



LLANHARAN COMMUNITY COUNCIL

Minutes of the meeting of the Trenos and Ewenni Crossings Project Committee (TEC) held by remote attendance at 7.00pm on Thursday 12th February 2026

The meeting was held in accordance with:
The Local Government and Elections (Wales) Act 2021

Present:

Councillors Chris Parker (Chair), Janine Turner, Rhys Jenkins, Mark Steer, Neil Feist, Robert Smith, Nick Richards, Andrew Morgan.

Apologies: None.

Absent: Cllrs David Evans, Will Thomas.

Burroughs Project Manager: Ryan James.

Members of the public: None.

Clerk to the Council: Leigh Smith.

TEC2026/001 Welcome and Apologies

The Chair welcomed all attendees.

TEC2026/002 disclosures of personal and/or prejudicial interests from members in accordance with the Code of Conduct.

Cllr Neil Feist declared a general personal interest being a member of Cycling UK.



**TEC2026/003 Minutes of TEC Committee meeting 27th November 2025
*RESOLVED***

To approve the minutes of the TEC Committee meeting held on 27th November 2025 as a true and accurate record.

TEC2026/004 Public Speaking

None.

TEC2026/005 Correspondence

Noted.

TEC2026/006 TEC Committee Action Plan

Noted.

**TEC2026/007 Reports or recommendations from the Trenos Crossing
and Ewenny Bridge Working Group**

None.

**TEC2026/008 'Decisions made tracker' and 'decisions required. Log' and
to consider the decisions required.**

Noted

TEC2026/009 Risk Register

Noted.

TEC2026/010 Quotations for initial ecological works



RESOLVED

To select the quotation from 'Soltys Brewster' for initial ecology work given that this is the recommendation of Burroughs, the quotation and specification providing the best balance of cost vs scope, including key baseline work required without committing to a bigger upfront package. To authorise the officers to spend up to £2,880 accordingly.

TEC2026/011 Urgent Information or Suggestions for Future Agenda Items

Burroughs will provide a quotation for a cost uplift to include the paths to the north and south of the bridges into their scope of works. This will be considered at a future meeting.

Burroughs report that RCTCBC planning have stated that a full planning application will be required for the project.

There being no further business, the meeting closed at 8pm

Date of next scheduled meeting: 12th March 2026

Councillor Chris Parker

Chair of the Trenos and Ewenni Crossings Project Committee



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The meeting was held in accordance with:
The Local Government and Elections (Wales) Act 2021

Present:

Councillors Chris Parker (Chair), Janine Turner, Rhys Jenkins, Mark Steer, Neil Feist, Robert Smith, Nick Richards, Andrew Morgan.

Apologies: None.

Absent: Cllrs David Evans, Will Thomas,

Members of the public: None.

Clerk to the Council: Leigh Smith.

TEC2025/031 Welcome and Apologies

The Chair welcomed all attendees.

TEC2025/032 disclosures of personal and/or prejudicial interests from members in accordance with the Code of Conduct.

Cllr Neil Feist declared a general personal interest being a member of Cycling UK.



TEC2025/033 Minutes of TEC Committee meeting 26th August 2025

RESOLVED

To approve the minutes of the TEC Committee meeting held on 26th August 2025 as a true and accurate record.

TEC2025/034 Public Speaking

None.

TEC2025/035 Correspondence

Noted.

TEC2025/036 TEC Committee Action Plan

Noted.

TEC2025/037

Scheme of Delegation for the Ewenny Bridge Project.

RESOLVED

To adopt the scheme of delegation as presented in Appendix 3 to the meeting subject to the following alteration: That the value of £2,500 be replaced with the value £4,000 in the line, "The decision does not incur or commit expenditure likely to exceed £2,500(exclusive of VAT, if applicable)"

TEC2025/038 Reports or recommendations from the Trenos Crossing and Ewenny Bridge Working Group

None.



TEC2025/039 'Decisions made tracker' and 'decisions required. Log' and to consider the decisions required.

A1) RESOLVED

To instruct Burroughs that the Council wishes to submit a planning LDC (Lawful Development Certificate) application and to obtain 3 prices from suitable planning consultants from which the Council will select, in order to facilitate the application.

A3) RESOLVED

To indicate consent for Burroughs to engage directly with the LPA, NRW and DCWW as well as the Wildlife Trust of South and West Wales and those other groups and organisations explicitly mentioned in the tender pack or in subsequent correspondence.

A4) RESOLVED

To consent to Burroughs seeking 3 quotations for the undertaking of an ecology survey to the wider area surrounding the project including the bridge, paths and potential contractor accesses. The Council to select a vendor in due course.

TEC2025/040 Route of the accessible paths to the North and South of the bridges.

A2) i) RESOLVED

For the proposed route of the accessible multiuser path to the South of the Trenos railway crossing bridge to run from Bryncae Community Centre Carpark to the Trenos railway crossing bridge. (Shown as the 'Yellow route' on the access audit plan). The full route, north to south to be both wheelchair friendly and Bridleway specification along its length insofar as is possible.

