



CYRCHFAN
WILDFOX
RESORTS

CWM AFAN
AFAN VALLEY

Local Community Update
Diweddariad Cymunedol Lleol

ANTUR BYD NATUR
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Who are we?

Wildfox Resorts Group, 'Wildfox', was established in 2021 by individuals passionate about economic regeneration in the UK, specifically tackling complex and large-scale projects to turn ambition into reality, creating opportunities for communities and businesses. The team will be building and operating the resort and will be part of the community for years to come.

Wildfox is a concept born and based in Wales, with an ambition for Afan Valley to be the first of-a-kind adventure resort in the UK, setting new standards in sustainability and creating meaningful social value through training and jobs opportunities across the generations.

The team priorities are to champion South Wales and the valleys as a new destination for investment and tourism, to create a new era of permanent jobs, new pathways to training and work, and stimulate supply chain and business growth opportunities. About 1,000 jobs in operation are expected with a further 1,000 being created in construction.

Building on existing strengths of the area with its dramatic landscape and excellent mountain bike trails, Wildfox will establish a new hub at Afan Valley, redefining adventurous getaways for guests and exciting roles for our workforce. The Founders' mission is to create lifestyle resorts that build memorable experiences both on and off site, encouraging guests to visit the wider area to spread economic benefit

We have created a punchy new brand to align with Visit Wales and the Dramatic Heart of Wales local campaign.

Our first resort in the Afan Valley, is over 500 acres and is just 7 miles North East of Port Talbot. Nestled between the communities of Cymmer, Caerau, Croeserw and Dyffryn Rhondda. The site will offer a unique combination of exhilarating and relaxing experiences, set against panoramic views.

Open all year round, Wildfox Afan Valley will be able to offer permanent jobs, apprenticeships and retaining and development opportunities in a wide variety of roles from office administration to landscape management, hospitality to digital skills, climbing and adventure guides, wellbeing and beauty and more.

Pwy ydyn ni?

Sefydlwyd Grŵp Cyrchfannau Wildfox, 'Wildfox', yn 2021 gan unigolion oedd yn frwd o blaid adfywio economaidd yn y DU, ac yn benodol dros daclo prosiectau mawr a chymhleth a allai droi uchelgais yn wirionedd, er mwyn creu cyfleoedd i gymunedau a busnesau. Bydd y tîm yn adeiladu a gweithredu'r cyrchfan a bydd yn rhan o'r gymuned am flynyddoedd i ddod.

Mae Wildfox yn gysyniad a anwyd ac a leolir yng Nghymru, gydag uchelgais i weld Cwm Afan yn dod yn gyrchfan antur cyntaf o'i fath yn y DU, gan osod safonau newydd o ran cynaliadwyedd a chreu gwerth cymdeithasol ystyrlon drwy gyfrwng hyfforddi a chynnig cyfleoedd am swyddi ar draws y cenedlaethau.

Blaenoriaethau'r tîm yw hyrwyddo De Cymru a'r cymoedd fel cyrchfan newydd ar gyfer buddsoddi a thwristiaeth, creu oes newydd o swyddi parhaol, llwybrau newydd i mewn i hyfforddiant a gwaith, a sbarduno'r gadwyn gyflenwi a chyfleoedd i dyfu busnes. Disgwylir creu rhyw fil o swyddi gweithredol, ynghyd â mil pellach yn y gwaith adeiladu.

Gan adeiladu ar gryfderau'r ardal sy'n bodoli eisoes, gyda thirwedd ddramatig a llwybrau beicio mynydd rhagorol, bydd Wildfox yn sefydlu canolfan newydd yng Nghwm Afan, gan ailddiffinio seibiannau cyffrous i westeion, a swyddi cyffrous ar gyfer ein gweithlu. Cenhadaeth y Sylfaenwyr yw creu cyrchfannau ffordd-o-fyw sy'n adeiladu profiadau cofiadwy ar y safle ac oddi arno, gan annog gwesteion i ymweld â'r ardal ehangach i daenu manteision economaidd ymhellach.

Rydym wedi creu brand bachog newydd i gyd-fynd â Croeso Cymru ac ymgyrch leol Calon Ddramatig Cymru.

