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**WILDFOX**  
RESORTS

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CWM AFAN  
AFAN VALLEY

## Resort Boundary Treatment

Condition 11 and  
Landscape Reserved Matters,  
August 2022

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## INTRODUCTION

- 1.1. This Resort Boundary Treatment Report (hereafter referred to as the RBT) has been prepared by Barton Willmore now Stantec on behalf of Wildfox Resort for the development of Afan Valley.

## THE PURPOSE

- 1.2. This RBT report is written to support Condition 11 and Landscape Reserved matters application and sets out the approach to the resort boundary. This report should be read alongside drawing ref: Resort Boundary Proposals Dwg ref: 33988-RG-L-06-01.

## GENERAL NOTES

- 1.3. Condition 11 of the Outline consent (Application reference: P2018/0493) states:  
*“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. The boundary treatments within each phase shall be carried out in accordance with the details as approved before the use of the associated land within that phase is commenced or buildings occupied and thereafter retained as approved.”*

## DESIGN APPROACH

- 1.4. The resort will be secured with a minimum 2.1m high steel resort fence. This will be a strong, rigid perimeter fencing solution that is not only aesthetically pleasing but provides a barrier to secure the resort from potential trespassers and vandalism.
- 1.5. The open mesh aperture provides excellent visibility to anyone trying to breach the perimeter whilst, ideal for use along CCTV camera systems and offering the opportunity to incorporate fence mounted perimeter intrusion detection systems if needed.
- 1.6. The fence will be in a recessive dark grey / black powder coated finish and contain regular small openings at the base for wildlife to freely pass through. Gated access to match fencing located as indicated on drawing ref 33988-RG-L-06-01 to provide access to bridleway with fob access for Wildfox visitors.
- 1.7. Resort Boundary Proposals Dwg ref: 33988-RG-L-06-01 sets out in more detail the specification of the Resort Boundary fence, its proposed location, gates, aesthetics and siting in relation to the proposed PROW.
- 1.8. There will be a strip of land on the public side of the Resort boundary with an offset area of approx. 3m free of planting for maintenance purposes. Beyond this free planting zone pockets of native shrubs are to be planted to soften the fence in the early years before screen boundary planting has established.

# DOCUMENT CONTROL SHEET

Wildfox Resorts, Afan Valley:  
Resort Boundary Treatment Report  
Condition 11 and Landscape Reserved Matters

Project Ref:	33988/A5
Status:	Final
Issue/ Rev:	-
Date:	31st August 2022
Prepared by:	SC
Checked by:	JH
Authorised by:	JH

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Ref: 33988/A5/Resort Boundary /SC  
Date: 31st August 2022  
Status: FINAL

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