A2)ii) RESOLVED

For the proposed route of the accessible multiuser path to the north of the Ewenny bridge to run from the northern end of the bridge up to the 'crossroads' in Brynna woods (shown as the 'orange route' on the access audit plan) and then to continue to the western exit to the woods at 'The Green' (Eco-houses) (shown as the left hand fork of the 'red route' on the



access audit plan). The full route, north to south to be both wheelchair friendly and Bridleway specification along its length insofar as is possible.

TEC2025/041 Urgent Information or Suggestions for Future Agenda Items

None.

There being no further business, the meeting closed at 7.40pm

Date of next scheduled meeting: 11th December 2025

Councillor Chris Parker

Chair of the Trenos and Ewenni Crossings Project Committee

From: [Ryan James](#)
To: [The Clerk / Project Officer](#)
Cc: [Tanisha Aburieki](#); [Robert Stokes](#)
Subject: RE: 51312 | LCC Ewenny MUB | Information
Date: 09 February 2026 12:05:14
Attachments: [63f5c117-f2cf-4bcc-8edd-3f118e97c933.png](#)
[51312-BUR-XX-XX-DMT-P-00002_Decisions MADE Tracker.doc](#)
[51312-BUR-XX-XX-DRL-P-00001_Decisions REQUIRED Log.doc](#)
[Application 260083CPRO.msg](#)
[51312-BUR-XX-XX-RR-P-00001_Project Risk Register.xlsx](#)

Hi Leigh,

Please find attached Decisions REQUIRED and Decisions MADE logs. These have been updated to reflect where we are as of Friday.

The main decision we require at present is the ecology surveys so that we can appoint and set a benchmark for works going forward.

We also received a response from LPA re: LDC application (attached) and it transpires we will need a full planning application to be submitted. Whilst we have advised that it would be beneficial to appoint a consultant team to design the bridge, seek planning permission then tender the works, we are currently discussing internally and with contractors the potential of going design and build and include the planning application. As discussed last week, we will do a programme / Gantt chart to help inform that decision for the Council.

I also attach an updated Risk Register.

Kind regards

Ryan

Ryan James

BSc (Hons) IEng MICE NECREg
Senior Project Manager

BURROUGHS

From: The Clerk / Project Officer <project@llanharan-cc.gov.wales>

Sent: 04 February 2026 13:41

To: Ryan James <ryan.james@burroughs.co.uk>

Cc: Tanisha Aburieki <Tanisha.Aburieki@burroughs.co.uk>

Subject: RE: 51312 | LCC Ewenny MUB | Information

Hi Ryan,

Could you please provide the updated versions of the:

- "Decisions Required" Log (attached) – thought this might help and inform TEC meetings
- "Decision Making" Log (attached) – a record of the aforementioned and a tracker of decisions made
- And risk register please.

Would it be possible to have these early next week please so members can have time to look at them in advance of our meeting on 12th.

I will include the document that Tanisha provided recently too.

Thanks in advance.

Leigh Smith

Clerk to the Council.

Llanharan Community Council

Clerk@llanharan-cc.gov.wales

project@llanharan-cc.gov.wales

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Tel: 01443 231430 / 07769 266675

Mae'r neges ar gyfer y person / pobl enwedig yn unig. Gall gynnwys gwybodaeth bersonol, sensitif neu gyfrinachol. Os nad chi yw'r person a enwyd (neu os nad oes gyda chi'r awdurdod i'w derbyn ar ran y person a enwyd) chewch chi ddim ei chopio neu'i defnyddio, neu'i datgelu i berson arall. Os ydych chi wedi derbyn y neges ar gam, rhowch wybod i'r sawl sy wedi anfon y neges ar unwaith. Mae'n bosibl y bydd holl negeseuon yn cael eu cofnodi a/neu fonitro unol â'r ddeddfwriaeth berthnasol.

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From: Ryan James <ryan.james@burroughs.co.uk>

Sent: 01 October 2025 20:11

To: The Clerk / Project Officer <project@llanharan-cc.gov.wales>

Cc: Robert Stokes <Robert.Stokes@burroughs.co.uk>; Tanisha Aburieki <Tanisha.Aburieki@burroughs.co.uk>; Chris <chris.parker@llanharan-cc.gov.wales>

Subject: 51312 | LCC Ewenny MUB | Information

Good evening Leigh,

Please find attached and included below the following information:

- Project Risk Register (attached)
- "Decisions Required" Log (attached) – thought this might help and inform TEC meetings
- "Decision Making" Log (attached) – a record of the aforementioned and a tracker of decisions made
- Note below progressing planning requirements
- Note below re: cost management works

Our next steps over the next period shall be:

- Arrange a site visit with yourself and our Team – **what is your availability next week / week after?**
- To develop, complete and issue Project Initiation Document (PID)
- Engage with Stakeholders, namely NRW in the next period but also others as per your email of

a few weeks ago

- Action the decisions made from the Decisions Required Log, anticipated to be Planning Consultant(s), RCT-LPA
- Update our project programme in line with decisions

Planning Note:

- As we start to develop our programme submitted as part of the tender process in greater detail, we wanted to flag that the consenting requirements will be critical in shaping the procurement route and overall strategy.
- If planning consent is required, our recommendation is that Llanharan CC appoints the necessary consultants (or a small consultant team) in advance, to prepare the planning submission and associated documentation. This would allow the main construction contract to be procured later in the programme, once the planning position is secured. Importantly, if a contractor were appointed before planning is resolved, they would likely price in the risk of delays or redesign, which would not be the most cost-efficient route for the Council.
- That said, there is scope to run procurement in parallel with the planning process, provided the tender is launched toward the latter stages of determination. This way, consultee views will already be emerging, reducing the risk of bidders pricing in unnecessary uncertainty. If, however, planning is not required, then it may be possible to follow a more streamlined route, procuring the works contract directly on the basis of a performance specification, which we would develop in tandem with yourselves.
- At present, there is conflicting advice around the need for planning. As you've suggested, one route to clarity is through applying for a Lawful Development Certificate (LDC), which would formally establish the position. We would be pleased to offer a planning consultant (acting as a sub-consultant to Burroughs) to prepare and submit this on your behalf, should the Council wish to proceed. If this is of interest, we can provide a quotation for the service.
- We also note that the extent of the footpath works alongside the bridge could be a determining factor in whether planning is needed, and we would be happy to assist in resolving this point.
- Our view is that it would be sensible to get clarity on the planning requirement as soon as possible, as it underpins both programme and procurement strategy.

Cost Management Note:

- Our Commercial colleagues have started to compile a cost plan based on what we currently know and using standard industry rates
- Knowing the extent of the works, ie. MU routes and footways, etc, shall further inform these works
- Our Commercial colleagues have started to approach contractors to verify costs to compile a more accurate Cost Plan

Should you require any further information, please do not hesitate to come back to us. I am out in the car most of tomorrow, so do not hesitate to give me a call – 07967263774.

Kind regards

Ryan James

BSc (Hons) IEng MICE NECREg
Senior Project Manager

BURROUGHS

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Version 1.0.0.0 (Feb'25)

From: [Emery, James](#)
To: [Ryan James](#)
Subject: Application 26/0083/CPRO
Date: 04 February 2026 12:13:07
Attachments: [image001.png](#)

Good Afternoon,

I'm emailing in relation to the above application for the construction of a new multi-user bridge over the River Ewenni with associated work at Brynna Woods, Llanharan. Having gone through the application as part of the validation process, I can provide the following comments:

A community council is not provided with any permitted development rights in the General Permitted Development Order. As such, the construction of a new bridge would require full planning permission. The current application can be converted to a full application through the submission of a new application form and additional fee of £95.75. We would also require plans to show the exact details of the bridge and associated works.

Kind Regards,

James Emery
Uwch Swyddog Cynllunio/ Senior Planning Officer
Materion Tai ac Adfywio/Housing and Regeneration
Ffôn/Telephone: 01443 281130
Gwefan/Website: <http://www.rctcbc.gov.uk/planning>
Ebst/Email: James.Emery@rctcbc.gov.uk

Dewiswch iaith a diwyg eich dogfen / Available in alternative formats and languages
Fydd gohebu yn y Gymraeg ddim yn arwain at oedi / Corresponding in Welsh will not lead to delay



Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhowch wybod inni beth yw'ch dewis iaith e.e. Cymraeg neu'n ddwyieithog

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We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual

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From: [The Clerk / Project Officer](#)
To: ["Tanisha Aburiek"](#)
Cc: [Ryan James](#); [Robert Stokes](#)
Bcc: [Trenos Crossing and Ewenny Bridge Working Group](#)
Subject: RE: 51312-00 - Ewenni Multi-User Bridge - Project Status Update No1
Date: 04 February 2026 11:51:00
Attachments: [Ewenny stream bridge. Decision making matrix Updated 30.6.25.xlsx](#)

Hi Tanisha,

Thanks for that. I have also spoken to Ryan by telephone today.

Project plan/status tracker and budget plan

We are extremely keen to obtain an overall project plan showing all of the steps of the project and the budget forecasts.

However, my reading of the document is that it is fairly pointless creating a Status Tracker (Gantt chart) and Budget Tracker until we know the outcome of the LDC application and further engagement with contractors? Only then will the information have any real semblance of accuracy the impact on both the timelines and costs of full planning permission being required?

Is that a fair summary?

Expansion of the project to include the multi-user paths to the north and south of the bridges.

Now that the Council has decided on the route of the paths to the north and south of the bridges, we will obviously need to progress these aspects of the project. Our aspiration would be to fold this aspect of the work into the overall project.

We would like in principle to include this aspect of the project into your remit if the costs of doing so were considered reasonable. We appreciate that there would be extra work involved.

Could you please provide a price for you to also project manage this aspect of the work and to fold them into your existing scope on terms the same basis as the bridge and connecting path please?

Contractor engagement – future spec

In any case we'll consider the ecology consultants (taking into account your recommendation) on 12th.

When meeting with the contractors on site next week, some points of note:

- Limited access (remembering that the Wildlife Trust have given informal verbal consent

that we could potentially widen the northern approach to the bridge site if required to facilitate better access. I would imagine that they would require some pedestrian access to and from the western entrance to the woods during the works (to be confirmed though) to allow people to pass through the woods from east – west.