Mae ein cyrchfan cyntaf yng Nghwm Afan yn cael ei sefydlu dros 500 erw, ac fe'i lleolir tua saith milltir i'r dwyrain o Bort Talbot. Mae'n swatio rhwng cymunedau Cymer, Caerau, Croeserw a Dyffryn Rhondda, a bydd y safle'n cynnig cyfuniad unigryw o brofiadau cyffrous ac ymlaciol, ynghanol golygfeydd panoramig.

Bydd Wildfox Cwm Afan ar agor ar hyd y flwyddyn, a gall gynnig swyddi parhaol, prentisiaethau a chyfleoedd cadw a datblygu mewn ystod eang iawn o swyddi, o weinyddwyr swyddfa i reoli tirwedd, lletygarwch i sgiliau digidol, arweinwyr dringo ac antur, llesiant a harddwch, a mwy.

The Team

Our head office is in Cardiff, and we have appointed a capable team of consultants with a unique combination of national scale experience and local knowledge from small and medium sized businesses.

Y Tîm

Mae ein pencadlys yng Nghaerdydd, ac rydym wedi penodi tîm abl o ymgynghorwyr gyda chyfuniad unigryw o brofiadau ar raddfa genedlaethol a gwybodaeth leol o blith busnesau bach a chanolig eu maint.

Has planning permission been granted?

In January 2022, Neath Port Talbot (NPT) County Borough Council granted **outline** planning permission for a first-of-its-kind resort designed to bring adventure to the Afan Valley.

We received outline planning permission 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*
- *Maintenance buildings and parking for approx. 850 cars*
- *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*

Ydy caniatâd cynllunio wedi cael ei roi?

Ym mis Ionawr 2022, rhoddodd Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot (CPT) ganiatâd cynllunio **amlinellol** ar gyfer cyrchfan cyntaf-o'i-fath a ddyluniwyd er mwyn dod ag antur i Gwm Afan.

Bu i ni dderbyn caniatâd cynllunio amlinellol ar gyfer:

- Cyrchfan antur arfaethedig yn cynnwys 600 o gabanau / fflatiau
- Gwesty 100 gwely gyda sba cysylltiedig, sgwâr canolog yn cynnwys bwytai, gweithgareddau hamdden a siopau
- Gweithgareddau antur ac adeiladau cysylltiedig gan gynnwys chwaraeon-X, mynyddig / sgïo, gweithgareddau fforest a Trax&Trail
- Bwytai a gweinyddiaeth gysylltiedig
- Adeiladau cynnal a chadw a pharcio ar gyfer rhyw 850 o geir
- Tirlunio, draenio a gwaith peirianeg cysylltiedig gan gynnwys ail-lunio'r tir, trin ffiniau, strwythurau cynhaliol, goleuo allanol a chamerâu cylch cyfyngu, a dargyfeirio hawliau tramwy cyhoeddus

What stage in the process is the development at?

On 6th September 2022, Wildfox Resorts received approval to make non-material amendments to the existing outline planning consent granted to the Afan Valley site to reflect site conditions which were uncovered by our programme of ground investigations.

This approval has enabled the Reserved Matter, or detailed design, to be progressed in an informed way to ensure the resort adapts to the sites' industrial legacy post coal mining and responds to local ground conditions.

We have now submitted our Reserved Matters application to NPT County Borough Council.

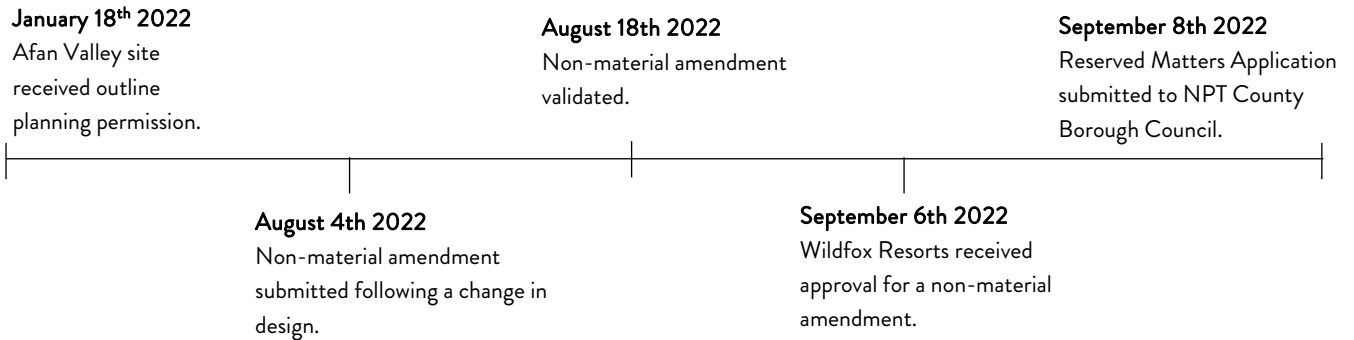
Ar ba gam yn y broses mae'r datblygiad nawr?

