse, resilient and connected ecosystems
11. ... in places which are decarbonised and climate-resilient.

The following Strategic and Spatial Choices policies within Future Wales are considered to be of particular relevance in the assessment of this additional information: -

- Policy 4 – Supporting Rural Communities

Confirms the Welsh Government's support towards sustainable and vibrant communities and advocates that development plan policies must consider how age balanced communities can be achieved and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.

- Policy 5 – Supporting the rural economy

Demonstrates WG support for sustainable, appropriate and proportionate economic growth in rural areas.

The supporting text associated with Policy 5 identifies the importance of rural communities developing strong economies and supporting local enterprise. Rural businesses and employment opportunities can reduce the need for workers to travel long distances and reduce reliance upon larger economic centres. It is recognised that the lack of employment opportunities is a key reason behind rural depopulation and this can contribute to deprivation and inequality. Developing local opportunities is important to retain workers, broaden skills and sustain communities. Foundational economic activities are recognised as being the backbone of the rural economy. In particular, tourism and leisure is recognised as a major and growing employer and contributor to the Welsh rural economy. Sustainable forms of tourism, including opportunities for active, green and cultural tourism, should be explored.

- Policy 9 – Resilient Ecological Networks and Green Infrastructure

'To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

. ... In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit) the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.'

- Policy 11 – National Connectivity and Policy 12 – Regional Connectivity

Policies 11 and 12 relate to National and Regional Connectivity respectively and outline the Welsh Government's commitment to supporting investment to improve these. On a national level, this includes encouraging longer trips to be made by public transport and improving the rail, bus, road and cycle networks. Regionally, Active Travel through prioritisation towards

walking and cycle is supported as well as the delivery of bus services, metros and ultra-low emission vehicle infrastructure.

Planning authorities should support developments associated with improvements to national connectivity and, where appropriate, maximise the opportunities that arise from them. Planning authorities must ensure that, where appropriate, new development contributes towards the improvement and development of the National Cycle Network and key links to and from it’.

Within the above context, the Development Plan for the area comprises [Future Wales - the National Plan 2040](#) and the Neath Port Talbot Local Development Plan, with section 38(6) requiring decisions to be in accordance with the Plan unless material considerations indicate otherwise.

Future Wales - the National Plan 2040

Future Wales was only recently adopted in February 2021, after which date all Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

As a set of key strategic policies seeking to address key national priorities, 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, significant weight should be afforded to Future Wales to reflect its Development Plan status.

Although introduced following previous resolutions, at such a new strategic level it is clear that the proposed Adventure Resort would accord with both the objectives underpinning, and the policies within, Future Wales, as follows: -

- The scheme would introduce sustainable, appropriate and proportionate economic growth in this rural area, which would support the rural communities (Policy 4) and the Rural Economy (Policy 5). Notably, the new submissions go further in emphasising their commitment to *facilitate engagement and support through their partner Bounce Forward to work with schools, teachers and young people to build up resilience and life skills, create pathways to training and employment opportunities for local people to enable them to have clear routes to new jobs. Furthermore, it is intended to forge relationships with local education establishments from primary schools to colleges and universities, to support skills training, apprenticeships and create future employment opportunities for students as part of a pipeline of local talent to ensure the resort can thrive and succeed and the community can enjoy and participate in this success.*
- The development would create resilient ecological networks and green infrastructure (Policy 9 refers) as part of placemaking, using nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.
- The scheme would *deliver localised highway improvements within the vicinity of the accesses as well as a clear signage strategy*, and through the section 106 agreement (see below) contribute towards the improvement and development of the National Cycle Network and key links to and from it (Policy 11 refers)

The recent publication of PPW11 and Future Wales, therefore, are considered only to broaden the level of National support for a development of this scale and magnitude, with its multi-faceted benefit to the local economy and beyond, such that they do not materially impact on (other than to provide additional support to) the previous positive resolutions at Committee.

Planning Compliance Statement August 2022

[illegible]

APPENDIX D - TECHNICAL COMPLIANCE ASSESSMENT

Table 5.1: Technical Compliance Assessment

Area of assessment	Outline parameters / EIA assumptions	RMA parameters / assumptions	Compliance status
Biodiversity / Ecology	Ecological baseline identified through detailed and extensive survey work Management (for biodiversity) of areas of habitat on-site including the northern boundary habitats (including the PAWS) and Pen-Y-Castell and restoration/management of the Solar Farm site located immediately adjacent to the southern site boundary. These mitigation measures coupled with the other measures proposed including - the provision of native species soft landscape planting, nest boxes, the appropriate timing of works, adoption of reasonable avoidance measures during site clearance etc. were considered in part to mitigate for the short and long-term impacts of the scheme. However, given the nature and scale of the scheme; scope of mitigation/compensation proposed, and unsecured suitable off-site compensation; residual significant adverse impacts on some ecological features of interest present on-site (such as Nightjar & Reptiles) were considered certain to occur as a result of Proposed Development. Following mitigation, impacts on ground nesting bird (including Nightjar) and invertebrate species during the construction and operational stages of the Proposed Development were considered certain to result in a major negative impact; with the reptile population impacted to a moderate level A combination of habitat retention and mitigation within the Application Site and off-site compensation areas, the Solar Farm Site was proposed to mitigate/compensate	Ecological baseline recorded during survey work undertaken to inform the ES remains unchanged On site habitat measures remain broadly the same with only slight changes in the details of how mitigation is to be implemented i.e revised phasing plan Corrwg bank now no longer being considered as the offsite mitigation area with Dyffryn tips now being put forward Greater landscape provision/ reduced building footprint now proposed so a greater scope for onsite mitigation/ compensation	RMA submission for ecology matters is compliant with the outline parameters/ EIA assumptions