- The water sewage pipe to the south of the bridge site, although DCWW were relaxed about work around it during their site visit and were happy to have it covered over following the work (ie do not require access).
- The presence of violet oil beetles and the possible requirement that any works take into account their known location breeding cycles etc... (as well as restrictions around working near rivers, bird nesting etc.. and any other issues that may be highlighted by the environmental survey). Note that the presumed route of the connecting path between the two bridges serves the purpose of avoiding the known location of the beetles as well as providing an acceptable slope for wheelchair users etc...
- The full scope of works includes some soft engineering solution to ensure the small stream to the east of the northern approach path is maintained and other aspects which are indicated (but not set in stone) in the attached document.

I attach the Council's decision-making matrix with regards the bridge and the connecting path. This document was used to keep track of all of the decisions the council made with regards to the spec of the project that they wanted to include in any final design.

A lot of this needs to be formalised (Resolved) by the committee as we paused the process once we decided to commission a project manager. It is important that you are aware of its contents at this stage if you are beginning to engage with potential contractors as it can guide you and them over what the Council's aspirations are regarding the final spec. The engineering specifications will of course change so these can be largely disregarded although they give an indication of what the council is expecting.

At some stage the spec will need to be locked in and decisions made on what the Council requires to be included in the eventual tender pack, we will be led by you as to when those decisions need to be formally made.

I hope that makes sense. Feel free to give me a call.

Regards

Leigh Smith

Clerk to the Council.

Llanharan Community Council

Clerk@llanharan-cc.gov.wales

project@llanharan-cc.gov.wales

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Tel: 01443 231430 / 07769 266675

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From: Tanisha Aburieki <Tanisha.Aburieki@burroughs.co.uk>

Sent: 30 January 2026 16:48

To: The Clerk <clerk@llanharan-cc.gov.wales>

Cc: Ryan James <ryan.james@burroughs.co.uk>; Robert Stokes <Robert.Stokes@burroughs.co.uk>

Subject: 51312-00 - Ewenni Multi-User Bridge - Project Status Update No1

Good afternoon Leigh,

I hope you are well and have had a good week!

I have attached our Project Status Update No1 for your review.

Should you have any queries about any of the topics in the update, please let me know!

Kind regards

Tanisha Aburieki

Assistant Project Manager

BURROUGHS

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Llanharan Community Council - TEC plan at 4.2.2026

Action no	Date added	Category	From	Action	Notes	Status
TEC2025/202b)	27.6.2025	TEC	TEC	TEC2025/020 Parameters (scope) and process to be used in the procurement process to obtain a project manager for the project. b) RESOLVED To form a task and finish working group to assess and score the tenders, following the closing of the deadline and the opening of the tenders in line with the Council's Financial Regulations. The working group to make a recommendation to the TEC Committee on whom to award the tender. The members of the working group to comprise Cllrs Claire Morgan, Robert Smith, Chris Parker and the Clerk.	To be actioned once tender mailbox opened. Completed.	Completed
2025/319a)	19/12/2025	Full Council	TEC	2025/319 Resolutions and recommendations of the Trenos and Ewenni Crossings Project (TEC) Committee held on 27th November 2025 TEC2025/037 Scheme of Delegation for the Ewenny Bridge Project RESOLVED To adopt the scheme of delegation as presented in Appendix 3 to the meeting subject to the following alteration: That the value of £2,500 be replaced with the value £4,000 in the line, "The decision does not incur or commit expenditure likely to exceed £2,500(exclusive of VAT, if applicable)"	Amend scheme wording.	Completed
2025/319b)	19/12/2025	Full Council	TEC	2025/319 Resolutions and recommendations of the Trenos and Ewenni Crossings Project (TEC) Committee held on 27th November 2025 TEC2025/039 'Decisions made tracker' and 'decisions required. Log' and to consider the decisions required. A1) RESOLVED To instruct Burroughs that the Council wishes to submit a planning LDC (Lawful Development Certificate) application and to obtain 3 prices from suitable planning consultants from which the Council will select, in order to facilitate the application.	Contact Burroughs. Seek planning consultancy quotations. Burroughs informed, awaiting quotes. EDIT: Burroughs have completed the LDC application in-house and it has been submitted	Completed
2025/319c)	19/12/2025	Full Council	TEC	2025/319 Resolutions and recommendations of the Trenos and Ewenni Crossings Project (TEC) Committee held on 27th November 2025 A3) RESOLVED To indicate consent for Burroughs to engage directly with the LPA, NRW and DCWW as well as the Wildlife Trust of South and West Wales and those other groups and organisations explicitly mentioned in the tender pack or in subsequent correspondence.	Communicate this to Burroughs	Completed
2025/319d)	19/12/2025	Full Council	TEC	2025/319 Resolutions and recommendations of the Trenos and Ewenni Crossings Project (TEC) Committee held on 27th November 2025 A4) RESOLVED To consent to Burroughs seeking 3 quotations for the undertaking of an ecology survey to the wider area surrounding the project including the bridge, paths and potential contractor accesses. The Council to select a vendor in due course.	Inform Burroughs. Await quotations. Quotations received, on agenda of Feb 26 meeting.	Completed