Ar 6 Medi 2022, derbyniodd Cyrchfannau Wildfox gymeradwyaeth i wneud diwygiadau ansylweddol i'r caniatâd cynllunio amlinellol a roddwyd i'r safle yng Nghwm Afan i adlewyrch cyflwr y safle a ddatgelwyd gan ein rhaglen o archwiliadau i'r tir.

Mae'r gymeradwyaeth hon wedi galluogi i'r Mater a Gedwir yn Ôl, neu'r dylunio manwl, i gael ei symud ymlaen mewn dull deallus i sicrhau bod y gyrchfan yn addasu i waddol diwydiannol y safle ar ôl cyfnod o gloddio am lo, ac yn ymateb i gyflwr lleol y tir dan draed.

Rydym bellach wedi cyflwyno ein cais Materion a Gedwir yn Ôl i Gyngor Bwrdeistref Sirol CPT.

Timeline:

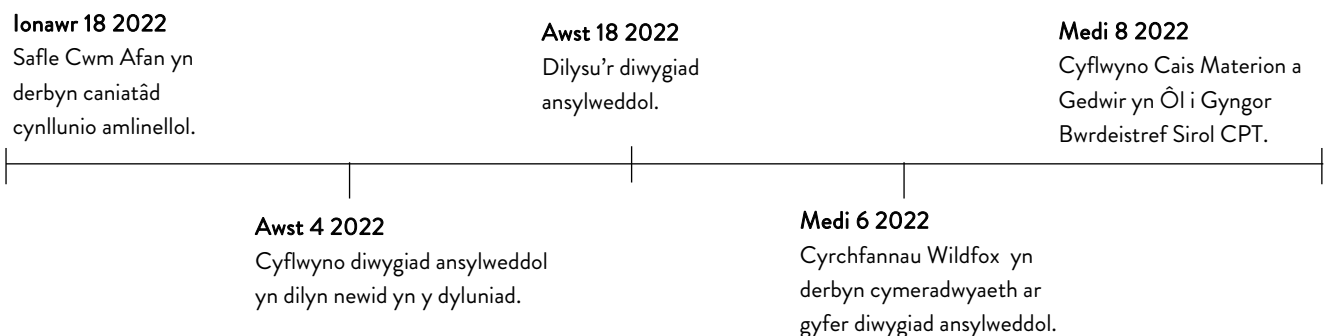


“Wildfox Resorts has a singular vision, to be the number one destination for adventure escapes; delivering memorable experiences along the way. We will continue working closely with Neath Port Talbot County Borough Council, local communities and businesses, and Welsh Government to deliver a resort that champions sustainable development and works for local people and the planet.

The ability to be able to progress with our design and submit details of our exciting proposals to the Council is another step towards fulfilling this ambition.”

Claire Pearce, Director of Sustainability and Economic Development.

Llinell Amser:



“Mae gan Gyrcfannau Wildfox weledigaeth neilltuol, i fod yn bennaf cyrchfan gwyliau antur; gan ddarparu profiadau cofiadwy ar yr un pryd. Byddwn ni’n parhau i weithio law yn llaw â Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot, cymunedau a busnesau lleol, a Llywodraeth Cymru, i ddarparu cyrchfan sy’n hyrwyddo datblygu cynaliadwy ac sy’n gweithio er budd pobl leol a’r blaned.

Mae cael y modd i allu symud ymlaen â’n dyluniad a chyflwyno manylion ein cynigion cyffrous gerbron y cyngor yn gam nesaf arall tuag at gyflawni’r uchelgais hwn.”

Claire Pearce, Cyfarwyddwr Cynaliadwyedd a Datblygu Economaidd

What are Reserved Matters?