Area of assessment	Outline parameters / EIA assumptions	RMA parameters / assumptions	Compliance status
	for the scale of habitat loss associated with the Proposed Development. However, an additional offsite compensation area is required in order to mitigate the impacts of the scheme, which at the time of writing the EIA Corrwg Bank was being discussed.		
Ground Conditions and Contamination	Desk based assessments	Ground condition parameters/assumptions are not significantly different to those anticipated in the EIA to the extent that additional environmental assessment is not required but important for the design development of the RMA. The existing data was reviewed, and a new geomorphological survey undertaken to inform a targeted ground investigation. The targeted intrusive ground investigation was carried out and included: borehole, slip trenches, window samples, trial pits, peat probing, ground water monitoring, soakage testing, sampling and laboratory testing. The data from the investigation and geomorphological survey was used to: • Produce a revised coal mining risk assessment to refine the onsite mining	Compliant. All the additional investigations have built on the desk-based assessment and provided additional refined information considered in the outline application

Area of assessment	Outline parameters / EIA assumptions	RMA parameters / assumptions	Compliance status
		related and geological risks. • Produce a geo-environmental assessment to assess potential geo-environmental hazards which could impact on the proposed development. • Produce a detailed peat assessment. • Understand the site permeability to inform the drainage strategy.	
Landscape & Visual Impact Assessment – To include reference to lighting and ecology	- See stand alone LVIA Compliance Statement, included as Appendix G to this Statement	See stand alone LVIA Compliance Statement, included as Appendix G to this Statement	Compliant
Socio-economic impact	Employment nos. – 1,000 Expenditure assumptions Key assumptions from socio-economic chapter of ES	Employment nos. – 1,000 Expenditure assumptions Key assumptions from socio-economic chapter of ES retained.	Compliant
Energy	Energy Assessment required in accordance with planning policy No quantitative targets with respect to consumption or emissions Use of Enplaner assessment tool and benchmark data for outline application. Upper end of ranges used for floor area Various development elements excluded due to lack of details Follow energy hierarchy Demand reduction measures provide 13.75 % energy saving	Energy Assessment required in accordance with planning Condition 17 No quantitative targets with respect to consumption or emissions Use of Part L 2021 calculation methodology for major buildings on site as benchmark more appropriate than outdated methodology applied in the outline planning application.	Compliant Energy Assessment prepared No quantitative targets (Change to heat strategy in line with decarbonisation of grid electricity and future legislative change to building fabric energy

Area of assessment	Outline parameters / EIA assumptions	RMA parameters / assumptions	Compliance status
	Heat network with gas CHP (65 %) and gas boilers (35 %) serving proposed central plaza Air source heat pumps serving other buildings Consideration to be given to Caerau Heat Scheme connection. Feasibility of biomass secondary heating (e.g. wood stoves within lodges) and solar energy technologies to be evaluated.	Area schedule has been used only where necessary, i.e. pro-rating consumption/ emissions for buildings not modelled. (i.e. multipliers on individually modelled lodge types) Follows the recognised energy hierarchy of Lean, Clean, Green Demand reduction measures provide of not less than 13.75 % energy saving at attained in the outline planning assessment with significant carbon reduction improvement on overall performance of the development. Future proofed for zero carbon operation with decarbonisation of grid electricity. 5G heat network using air source heat pumps serving proposed Central Plaza comprising Hotel, Rock and Wild and Spa facilities. Air source heat pumps serving other buildings Caerau Heat Scheme connection under investigation (pending). Biomass secondary heating not considered appropriate. Localised use of PV solar energy technologies applied to buildings.	performance uplift) Positive outcome of initial consultation with NPTCC Energy Officer and design approach & Energy Strategy recognises the requirement to future proof development for low carbon operation and also to broaden energy strategy holistically with local electric grid generators regarding smart grid and low carbon connection – this is ongoing.

Area of assessment	Outline parameters / EIA assumptions	RMA parameters / assumptions	Compliance status
Transport & Movement	- Main access from the west – 650 spaces for visitors accessed from there - Secondary access from the east – 250 spaces for staff and servicing entrance from there	- Main access from the west – 650 spaces for visitors accessed from there - Secondary access from the east – 250 spaces for staff and servicing entrance from there	Compliant.
Highway Design	Route of road from western access to development area is shown on the parameters plan	Alignment amended as part of 96A submission to ensure compliance with RMA design as developing at that stage.	Compliant as Proposed Masterplan, including road alignment fully concurs with the 96A approval and therefore the outline consent.
Water Environment	Retention of all existing streams and flowpaths across the site and retention of the existing waterbody in the south-east part of the site. SW Discharge to watercourses and streams across the site, at controlled rate (Qbar) for storms up to and including the 100yr + 40% climate change event, with attenuation provided in detention basins. Eastern part of the site assumed discharge to ground using infiltration and soakaways. Hydraulic modelling assessment of the existing sewer network was advised before Welsh Water could recommend a point of connection for foul discharge into the existing combined sewer.	Retention of all existing streams and flowpaths across the site and retention of the existing waterbody in the south-east part of the site. Noting there are fewer streams and flow routes physically present on-site than previously assumed based on topography. SW Discharge primarily to ground using infiltration and soakaways and permeable pavements, throughout the lodge areas. Only the central plaza, hotel, Rock and Wild, and Spa Buildings to discharge to the central watercourse discharging on the northern boundary next to the bowls club, Discharge to be at controlled rate (Qbar) for storms up to and including the 100yr + 30% climate change event, attenuation provided in this central area by three linked detention basins.	Compliant

Area of assessment	Outline parameters / EIA assumptions	RMA parameters / assumptions	Compliance status
		Foul drainage assumed to discharge to the existing combined sewer to the west of the site via the access road. Two on-site pumping stations required to move water across the site.	
Waste	N/A	Construction Waste • SWMP targeting 90% diversion from landfill Operational Waste • 570 Lodges – Consolidated bin store for every 10 lodges (max 10m drag to RCV) • Each lodge to have 3 stream segregation available • Daily collection from consolidated stores • Zero operational waste to landfill across the development • 50 bed hotel with separate waste servicing area • On site electric vehicle to manage clearance of litter and waste in 'public' areas.	Waste Management Plan prepared in accordance with the details provided in the previous column and submission to formerly discharge Condition 10.
Construction / phasing	From the ES - 5.20 The Proposed Development will comprise 2no. construction phases. Phase 1 will comprise the entire development other than for the development of 200no. lodges, which will be constructed at a later date. The construction of Phase 1 of the Development is expected to take approximately 2 years. The Application is accompanied by a Construction Environmental Management Plan.	Likely to be delivered in one overall phase, but no specific assumptions affecting any significant environmental effects or their level of significance are changed as a result of this. Detailed submission made in respect of phasing pursuant to Condition 7: Phasing & Floorspace made which supports these conclusions.	Compliant