2025/319e)	19/12/2025	Full Council	TEC	<p>2025/319 Resolutions and recommendations of the Trenos and Ewenni Crossings Project (TEC) Committee held on 27th November 2025</p> <p>TEC2025/040 Route of the accessible paths to the North and South of the bridges.</p> <p>A2) i) RESOLVED</p> <p>For the proposed route of the accessible multiuser path to the South of the Trenos railway crossing bridge to run from Bryncae Community Centre Carpark to the Trenos railway crossing bridge. (Shown as the 'Yellow route' on the access audit plan). The full route, north to south to be both wheelchair friendly and Bridleway specification along its length insofar as is possible.</p> <p>A2)ii) RESOLVED</p> <p>For the proposed route of the accessible multiuser path to the north of the Ewenny bridge to run from the northern end of the bridge up to the 'crossroads' in Brynna woods (shown as the 'orange route' on the access audit plan) and then to continue to the western exit to the woods at 'The Green' (Eco-houses) (shown as the left hand fork of the 'red route' on the access audit plan). The full route, north to south to be both wheelchair friendly and Bridleway specification along its length insofar as is possible.</p>	Instruct contractors accordingly. Burroughs informed.	Completed
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✉ admin@burroughs.co.uk

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🌐 burroughs.co.uk

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Station Approach, Temple Meads,
Bristol, BS1 6QH.

Leigh Smith
Llanharan Community Council
2 Chapel Road
Llanharan
CF72 9QA

Our Ref: 51312-BUR-XX-XX-T-P- Project
Status Update No 1
Your Ref: N/A

Friday 30th January 2026
By Email

Dear Mr Leigh Smith

51312-00 - Ewenni Multi-User Bridge
Project Status Update No 1

Please see below a project status update for the Ewenni Multi-User Bridge project.

Overall Project Status Update

Burroughs is supporting Llanharan Community Council (LCC) in progressing the Ewenni Multi-User Bridge project through the early pre-construction stage. Current activities are focused on securing the planning, confirming ecological requirements and engaging with key stakeholders and the contractor market to improve certainty on programme, constraints and costs.

Planning and Consents

An application for a Lawful Development Certificate (LDC) has been prepared by Burroughs. The purpose of the LDC is to confirm whether the proposed bridge replacement and associated path tie-ins can proceed as lawful development.

However, in the event that this is not accepted, the route of full planning permission will be required. The submission has been supported by the preparation of a location plan and site extents plan to clearly define the area of the proposed works.

The LDC application has been submitted to Rhondda Cynon Taf County Borough Council's planning department on Friday 30th January 2026. The response timeframe from the LPA is 8 weeks, so we are expecting a decision by Friday 27th March 2026.

Ecology and Environmental Due Diligence

To support the consenting process and identify any ecological constraints at the site, we have contacted four ecological consultancies. We have obtained and reviewed quotations for a Preliminary Ecological Appraisal, together with any follow-on surveys and assessments that may be required depending on initial findings.

These quotations have been issued to LCC for review and confirmation of the chosen consultant. The appointed ecologist's outputs will inform the consenting strategy and any

necessary mitigation measures for delivery.

Stakeholder Engagement and Early Contractor Engagement

We have initiated early engagement with the landowner to introduce the project and establish a clear line of communication as the project progresses. We plan to engage with other stakeholders to introduce the project in the coming weeks.

In parallel, we have begun approaching contractors that we had engaged with previously to share additional site information and to arrange site visits in the coming weeks. We will be meeting with contractors on Friday 13th February and Monday 16th February 2026.

This early contractor engagement is intended to test buildability, understand access and construction constraints within Brynna Woods and obtain early feedback on likely cost drivers and lead-in requirements.

Cost Plan

We will update the cost plan following planned site visits and a response from planning following submission of the LDC.

Key Risks and Programme Considerations

The key risk at this stage is the potential requirement for full planning permission, depending on the LDC outcome. If full planning is required, the overall consenting process could take in the region of six months (and potentially longer as it will likely be subject to species specific surveys) to secure consent and then additional time to discharge conditions.

We will continue to develop the programme as more information becomes available. Should the LDC application be approved, contractor procurement will begin following this. We would anticipate the tender period being approximately 4-6 weeks with a further fortnight for evaluation. Following appointment of the successful tenderer, we would expect a 4-5 month construction period to allow for manufacture of the bridge.

Alternatively, should full planning be required, contractor procurement can progress alongside the planning consent / discharge of conditions, subject to the Council's appetite for this approach, to help manage overall timescales.

The Council's aspiration is to complete the project by the end of the year. At this stage, achieving this will be dependent on the LDC outcome, completion of ecological surveys and the time required for procurement and contractor lead-in. We will continue to update the Council as key milestones are reached and as programme certainty improves.

Next Steps

Over the next period, we will monitor and respond to the LDC process, progress appointment of the ecologist and confirm the scope and timing of any follow-on surveys. We will also continue early contractor engagement, including site visits, to inform procurement strategy and refine programme and cost assumptions.

Yours sincerely



Tanisha Aburieki

Assistant Project Manager

tanisha.aburieki@burroughs.co.uk

C.C.