Reserved matters are those aspects of a proposed development that do not need to be submitted with an outline planning application, (i.e. they can be ‘reserved’ for later determination).

These are defined in [article 2 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and set out in [article 4 of the Town and Country Planning \(Development Management Procedure\) \(Wales\) Order 2012](#).

Reserved Matters can include aspects such as scale (height and width of buildings), landscaping (layout of gardens and pathways etc.), and appearance (architecture etc.).

Beth yw Materion a Gedwir yn Ôl?

Materion a gedwir yn ôl yw’r agweddau hynny o ddatblygiad arfaethedig nad oes angen iddynt gael eu cyflwyno gyda chais cynllunio amlinellol (h.y. gellir eu ‘cadw’n ôl’ ar gyfer gwneud penderfyniad amdanynt yn nes ymlaen).

Diffinnir y rhain yn [erthygl 2 o Orchymyn Cynllunio Gwlad a Thref \(Gweithdrefn Rheoli Datblygu\)\(Lloegr\) 2015](#), fel y nodir yn [erthygl 4 o Orchymyn Cynllunio Gwlad a Thref \(Gweithdrefn Rheoli Datblygu\) \(Cymru\) 2012](#).

materion a gedwir yn ôl gynnwys agweddau fel graddfa (uchder a lled adeiladau), tirlunio (sut y gosodir gerddi a llwybrau ac ati), ac ymddangosiad (pensaernïaeth ac ati).

Can work start before the Reserved Matters are approved?

When we received outline planning consent a number of conditions were put in place to govern our ways of working and our approach to the Reserved Matters. Condition 8 of the outline consent, approved by NPT County Borough Council, allows us to carry out enabling works that are required before the Reserved Matters are approved to help us deliver on the project as quickly as possible once we receive approval.

Ensuring the local environment is carefully managed is a key part of our company's values. We have started work on-site to manage and create new habitats and ensure the resort can enhance biodiversity. This work has meant that we have installed some on-site facilities, such as staff welfare and security facilities.

All gwaith ddechrau cyn cymeradwyo'r Materion a Gedwir yn Ôl?

Pan fu i ni dderbyn cymeradwyaeth i'r cais cynllunio amlinellol, gosodwyd nifer o amodau ar waith i reoli ein dulliau o weithio a'n hagwedd at y Materion a Gedwir yn Ôl. Mae Amod 8 o'r caniatâd amodol, a gymeradwywyd gan Gyngor Bwrdeistref Sirol CPT, yn ein galluogi i wneud gwaith hwyluso y mae angen ei wneud cyn cymeradwyo'r Materion a Gedwir yn Ôl, i'n helpu i gyflawni'r prosiect cyn gynted â phosib ar ôl i ni dderbyn cymeradwyaeth.

Mae sicrhau fod yr amgylchedd lleol yn cael ei reoli'n ofalus yn rhan allweddol o werthoedd ein cwmni. Rydym wedi dechrau gweithio ar y safle i reoli a chreu cynefinoedd newydd a sicrhau y gall y gyrchfan wella bioamrywiaeth. Mae'r gwaith hwn wedi golygu ein bod wedi gosod rhai cyfleusterau ar y safle, fel cyfleusterau llesiant a diogelwch i staff.

What Reserved Matters is Wildfox Resorts seeking approval for?

Wildfox Resorts has submitted a Reserved Matters Application providing details of the layout, scale, and appearance of the buildings at the Afan Valley resort, landscaping and public realm, and site operational vehicles, of the site for each phase (or sub-phase) of development.

The Conditions that Wildfox Resorts is seeking approval for as part of its application are 7, 11, 23, 29, 42, 44 and 57.

These are:

- Condition 7 – Phasing Plan
- Condition 11 – Boundary Treatments
- Condition 23 – Detailed Landscaping Plan
- Condition 29 – Contamination Assessment Scheme
- Condition 42 – Revised Road Scheme
- Condition 44 – Revised Road Scheme TRO
- Condition 57 – Watercourse Buffer Zone

Am ba Faterion a Gedwir yn Ôl y mae Cyrchfannau Wildfox yn ceisio cymeradwyaeth?