APPENDIX E – LVIA COMPLIANCE TECHNICAL NOTE

1. Introduction

- 1.1. A Reserved Matters Application (RMA) in relation to the Wildfox Adventure Resort outline planning consent (LPA ref. P2018/0493) as now amended by the 96A, has been prepared for consideration by Neath Port Talbot Council (NPT). This Landscape and Visual Impact Assessment (LVIA) Compliance Statement has been prepared to identify whether the Proposed Development, as set out within the RMA, are likely to result in new or different likely significant landscape and visual effects compared to the parameters based (worst-case) assessment provided in the 2017 ES and 2019 ES Addendum of the consented scheme.
- 1.2. The RMA scheme has been designed in keeping within the limits of the consented scheme as amended by the 96A parameters, and taking account of preliminary Site studies and investigations of ground conditions. The RMA proposals are shown on Wildfox - Afan Valley - Condition 1 - Proposed Masterplan - 21055 (05) 104_PDA and the suite of RMA plans. In summary, the RMA includes the following:
 - Proposed internal distributor road alignment, which reflects the existing road alignment.
 - Proposed land uses and built form within development zones, these maintaining the consented building sizes and building height parameters for each of the zones in accordance with the S96.
 - Built form: Arrivals Building, Wildfox Hotel with Car Park beneath it, Spa, Rock and Wild, Wildfox Mountain, Summit Hub, Back of House, and Forest Hub. Building dimension parameters in the Wildfox Hotel zone (formerly known as the X-Sports Village zone) are within the S96 width parameter of 47 m and the length parameter of 188 m length, which includes the length of the proposed hotel and the proposed relocated car park underneath it.
 - Proposed landscape planting.
- 1.3. Chapter 11: Landscape and Visual Impact in the 2017 ES (the 2017 LVIA) and Chapter 11: Landscape and Visual Impact Addendum in the 2019 ES Addendum (2019 LVIA Addendum) for the Afan Valley Adventure Resort set out the assessment of likely significant landscape and visual effects of the outline Planning Permission P2018/0493 dated 18 January 2022 for the Afan Valley Adventure Resort (hereby referred to as the 2022 Permission).
- 1.4. This LVIA Compliance Statement has been prepared by a Chartered Member of the Landscape Institute (CMLI), who has reviewed the original 2017 LVIA, the 2019 LVIA Addendum and supporting plans, photographs and DTM Views, and parameter plans that were submitted in relation to the 2022 Permission.

2. Findings of the 2017 LVIA & 2019 LVIA Addendum

2017 LVIA Summary of Findings

- 2.1. The 2017 LVIA included a Zone of Theoretical Visibility plan (ZTV) which illustrated the theoretical extent of visibility of the Parameters Plan that was in Appendix 5.1 of the 2017 ES Volume 2. The 2017 LVIA noted that development parameters had been separated into built-form, access, and landscape parameters; these being represented by Figures 11.31 and 11.32 of the 2017 LVIA (as referenced in paragraph 11.141 of the 2017 LVIA). The LVIA was supported by several Digital Terrain Model (DTM) Views which demonstrated the development zones draped over the DTM landform and extruded to the parameter heights, to illustrate the visibility of the Proposed Development in key views of the Site and surrounding landscape (see Figures 11.35 to 11.43 of the LVIA).
- 2.2. The 2017 LVIA summary and conclusions were:
- Temporary, adverse effects arising from construction work across the site, ground preparation works, removal / thinning of existing trees, and the ongoing transformation of former forestry land into the proposed leisure development. The use of tall machinery such as tower cranes and pilling rigs was noted as being temporary and subject to control through a construction management plan.
 - Permanent, direct and significant adverse effects upon the site and its local landscape setting at completion of the scheme.
 - Short-term operational effects that would be permanent and direct, significant adverse effects to the character of the site (LCA 14 – Foel Fawr), and to the parts of high sensitivity landscape that share an open relationship with the site, these being LCA 11 = Cwm Afan and Cwn Pelenna and LCA 13 – Foel Trawsnant.
 - Long-term operational landscape effects that would be permanent, direct, and adverse significant effects to the character of the site (LCA 14 Foel Fawr).
 - Short-term operational visual effects that are permanent and direct, adverse significant effects to the visual resource of the immediate valley setting which provides an open appreciation of the site as a major landform component; also, to wider views from more elevated landform which provides an open appreciation of the entire landform of the site; and views from high sensitivity landscapes would experience moderate changes to the visual resource.
 - Long-term operational visual effects that would be permanent, direct, and adverse significant effects to the most immediate resource within the valley setting that affords an open appreciation of the site, and wider locations that would afford an elevated and open appreciation of the development extending across the site.