Ryan James - Burroughs
Robert Stokes - Burrough

Decisions MADE Tracker

Project No: 51312
Project Title: LCC Ewenni MUB
Ref: 51312-BUR-XX-XX-DMT-P-00001
Revision: P2.0
Date: 06.02.2026

Item Ref	Title	Description	Date Made:	By Whom:	Evidenced?
RIBA Stage 0-1					
A1	Planning Requirements	LCC agrees with the approach to submit an LDC application and for a planning consultant to be engaged. For Burroughs to obtain 3 quotations	28/11/25	LCC-LS	Email
A2	Extent of Works	<p>The route of the accessible paths to the North and South of the 2 bridges will be as follows.</p> <p>To the south – From Bryncae Community Centre carpark (Leased by LCC) to the Trenos Railway Bridge;</p> <p>To the north, from the northern end of the Ewenny Bridge to the crossroads of Brynna woods and then west to the western entrance to the woods at 'The Green' (also colloquially known as the Eco-houses).</p>	28/11/25	LCC-LS	Email
A3	Stakeholder Engagement	LCC are content with Burroughs engaging with the LPA, NRW, DCWW, and other groups listed in the tender pack / subsequent correspondence. (Note that RCT's permitted development rights are devolved to Town and Community Councils although I am not sure if that is relevant in this case. I suppose the LDC process will determine this).	28/11/25	LCC-LS	Email
A4	Ecology	LCC agreed to allow Burroughs to seek 3no. prices for undertaking an ecology survey to the wider area (bridge, pedestrian access and potential contractor accesses)? Burroughs are progressing with this.	28/11/25	LCC-LS	Email
A5	Burroughs to submit LDC application in lieu of a planning consultant.	Burroughs initially planned to appoint a Planning Consultant, but following a discussion with them and a review of the information needed as part of the application, Burroughs confirmed back to LCC that they would submit an application.	12/01/2026	Burr-RPJ	Email
A6	Planning	Following an application made by Burroughs to the LPA (RCTCBC), the LPA confirmed on 4 th February 2026 that Planning was required and stated that "A community council is not provided with any permitted development rights in the General Permitted Development Order".	04.02.2026	LPA-JE	Application 26_0083_CPRO.msg

Decisions REQUIRED Log

Project No: 51312
Project Title: LCC Ewenni MUB

Ref: 51095-BUR-XX-XX-DRL-P-00001

To: TUC Committee, Llanharan Community Council
From: Burroughs

Revision: P3.0
Date: 21.11.2025

Item Ref	Title	Description	Requested by:	Date Requested:	Required by:
RIBA Stage 0-1					
A1	Planning Requirements	To determine the exact Planning requirements for the project, submitting a Lawful Development Certificate will require the LPA to respond formally. <ul style="list-style-type: none">Is LCC in agreement to submit an LDC?How does LCC want to submit an LDC? Themselves or appoint a Planning Consultant? If a Planning Consultant, likely to marginally exceed £1500 threshold. Burroughs to obtain 3no. prices if Planning Consultant preferred.	BUR-RPJ	01.10.2025	Completed
A2	Extent of Works	Has LCC agreed the extent of the works beyond the bridge, ie. footpaths and MU routes?	BUR-RPJ	01.10.2025	Completed
A3	Stakeholder Engagement	LCC content with Burroughs engaging with LPA (if appropriate), NRW and DCWW.	BUR-RPJ	01.10.2025	Completed
A4	Ecology	Burroughs would like to seek ecology advice. Would LCC allow Burroughs to seek 3no. prices for undertaking an ecology survey to the wider area (bridge, pedestrian access and potential contractor accesses)?	BUR-RPJ	01.10.2025	Completed
A5	Consultant Team	Following planning decision, Burroughs currently updating programme / gantt chart to explore both design and build / traditional routes to help Council make an informed decision. Subject to the outcome of item A1 and our Planning approach, this will determine whether a Design & Build approach is available to us. Design & Build will allow us to go to market sooner and the appointed contractor will be responsible for the design. If Full Planning is required, then it would be more desirable to undertake a traditional approach and design the project with a consultant team and then tender the design. As well as a Planning Consultant, a wider consultant team would be required, which we anticipate to include: <ul style="list-style-type: none">Principal DesignerStructural engineerCivil engineer(subject to ecology) Environmental engineer	BUR-RPJ	24.11.2025	-
A6	Ecology prices	Following Burroughs seeking quotes for ecology surveys, decision required as to who we appoint and how. Preference would be that the ecologist is appointed directly by LCC.	BUR-TA	21.01.2026	12.02.2026



PROJECT RISK REGISTER

Project ID:

Rev:

Ewenni Multi-User Bridge

51312-00

P2.0

High:	
Medium:	
Low:	
Opportunity	

Project Risk Register

Ref	Project Stage	Subject	Risk Description	Initial Risk Rating			Risk Owner Suggestion	Current and Proposed Mitigation Action	Residual Risk Rating			Comments
				Likelihood	Impact	Risk Rating	Client Risk / Shared Risk / Contractor Risk		Likelihood	Impact	Risk Rating	
1.00	0/1	Planning	Full planning permission may be required. There is uncertainty around Lawful Development Certificate (LDC). Current position not fully ascertained.	5	5	25	Client Risk	Burroughs have sought advice from trusted Planning Consultant - advises to submit LDC which will confirm planning requirements. Burroughs have not contacted RCT-LPA directly due to unlikely formal response.	4	4	4	LDC submitted and response received. Planning required. Burroughs to determine route to market.
2.00	0/1	Planning	Planning boundary and extent of works to be agreed, subject to the extent of MU routes as part of this phase of work.	4	4	16	Client Risk	Discussion to be had between LCC / Burroughs / access consultant re: proposed works, extent of works and start to determine routes into the site as contractor access, which could be included on a Planning drawing.	1	3	3	LCC have asked Burroughs to review and price additional works inclusive of the wider footpath works for inclusion in the main works.
3.00	0/1	Stakeholders	Stakeholders: Lack of engagement Planning Objections (subject to Planning requirements) General complaints and/or unhappy with proposals Onerous or unacheivable demands and requirements	5	5	25	Client	Burroughs currently drafting a Stakeholder Plan. Burroughs to commence engagement with key stakeholders (namely statutory authorities).	2	3	6	Burroughs have commenced engagement.
4.00	0/1	Ecology	Protected Species - the presence of and working to various time constraints	5	5	25	Client	Burroughs to identify what existing information we have in terms of ecology. Burroughs to consider engaging with ecologists to undertake surveys and onboard an ecological consultant.	3	3	9	Ecology survey quotations obtained and await decision by LCC who to appoint.
5.00	0/1	Environmental	Flooding and Flood Risk Management Working during Winter months is unlikely acceptable due to flood risk and safety. Permanent works could affect the current flow path of the river leading to wider area flood risk.	5	5	25	Client / Contractor	Works likely to require both temporary and permanent FRAP for working in the river and constructing new bridge. Burroughs to engage with NRW and determine FRAP requirements.	3	3	9	Burroughs to approach NRW
6.00	0/1	Statutory Approvals	Statutory Approvals and Applications At this stage anticipated to be LPA-Planning application (as above), NRW-FRAP (as above) and DCWW due to proximity to existing sewer easement. Other applications and approvals being considered.	5	5	25	Client	Through engagement with Stakeholders and progression of planning and NRW risks, the need for further applications and approvals shall be identified.	1	3	3	Burroughs to continue to explore and identify.
7.00	0/1	Procurement	Inflations and market volatility in material costs and general market appetite due to other works.	4	4	16	Client	Burroughs currently informally engaging the market for accurate costs and marlet appetite.	2	2	4	Burroughs have undertaken an initial market engagement in recent months and now seek site visits from contractors - ongoing
8.00	0/1	Geotechnical	Unknown ground conditions, which shall be needed to design foundations and determine access routes.	5	5	25	Client / Contractor	Planning Requirements conversation shall determine procurement route and when GI investigations are undertaken. Ground investigation shall need ot be undertaken at some point to allow the design of foundations and pavements.	2	3	6	Subject to route to market.
9.00	0/1	Access / Logistics	Access is limited / restricted so advance works to agree potential routes would assist and inform Contractors what they can and cannot do.	4	4	16	Client / Contractor	To be discussed further with Burroughs / LCC and landowners.	3	3	9	-

10.00	0/1	Adoption / Maintenance	Once constructed, the structure and paved areas shall need to be owned by someone. This shall need to be agreed so that Adopters can be involved in design process. Risk that LCC left with a structure and paths to maintain.	5	5	25	Client	Burroughs to include proposed parties, such as RCT Departments, in Stakeholder engagement works.	2	2	4	-
11.00	0/1	Decision Making / Governance	Decisions required need to be identified and made in a timely manner.	4	4	16	Client	Burroughs to manage Decisions Logs to assist with the Decisions Required and Made. To be submitted to LCC 7-days in advance of TEC meetings.	3	3	9	-

Quotations for initial ecological work for the Ewenny Bridge Project

See below email from Burroughs RE Quotations received and details of the quotations on the following pages.

Officer Recommendation: To select the quotation from 'Soltys Brewster' given that this is the recommendation of Burroughs for the reasons given in their email below.

Hi Leigh,

I hope you are well. We have now received 4 quotations for ecology works for the project. When we went out to the ecologists, we gave them a brief and advised that a preliminary ecological appraisal (PEA) and tree survey would likely be required, and asked them to include activities that they believe are necessary for the site. Therefore, there is a bit of a difference in costs due to some variation in activities

The quotes are attached and our comments are listed below;