Mae Cyrchfannau Wildfox wedi cyflwyno Cais Materion a Gedwir yn Ôl sy'n darparu manylion amlinell, maint, ac ymddangosiad yr adeiladu yng nghyrchfan Cwm Afan, tirlunio a'r parth cyhoeddus, a cherbydau gweithredol y safle, ar gyfer y safle ar bob cam (neu is-gam) yn ystod y gwaith datblygu.

Yr Amodau y mae Cyrchfannau Wildfox yn ceisio cymeradwyaeth amdanynt fel rhan o'i gais yw 7, 11, 23, 29, 42, 44 a 57.

Dyma nhw:

- Amod 7 – Cynllun Camu
- Amod 11 – Trin y Ffiniau
- Amod 23 – Cynllun Tirlunio Manwl
- Amod 29 – Cynllun Asesu Halogi
- Amod 42 – Cynllun Heol Adolygedig

- Amod 44 – Cynllun Heol Adolygedig TRO
- Amod 57 – Llain Clustogi Dyfrffordd

What do the conditions mean?

Condition 7 – Phasing allows for the subdivision of the Afan Valley site and provides timings for the delivery of each phase. It provides NPT County Borough Council with an insight into how we plan to build and develop each area of the Wildfox Afan Valley resort.

Condition 11 – This condition ensures that we appropriately design and deliver a means of enclosure around the site that is suitable for the location. We must pay close attention to the materials used and the impact any enclosures will have on the visual impact of our neighbours.

Condition 23 – We must provide a detailed summary of existing plant life on site including trees and hedges and how we will protect, or mitigate the impact upon, them during construction.

Condition 29 – For the health and safety of individuals using our site, our neighbours, and the surrounding environment, we must carefully assess whether there has been any risk of contamination on site and what remedial steps we will take.

Condition 42 – We’ve put forward several proposals relating to the dimensions of roadways, the proposed speed limits on roads on our site, and proposed drainage. This is in the interests of highway safety and to ensure compliance with the NPT County Borough Council Local Development Plan.

Condition 44 – In line with the stage 1 road safety audit and Traffic Regulation Orders (TRO), we’re proposing a reduction in the speed limit to 30mph. We will also include signage and linings on roads that fall within our remit. These will be installed prior to the commencement of our works.

Condition 57 – To protect the watercourses in and around the Afan Valley, we must create a buffer zone of 7 metres either side of bank. We propose to permanently fence-off these areas before any site clearance is carried out and development begins. This will protect biodiversity and the unique habitats that exist between land and water.

Beth mae’r amodau’n golygu?

Amod 7 – Mae gweithio fesul cam yn galluogi is-rannu’r safle yng Nghwm Afan ac mae’n darparu amseriadau ar gyfer darparu pob cam. Mae’n rhoi mewnwelediad i Gyngor Bwrdeistref Sirol CPT o’r modd yr ydym ni’n cynllunio i adeiladu a datblygu pob ardal o gyrchfan Wildfox Cwm Afan.

Amod 11 – Mae'r amod hwn yn sicrhau ein bod ni'n dylunio a darparu mewn modd addas ddull o amgáu'r safle sy'n addas ar gyfer y lleoliad. Rhaid i ni dalu sylw manwl i'r deunyddiau a ddefnyddir a'r effaith y gallai unrhyw waith cau tir ei gael ar effaith weledol ein cymdogion.

Amod 23 – Rhaid i ni ddarparu crynodeb fanwl o'r llystyfiant sy'n byw ar y safle eisoes, gan gynnwys coed a pherthi, a sut y byddwn ni'n eu gwarchod, neu'n lleihau'r effaith arnynt, yn ystod y gwaith adeiladu.

Amod 29 – Er budd iechyd a diogelwch unigolion sy'n defnyddio ein safle, ein cymdogion, a'r amgylchedd o gwmpas, rhaid i ni asesu'n ofalus a fu unrhyw berygl o halogi ar y safle, a pha gamau adferol a gymerir gennym.

Amod 42 – Rydym wedi cyflwyno sawl cynnig sy'n ymwneud â dimensiynau heolydd, darpar derfynau cyflymder ar heolydd ar ein safle, a thraeniad arfaethedig. Mae hyn er budd diogelwch priffyrdd ac i sicrhau ein bod yn cydymffurfio â Chynllun Datblygu Lleol Cyngor Bwrdeistref Sirol CPT.