2019 LVIA Addendum Summary of Findings

- 2.3. The 2019 LVIA Addendum confirmed amendments to the previously assessed scheme and provided additional and updated information. This document included updates to Figure 11.31 Development Parameters Access & Built Form, Figure 11.32 – Development Parameters Landscape, Figures 11.33 and 11.34 Landscape Sections, and Figure 11.39 – DTM View 19. The changes to the previously assessed scheme were:

- X-Sport lodges pulled back from the southern ridge line, and as a result additional structure landscaping as mixed deciduous and woodland cover;
 - Red lodges removed and replaced with a more recessive natural colour more suitable to their location; and
 - Adjustment of the proposed realignment of the existing Public Rights of Way (PROW).
- 2.4. The 2019 LVIA addendum provided additional assessment information about the likely effect on Special Landscape Areas (SLAs) and further discussion on cumulative effects, which had been requested by White Consultants (WC) on behalf of Neath Port Talbot County Borough Council (NPTCBC). Additional information regarding measurements of existing plantation, and retention / removal, as well as a plant species schedule, was included.
- 2.5. The updated assessment of landscape and visual effects included:
- Confirmation that the proposed changes to the development parameters were unlikely to alter the previously assessed landscape effects.
 - Comment that the Proposed Development would become less prominent in views from Foel Trawsnant, this being a visual setting matter.
 - Confirmation of a reduction in developable area and approximately 1.3 hectares of additional structural planting.
 - Identification of short-term, permanent, and indirect adverse landscape effects on Foel Trawsnant SLA and the Foel y Dyffryn SLA, which would be major-moderate significance but would reduce in the long term to a moderate significance of effect. It was noted that there would be parts of the SLAs that are unlikely to have intervisibility with the Proposed Development and therefore would be unlikely to receive significant effects.
 - Identification of short-term, permanent, and indirect adverse landscape effects on Mynydd y Gelli SLA that would be of moderate significance.
 - Identification that the Northern Uplands SLA and the Vale of Neath SLA were unlikely to receive significant adverse landscape effects.
 - Identification of a reduction in visual effects on views from the public rights of way and access land associated with Foel Trawsnant and Foel y Dyffryn represented by View 19 in the 2017 LVIA, to a short-term visual effect of moderate significance which would further reduce in the long-term due to maturing structural planting, to a visual adverse effect of minor significance.
 - Confirmation that the 2017 LVIA had assumed that recessive colours would be utilised for the lodges, therefore the change from red lodges to lodges with recessive colours resulted in no change to the assessment in the 2019 LVIA Addendum.
 - Reduction of overall cumulative effects because of the omission of the Caeru solar farm from baseline, as that would not be implemented.
 - Comment about likely cumulative effects of the Proposed Development with existing windfarm

developments within the surrounding valley setting, in that the different types of development would be experienced in different ways and variable effects to character and appearance of the surrounding valley setting. It was noted that their combined effects would be notable and likely to be of significance to the planning decision making process.

3. Baseline Conditions

- 3.1. The landscape and visual baseline conditions of the site and the area surrounding the site have not materially changed from those reported in the 2017 LVIA and 2019 LVIA Addendum.

4. Appraisal of LVIA Compliance

LVIA Approach

- 4.1. The 2017 LVIA and 2019 LVIA Addendum were informed by a Digital Terrain Model (DTM). The DTM draped mapped development zones over the landform and extruded those development zones up to the parameter heights, to illustrate and consider the extent of potential visibility of the Proposed Development parameters in views of the Site and surrounding landscape; and a Zone of Theoretical Visibility (ZTV) Plan, which was based on the DTM, was provided with the 2017 LVIA. The 2017 LVIA states at paragraph 11.192, "The DTM has been used as a reference in the assessment of visual effects for each representative view." DTM Views, to illustrate the Proposed Development in key views, were provided in Figures 11.35 to 11.43 of the 2017 LVIA; and the DTM View 19 was updated in the 2019 LVIA Addendum.
- 4.2. Therefore, the 2017 LVIA and 2019 LVIA Addendum are understood to have considered the worst-case extent of Proposed Development in terms of the parameter heights applied across the mapped development zone areas.

Internal Distributor Road Alignment

- 4.3. The proposed internal distributor road alignment has been designed to reflect the existing road alignment of the Site. It is considered that the likely landscape and visual effects would remain as those identified in the 2017 LVIA and 2019 LVIA Addendum. The proposed change to the internal distributor road alignment would not lead to new or different likely significant landscape or visual effects.

Proposed RMA Land Uses and Built Form Within Development Zones

- 4.4. The proposed RMA land uses and built form within development zones conform with the consented parameters as amended by the S96, including within the parameter building heights and buildings' width/lengths, and with the secondary mitigation identified in the 2017 LVIA and 2019 LVIA Addendum.
- 4.5. Mitigation which has been incorporated into the RMA Proposed Development includes:
 - High quality design and detailing of the proposed built-form, and selection of materials to avoid particularly obtrusive colours and highly reflective material which would create solar glare on the hillside;

- Sensitive layout/location of buildings to screen the highway environment and vehicles from view;
 - Buildings layout designed to allow space for new planting measures in between the buildings, and set on the outer face so that cover can be provided that will over time soften and filter views of development from the wider valley setting;
 - Design of the highway environment to avoid obtrusive elements, unnecessary ornamentation, and lit signage;
 - The RMA includes a landscape and ecological management plan to secure the existing and proposed landscape habitats within the site and identify the greenspace network and landscape features to be managed and maintained in perpetuity.
- 4.6. The S96 relocated the proposed visitor car parking to beneath the proposed hotel within the Wildfox Hotel zone (formerly the X-Sports Village zone). This removes short-term visibility of visitor car parking on the sloping landform, in people's views from the west and southwest that had been previously reported in the 2017 LVIA and 2019 LVIA Addendum; though the remainder of the Proposed Development would be visible as previously described in the 2017 LVIA and 2019 LVIA Addendum.
- 4.7. The proposed hotel and apartments were originally proposed within the eastern Central Plaza Zone, on the upper plateau central to the Site. Paragraph 11.142 of the 2017 LVIA notes that the development within the Central Plaza was restricted to a maximum building height parameter of 15 m above existing ground level. Paragraph 11.143 of the 2017 LVIA notes that the X-Sports Village zone was also located on the central plateau with building height restricted to 12 m above existing ground level. For the S96, the X-Sports Village zone was named the Wildfox Hotel zone, and there was amendment of the building dimensions in that zone, but relating only to length and width parameters. The building height parameter remains at 12m maximum for this Wildfox Hotel zone.
- 4.8. For the RMA, buildings in the Wildfox Hotel zone are proposed to be within the S96 width parameter of 47 m to accommodate the undercroft car park decks beneath the hotel. The proposed hotel building and apartment building are proposed to be connected by a light, glazed bridge structure at the first floor level. The use of a glazed bridge to connect the main hotel building and the apartment building would maintain the visual separation of these buildings in views. The proposed building length is within the S96 parameter of 188 m, which includes the length of the proposed hotel and the car park underneath it. The size of the proposed apartment building is 16.3 m width and 45.5 m length, which is within the S96 building parameters of 47 m width and 188 m length.
- 4.9. Although individual buildings were not assessed in the 2017 LVIA and 2019 LVIA Addendum, the development zones were mapped within the DTM. The DTM, which was used as a reference in the assessment of visual effects for each view in the LVIA, draped the development zones over the landform and extruded those zones up to the maximum parameter building heights. These were represented in the LVIA by DTM Views to illustrate the Proposed Development in key views and were provided in Figures 11.35 to 11.43 of the 2017 LVIA. However, in reality, built form which would be located within the extruded development zones in views, would comprise separate buildings, with tree planting and spaces between them, and thus would be less visible than the extruded development zone shown in the DTM views.
- 4.10. The LVIA visual assessment was informed by the DTM with the entire X-Sports Zone extruded to 12 m height. The LVIA DTM Views 5 and 30 illustrate where the X-Sports Village Zone would be visible. Whilst the hotel and apartment building length and width parameters within that development zone

were increased in the S96 to be longer and wider than considered in the LVIA assessments, the height parameter remained at the 12m height of the X-Sports Zone. The proposed buildings are within the consented parameters as now amended by the S96, which therefore means that the worst case DTM Views 5 and 30 do not change.

- 4.11. The 2019 LVIA Addendum included four cross sections. However, none were orientated through the location which is now proposed for the hotel and apartments. A new cross section (Figure 33988 RG-L-04A Landscape Sections-L04-03-A0) was provided with S96 Application, which demonstrated the Wildfox Hotel development zone's extent upon the landform, extruded to the consented 12 m parameter height. Additionally, the new cross section illustrated the consented hotel and apartment building parameters located into the Wildfox Hotel development zone, and also illustrated the S96 proposed hotel and apartment building parameters.
- 4.12. Because the proposed hotel and apartment buildings within the Wildfox Hotel zone for the RMA conform to the S96 building widths and lengths and the consented 12 m building height parameter, and would remain located on the central plateau of the Site, it is considered that the likely landscape and visual effects would remain as those identified in the 2017 LVIA and 2019 LVIA Addendum, and therefore would not lead to new or different likely significant landscape or visual effects.
- 4.13. Noting that the 2017 LVIA and 2019 LVIA Addendum considered the extent of potential visibility of the development zones, draped over landform and extruded to parameter heights, and because the RMA proposals for built form conform with the consented parameters as amended by the S96, and that mitigation principles have been carried through into the RMA proposals, it is considered that the proposed RMA land uses and built form would therefore not result in new or different landscape or visual effects than those assessed in the 2017 LVIA and 2019 LVIA Addendum.

Proposed Landscape Planting

- 4.14. Landscape planting mitigation identified in the 2017 LVIA and the 2019 LVIA Addendum included the creation of extensive new areas of landscaping, adopting species mixes that respond to the character of the Site and its proposed use, and the setting of the adjoining landscapes.
- 4.15. The RMA includes detailed landscape proposals, including a Landscape Planting Strategy. The Landscape Planting Strategy takes the landscape mitigation strategy of the LVIA, the landscape parameters which were set out on Figure 11.32A of the 2019 LVIA Addendum and the planting species list which formed Appendix 1 of the 2019 LVIA Addendum, forward in more detail for the RMA.
- 4.16. Furthermore, the Landscape Planting Strategy (LPS) draws together complementary aims for ecology/biodiversity with the landscape design and soft landscaping on the Site and is an annex to the Strategic Ecology and Landscape Management Plan (SELMP) which sets out the strategic framework for the establishment and maintenance of the anticipated landscape features and habitats. The LPS should be read alongside the Landscape Planting Strategy Plan: 33988-RG-L-09.
- 4.17. The various species and sizes of trees and shrubs incorporated in the proposed design will be arranged in such a way to create natural woodland characteristics typical of the locality or form a designed landscape feature. The proposed planting is based on native species that have an established presence within the local area and on site, with a view to designing resilient woodlands and has been guided by soil analysis and the following the Natural Resources Wales Good Practice guidance.

- 4.18. It is considered that the RMA planting proposals conform with the landscape planting mitigation principles that were assumed for the 2017 LVIA and 2019 LVIA Addendum, and would therefore not result in new or different landscape or visual effects than those assessed in the 2017 LVIA and 2019 LVIA Addendum

5. Conclusion

- 5.1. A review of the RMA information, together with a review of the 2017 LVIA and 2019 LVIA Addendum, has determined that the RMA proposals are not considered to be likely to result in new or different likely significant landscape and visual effects compared to the consented scheme assessment provided in the 2017 LVIA and 2019 LVIA Addendum.

APPENDIX F – DESIGN COMPLIANCE

1.0 INTRODUCTION

1. This Statement of Design Compliance accompanies the Reserved Matters application for the proposed Wildfox Adventure Resort at Afan Valley, Neath Port Talbot, with details of the siting, design, external appearance of buildings, landscaping and associated parking. This Statement identifies compliance with key elements of the Design and Access Statement and the approved Parameters Plan associated with the outline consent.