Amod 44 – Yn unol â'r archwiliad diogelwch heol cam 1 a Gorchmynion Rheoleiddio Trafndiaeth (TRO), rydyn ni'n argymhell gwneud lleihad yn y terfyn cyflymder i 30mya. Byddwn ni hefyd yn cynnwys arwyddion a leinin ar heolydd sy'n dod o dan ein cylch gorchwyl ni. Gosodir y rhain yn eu lle cyn i'n gwaith ni ddechrau.

Amod 57 – I warchod y dyfrffyrdd yng Nghwm Afan a'r ardal gyfagos, rhaid i ni greu llain glustogi o 7 metr bob ochr i'r lan. Rydym ni'n cynnig gosod ffensys parhaol o gwmpas yr ardaloedd hyn cyn i unrhyw waith clirio'r safle ddechrau a chyn i'r datblygiad ddechrau. Bydd hyn yn gwarchod bioamrywiaeth a'r cynefinoedd unigryw sy'n bodoli rhwng y tir a'r dŵr.

How has Wildfox Resorts assessed compliance with the outline planning consent?

Wildfox Resorts has broken down compliance with the outline planning consent into three distinct categories: Technical, Design, and Parameters.

1. **Technical** – how the technical assessments carried out at the outline stage have been taken into account in the preparation of the Reserved Matters Application 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 Reserved Matters Application submission

3. **Parameters** – how the parameters approved under the terms of the outline consent have been adhered to in the preparation of the Reserved Matters Application.

Sut mae Cyrchfannau Wildfox wedi asesu cydymffurfio â'r caniatâd cynllunio amlinellol?

Mae Cyrchfannau Wildfox wedi rhannu'r cydymffurfio o fewn y caniatâd cynllunio amlinellol yn dri chategori gwahanol: Technegol, Dylunio a Pharmedrau.

1. **Technegol** – sut y mae'r asesiadau technegol a wnaed yn ystod y cam amlinellol wedi cael eu hystyried wrth baratoi'r cyflwyniad Cais Materion a Gedwir yn Ôl, a sut y mae'n cydymffurfio ymhellach â'r asesiad effeithiau amgylcheddol a amlygwyd gan yr Asesiad Effaith Amgylcheddol a wnaed yn ystod y cam gwneud cais amlinellol.

2. **Dylunio** – sut mae'r egwyddorion dylunio a fabwysiadwyd adeg y cam gwneud cais amlinellol wedi cael eu defnyddio i addysgu'n uniongyrchol y dyluniad manwl a ddatblygwyd ar gyfer y cyflwyniad Cais Materion a Gedwir yn Ôl.

3. **Paramedrau** – sut mae'r paramedrau a gymeradwywyd dan delerau'r caniatâd amlinellol wedi cael eu cadw wrth baratoi'r cyflwyniad Cais Materion a Gedwir yn Ôl.

Next steps

Following decisions on the Reserved Matters and Conditions, we hope to be able to start working with the local schools, colleges and communities to start to prepare for workforce planning and engage with potential contractors for construction and suppliers to support operation.

We will be sure to keep you updated on further decisions and developments at the site. In the meantime, for more information, please visit our website at www.wildfoxresorts.com or scan the QR code below.

If you have any specific questions, you can send them in via our website, email us at info@wildfoxresorts.com, or call us via our phonenumber on 01639 500800.

Y Camau Nesaf

Yn dilyn derbyn penderfyniadau ar y Materion A Gedwir yn Ôl a'r Amodau, ein gobaith yw gallu dechrau gweithio gyda'r ysgolion, colegau a chymunedau lleol er mwyn dechrau paratoi ar gyfer cynllunio gweithlu ac ymgysylltu â darpar gontractwyr ar gyfer adeiladu a chyflenwi i gefnogi'r gwaith.

Byddwn ni'n sicr o'ch diweddarau ar benderfyniadau a datblygiadau pellach ar y safle. Yn y cyfamser, i gael mwy o wybodaeth, ewch i'n gwefan ar www.wildfoxresorts.com neu sganiwch y cod QR isod.

Os oes gennych unrhyw gwestiynau penodol, gallwch eu hanfon atom drwy ein gwefan, anfon e-bost atom ar info@wildfoxresorts.com, neu ein ffonio ar 01639 500800.





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