2.0 MASTERPLAN

RELEVANT DRAWINGS:

OUTLINE CONSENT: CONCEPT MASTERPLAN 170239 (SK) 01 P

RESERVED MATTERS APPLICATION: PROPOSED SITE LAYOUT 21055 (05) 104

- 2.1 The proposed layout respects the key design principles set out in the outline application:
 - 2 main access points into the site; 1 guest access from the A4107, Brytwn Road, to the west of the site is proposed, and 1 service/staff access from the A4063, Pen-y-Bryn, at the east of the site.
 - The transport network of a main spine road serving all the accommodation and activity zones, with secondary distribution roads directly serving the lodges as identified in the outline application are respected, giving a clear structure and hierarchy to the resort masterplan. The principal spine road running west to east follows the line of the existing vehicle track through the site; it provides the key vehicular artery between the arrivals building in the west, the visitor car park and central public piazza space at the heart of the site and the mountain activity buildings and back of house facilities in the east. Eelementum eu augue. Sed vel congue odio.
 - A landscape buffer is proposed along the Northern and Eastern Cymmer boundaries and the Southern ridge in line with the outline consent.
 - The existing PROWs are positioned as per the outline consented masterplan and Parameters Plan. The proposed site layout therefore respects the routes of each of these and in particular the ancient pig trail (BR 42) that bisects the site north to south but will be dropped in level at the point of the resort spine road to allow the latter to pass over it as per the outline consent.
 - The existing woodland in the North-East corner of the site is being retained as much as possible as per the outline concept masterplan and parameter plan.

3.0 PARAMETERS PLAN

Relevant Drawings:

Outline Consent: Parameters Plan 17023 (90) 210 O

Reserved Matters Application:

Arrivals Building

Proposed Plan, Section, Elevations 21055 (05) 110

Hotel

Proposed Ground Floor (Piazza Level) Plan 21055 (05) 121

Spa

Proposed Ground Floor Plan 21055 (05) 130

Rock + Wild

Proposed Ground Floor Plan 21055 (05) 137

Wildfox Mountain

Proposed Ground Floor (Entry Level) Plan 21055 (05) 147

Summit Hub

Proposed Lower Ground, Ground Floor and Roof Plans 21055 (05) 155

Back of House

Proposed Ground, First Floor and Roof Plans 21055 (05) 160

Forest Hub

Proposed Plan, Section and Elevations 21055 (05) 165

- 3.1 The proposed layout respects the key design principles set out on the parameter plan:

LAND USE

- The land use allocation is in line with the approved parameters plan as part of the outline consent.
- 4 accommodation zones house a total 570 lodges across the resort.
- A landscape buffer is proposed along the Northern and Eastern Cymmer boundaries and the Southern ridge in line with the outline consent.
- A number of activity zones accommodate the key resort buildings: Wildfox Mountain (Climbing, bouldering and family adventure), Rock and Wild (Canyoning and family aqua), Wildfox Hotel and Den, Wildfox Spa and Wellness.
- Back of House/service area is located in a zone at the east of the site

ACCESS AND MOVEMENT

- 2 main vehicular access points are proposed into the site; 1 guest access from the A4107, Brytwn Road, to the west of the site is proposed, and 1 service/staff access from the A4063, Pen-y-Bryn, at the east of the site.
- The transport network of a main spine road serving the site and secondary distribution roads to serve the lodges in the different zones identified in the outline application are respected and give a clear structure and hierarchy to the masterplan. The principal spine road running west to east follows the line of the existing vehicle route through the site; it provides the key

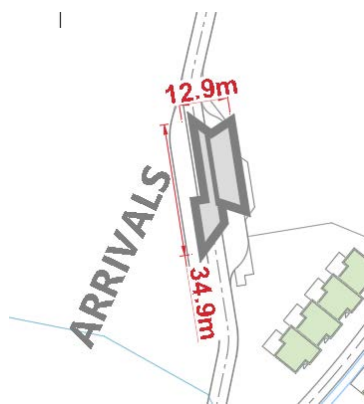
vehicular artery between the arrivals building, the parking and central public piazza space at the heart of the site and the mountain activity buildings and back of house facilities in the east.

- A series of primary and secondary cycle and mountain bike routes are proposed across the site, integrated into the wider activity network linking the different activity and residential zones.
- Car Parking is provided in 2 locations as per the parameters plan; 650 guest undercroft parking spaces are proposed beneath the hotel in the central plaza space and 250 staff parking spaces are proposed adjacent to the Back of House/Staff facilities at the eastern edge of the site.

BUILDING SCALE AND HEIGHT

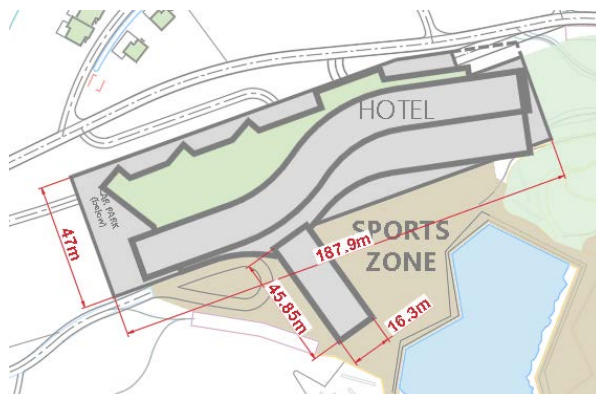
- The building dimensions and heights are compliant with the consented outline application parameters plan drawing ref: 17023 (90) 210 O.
-

KEY BUILDING DIMENSIONS ARE IDENTIFIED BELOW:



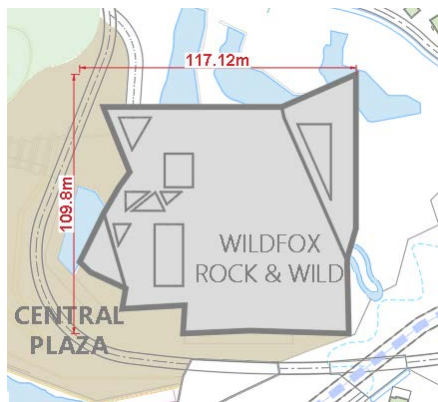
The proposed arrivals building greets all visitors, stradling the access spine road into the resort. Its dimensions are compliant with those set on the approved parameters plan:

Width: 1m - 20m
Length: 2m - 80m



The proposed hotel and the apartments both sit within the parameter zone referenced Sports Village. The two buildings have a glass bridge connection at first floor but split at ground. The dimensions of each are compliant with those set on the approved parameters plan:

Width: 1m - 47m
Length: 2m - 188m



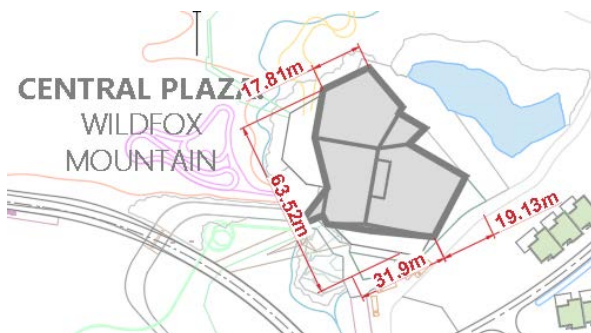
The proposed Rock + Wild water activities building sits within the parameter zone referenced Central Plaza. Its dimensions are compliant with those set on the approved parameters plan:

Width: 10m - 130m
Length: 100m - 400m



The Wildfox Spa sits within the parameter zone referenced Central Plaza. The building is located below the zone which is noted: Building within this zone to be flush with ground level. Its dimensions are compliant with those set on the approved parameters plan:

Width: 10m - 130m
Length: 100m - 400m



Wildfox Mountain accommodates the indoor climbing, bouldering and adventure play and sits within the parameter zone referenced Central Plaza. Its dimensions are compliant with those set on the approved parameters plan:

Width: 12m - 60m
Length: 50m - 140m



The Summit Hub and Restaurant sits within the parameter zone referenced Alpine. It forms the starting point for the the downhill bike trails, the luge and the mountain trikes and provides guests with supporting F&B and changing facilities. Its dimensions are compliant with those set on the approved parameters plan:

Width: 1m - 18m
Length: 2m - 50m



The Staff/Back of House building sits within the parameter zone referenced Staff. It is located adjacent to the spine road at the eastern Croeserw service access. Its dimensions are compliant with those set on the approved parameters plan:

Width: 1m - 30m
Length: 2m - 50m



The Forest Hub building sits within the parameter zone referenced Forest Hub. It provides guests with a gathering point at the end of a number of mountain bike trails and is the termination point for the zip coaster. Its dimensions are compliant with those set on the approved parameters plan:

Width: 2m - 10m
Length: 2m - 20m

Note: Height compliance for each of the buildings is identified on each of the proposed individual building sections by way of a red dotted line which indicates the approved parameter height.

4.0 DESIGN

Relevant Drawings:

Outline Consent: Parameters Plan 17023 (90) 210 O and Concept Masterplan 170239 (SK) 01 P

Reserved Matters Application: Proposed Site Layout 21055 (05) 104

SITE WIDE VISION

To create a resort that responds positively to the site and its surrounding context.

4.1 In developing the detailed design, we have used a number of themes as key design drivers:

- Local Heritage
- Local vernacular – appreciation of the local/ regional vernacular.
- Landscape restoration, reforestation and re-wilding
- Topography
- Landscape character
- Access, movement and accessibility

- Views (inwards/ outwards)
 - Social characteristics
- 4.2 Through extensive site investigations, a deep understanding of the site conditions, geography and topography has been gained during the design development, ensuring that the detailed proposals have been driven by the natural environment.
- 4.3 The proposed site plan, using the concept masterplan as its framework, delivers a resort with legible, spatial organisation to maximise the breathtaking views and natural terrain elements that the site affords. Alongside capitalising on the views, the layout is designed to weave around existing heritage assets, celebrating them and the rich history of the area in a positive manner. The proposed site plan builds upon the outline concept masterplan to create an accessible resort where a safe, legible movement framework connects all parts of the site.
- 4.4 In line with the outline Parameters Plan and Concept Masterplan, the main activity zones and buildings “hang off” a central circulation spine that runs through the site. The Wildfox Piazza acts as a central focus, linking 3 of the resort’s core facility and activity buildings, reinforcing the legibility of the diagram and acting as a marker for guests as they move around the site. The large water body and associated public realm of the piazza bring together the Wildfox Hotel, Rock and Wild and Wildfox Spa. The Wildfox Mountain area is situated to the south-east of the resort site plan, close to the highest point of the site, where the downhill trails and luge runs will be created using the existing topography. The Wildfox Forest is set amongst the existing forest area of the site, reinforcing the character of that zone. It integrates with the downhill trails from the mountain as they weave through the trees to terminate at the Forest Hub at the north of the resort, where the upload for all the trails sets off to transport the equipment and participants back to the Mountain summit. Wildfox Terrain is located to the north-west of the site amongst some of the most challenging terrain, which again reflects the nature of the activities that will take place here.
- 4.5 Nestled between the key activity zones are 4 lodge accommodation areas, connected to the spine by a series of secondary, pedestrian dominated residential roads.

BUILDINGS

- 4.6 In line with the concept proposals set out in the Approved Outline DAS, the building forms work positively with the site conditions to reduce groundworks enabling to a minimum – “touching the land as lightly as possible”.
- 4.7 A number of principles have been key in our design development of the buildings across the resort:
- The concept of creating forms that reflect the building use within
 - The use of high-quality, robust materials that respond positively to the local context
 - The creation of opportunities for framed views out of the site to celebrate the surrounding unique landscape
 - The delivery of a holistic architectural response where the quality and aesthetic of the resort is embedded through all aspects of the building design, inside and out

- The positive use of the site levels to create buildings that belong in their landscape
 - The creation of exciting volumes and spaces within the buildings through the positive exploitation of the existing site contours
- 4.8 The scheme has been developed to create buildings that have a high-quality architectural identity, each offering a unique manifestation for the different activity offerings and structures, based on the native site topography of their location.
- 4.9 The detailed design reflects a design approach that is very much about creating a resort with buildings that are well-integrated with their setting, using the site levels in a positive way and where the quality of the spaces between the buildings is as important as the buildings themselves.

CONCLUSION

- 4.10 The information set out in this Appendix, confirms that the proposed scheme is design compliant when compared against the principles established in the outline, particularly referencing compliance with key elements of the Design and Access Statement and the approved Parameters Plan associated with the Outline Approval.

APPENDIX G – PARAMETER COMPLIANCE

Table 5.2: Building Parameters Compliance Assessment

Table 5.3: Lodge Parameters Compliance Assessment

Table 5.2: Building Parameters Compliance Assessment

Building	Uses / activities proposed	Consented Zone	Consented parameters for zone where building is now proposed	Proposed building dimensions	Comments
Arrivals Building	Check in and arrival information	Arrivals Zone	Height: 2.5 – 5 m Width: 1-40 m Length: 2-80 m	Height: 5 m Width: 13 m Length: 35 m	Compliant
Wildfox Hotel	100 bedrooms plus 30 apartments / suites Fitness centre Business centre Conference space Cinema room DEN – F&B flexible space	X-Sports Village	Height: 2.5 – 12 m Width: 1-47 m Length: 2-188 m	Hotel, including visitor car park (see Visitor Car Park below) Height: 12 m Width: 47 m Length: 188 m Apart Hotel Building Height: 9 m Width: 46 m Length: 16 m	Hotel also restricted to 100 bed, but with 30 apartments also consented as part of the scheme. The 130 bed hotel including apartments / suites meets these approved parameters. The RMA submission is for a 50 bed hotel and 15 apartments as a first phase of the hotel. Compliant
Bike shop / store	Bike storage for hotel guests Bike shop & hire	X-Sports Village	Height: 2.5 – 12 m Width: 1-40 m Length: 2-115 m *	In curtilage above	Compliant.
Rock & Wild	Indoor waterpark & canyoning 2 restaurants Poolside bar Coffee shop / light F&B E-sports lounge	Central Plaza (west)	Height: 4 - 15 m Width: 10-130 m Length: 100-400 m	Height: 15 m Width: 110 m Length: 117 m	Compliant

Building	Uses / activities proposed	Consented Zone	Consented parameters for zone where building is now proposed	Proposed building dimensions	Comments
Wildfox Mountain	Climbing activity area Family adventure hub, including soft play Bouldering activity Covered flexible hall Outdoor skate area Terminus for downhill luge and trikes Kit & storage	Central Plaza (east)	Height: 2.5 – 20 m Width: 12-70 m Length: 50-250 m	Height: 20 m Width: 51 m Length: 63.5 m	Compliant
Wildfox Spa		Central Plaza (west)	Height: 4-15m Width: 10-130m Length: 100-400m	Height: 13.7 m Width: 40 m Length: 50 m	Compliant Note: Total consent GEA 2,500 – 3,00 sqm (or 50 to 80 person capacity) Total GEA proposed: 2,935 sq m Capacity assumed 75-100 daily
Summit Hub	Staging areas for downhill luge & trikes and vehicle uplift area	Alpine Village	Height: 2.5 – 5 m Width: 1-18 m Length: 2-50 m	Height: 5 m Width: 6.5 m Length: 23 m	Compliant Parameters based on consented mountain top restaurant

Building	Uses / activities proposed	Consented Zone	Consented parameters for zone where building is now proposed	Proposed building dimensions	Comments
Forest Hub		Forest Village / Hub	Height: 2.5 – 7.5 m Width: 1-8 m Length: 2-25 m	Height: 4 m Width: 4.5 m Length: 9 m	Compliant
Staff Compound		Staff area	Height: 2.5 – 7 m Width: 1-30 m Length: 2-50 m	Height: 7 m Width: 23 m Length: 46 m	Compliant
Visitor Car Parking	650 visitor spaces	Car parking area under the hotel in the Central Plaza	Incorporated within building parameters approved for the hotel & car park. See Hotel above. Height: 2.5 – 12 m Width: 1-47 m Length: 2-188 m	650 visitor spaces Height: 12 m Width: 47 m Length: 188 m	Visitor car parking now incorporated as part of an under-croft to the hotel. Accessed from the west as approved Included as part of the proposed amendments to the hotel. See above. Included within the 96A.
Staff Car Parking	250 spaces	Staff area	250 staff spaces	250 staff spaces	Compliant. Staff car parking accessed from the eastern access as approved

Table 5.3: Lodge Parameters Compliance Assessment

Lodge Zone in outline / on parameter plan	Approved no.s and dimensions	Proposed no.s and dimensions in RMA submission	Compliance status
Trax & Trails Village Accommodation Zone 1a	220 including Forest Zone below. Height: 2.5 – 7.5 m Width: 1 – 12 m Length: 2 – 20 m	220 including Forest Zone below – Accommodation Zone 1b. Height: max 7m Width: max 10m Length: max 20m	Compliant
Trax & Forest Lodges Accommodation zone 1b	220 including Trax & Trails Lodges above. Height: 2.5 – 7.5 m Width: 1 – 12 m Length: 2 – 20 m	220 including Trax & Trails Lodges above. Height: max 7m Width: max 10m Length: max 20m	Compliant
Alpine Lodges Accommodation Zone 2	Circa 206 no. Height: 2.5 – 7.5 m Width: 1 – 12 m Length: 2 – 20 m	206 Height: max 7m Width: max 10m Length: max 20m	Compliant
Alpine Lodges Accommodation Zone 4	Circa 48 no. Height: 2.5 – 7.5 m Width: 1 – 12 m Length: 2 – 20 m	48 Height: max 7m Width: max 10m Length: max 20m	Compliant

Lodge Zone in outline / on parameter plan	Approved no.s and dimensions	Proposed no.s and dimensions in RMA submission	Compliance status
X-Sports Lodges Accommodation Zone 3	Circa 96 no. Height: 2.5 – 7.5 m Width: 1 – 12 m Length: 2 – 20 m	96 Height: max 7m Width: max 10m Length: max 20m	Compliant
Total:	570	570	Compliant all numbers which add up to the totals are quoted as circa on the Parameter Plan.



WILDFOX
RESORTS

NATURE'S ADVENTURE

WWW.WILDFOXRESORTS.COM