- Just Mammals - £1,780.60 ex VAT
 - Activities; Preliminary Ecological Appraisal, PEA Report, Ground Level Tree Assessment for Bats, SEWBRcC ecological record search
 - Comments; This is the most cost-effective option, focusing on the core PEA outputs alongside a records search and a bat-focused tree assessment. Other protected species walkovers are not included at this stage, so any additional requirements would likely be confirmed (and costed) following the PEA findings.
- Soltys Brewster - £2,880.00 ex VAT
 - Activities; Desk Study, Extended Phase I Habitat Survey, Preliminary Ecological Appraisal, PEA Report, Baseline Tree Survey & Assessment
 - Comments; This one is more of a comprehensive baseline package, covering habitat surveys (via an Extended Phase 1 / PEA) and trees within the quoted fee. It should provide us with a strong evidence base to inform the developing design and highlight any likely constraints early.
- APEM - £4,934.00 ex VAT
 - Activities; Desk Study, Preliminary Ecological Appraisal – Phase 1 Habitat Survey, Ground Level Tree Assessment, Badger Walkover Survey, Otter Survey, Habitat Suitability Index Assessment, Combined PEA Report
 - Comments; This is the highest quote because they've included additional surveys upfront (badger and otter) and an HSI assessment, rather than treating these as potential follow-on items. That may reduce uncertainty later on, but it is a larger initial commission compared to the other two.
- TACP – PEA Work - £3,869.86 ex VAT; Surveys (not all would be necessary) - £38,000.00 ex VAT
 - Activities; Preliminary Ecological Appraisal and PEA Report initially, then they have priced for surveys and assessments that could be required but many may not be.
 - Comments; This has a similar starting point to the other quotes, although it includes a relatively high allowance for meetings/management alongside the PEA work. They have then given a list of all of the potential surveys and documents that have been produced.

Based on the quotes received, we would recommend Soltys Brewster as it feels like the best middle-ground on cost vs scope. It includes the key baseline work we're likely to need (PEA and trees) without committing to a bigger upfront package. If the PEA then flags the need for any protected species surveys (e.g. otter/badger/etc), we can pick those up as a follow-on. There will more than likely be additional surveys and therefore additional costs associated with ecology, which will be required as the project develops.

If you have any questions or clarifications, you would like to seek with the consultants please let me know.

Kind regards

Tanisha Aburieki

Assistant Project Manager

BURROUGHS

Telephone: +44 (0)29 2064 7484
Email: tanisha.aburieki@burroughs.co.uk
Website: www.burroughs.co.uk

Registered Office: 4 Radnor Court, 256 Cowbridge Road East, CARDIFF CF5 1GZ
Regional Office: Room 318, Engine Shed, Station Approach, Temple Meads, Bristol, BS1 6QH
Registration No: 2256733

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Version: 1.03.0 | Feb 20

From: Tanisha Aburieki
Sent: 19 January 2026 11:27
To: 'The Clerk / Project Officer' <project@llanharan-cc.gov.wales>
Cc: Trens Crossing and Ewenny Bridge Working Group <TrensCrossingWorkingGroup@Llanharancc.co.uk>; Ryan James <ryan.james@burroughs.co.uk>
Subject: RE: Meeting of the TEC Committee Thursday 27th November 2025

Hi Leigh,

I hope you had a good weekend!

Just for an update on the ecology quotes, we should be receiving them by the end of tomorrow. Following receipt of those quotes, we will provide you with a summary of the costs and scope of services.

Kind regards

Tanisha Aburieki

Assistant Project Manager

BURROUGHS

Telephone: +44 (0)29 2064 7484
Email: tanisha.aburieki@burroughs.co.uk
Website: www.burroughs.co.uk

Registered Office: 4 Radnor Court, 256 Cowbridge Road East, CARDIFF CF5 1GZ
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Version 1.03.0 (P=025)

From: The Clerk / Project Officer <project@llanharan-cc.gov.wales>
Sent: 12 January 2026 15:51
To: Ryan James <ryan.james@burroughs.co.uk>
Cc: Trenos Crossing and Ewenny Bridge Working Group <TrenosCrossingWorkingGroup@Llanharancc.co.uk>; Tanisha Aburieki <Tanisha.Aburieki@burroughs.co.uk>
Subject: RE: Meeting of the TEC Committee Thursday 27th November 2025

Hi Ryan,

Thanks for that. The Chair has asked me to convene a meeting as soon as we have quotes for ecology and for the planning consultants so we can make the appointments and move to the next stage.

If you could let me know ASAP that would be great.

Thanks

Regards

Leigh Smith
Clerk to the Council.
Llanharan Community Council
Clerk@llanharan-cc.gov.wales
project@llanharan-cc.gov.wales
www.llanharan-cc.gov.wales
Tel: 01443 231430 / 07769 266675

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From: Ryan James <ryan.james@burroughs.co.uk>
Sent: 12 January 2026 15:13
To: The Clerk / Project Officer <project@llanharan-cc.gov.wales>
Cc: Trenos Crossing and Ewenny Bridge Working Group <TrenosCrossingWorkingGroup@Llanharancc.co.uk>; Tanisha Aburieki <Tanisha.Aburieki@burroughs.co.uk>
Subject: RE: Meeting of the TEC Committee Thursday 27th November 2025

Leigh,

Happy New Year!

Apologies for the delayed response but we have been dealing with some IT and internet issues since just before Christmas, which we are managing but playing catch up.

We contacted 4no. ecologists before the holidays and provided them with our requirements / a scope of works. We chased them last week - some were still on leave and some were in the middle of ecology surveys on site. We have given them a deadline of next Monday (19th Jan) to provide us with quotations.

Kind regards



Ryan James
BSc (Hons) Eng MICE NECREg
Senior Project Manager

BURROUGHS

From: The Clerk / Project Officer <project@llanharan-cc.gov.wales>
Sent: 05 January 2026 14:26
To: Ryan James <ryan.james@burroughs.co.uk>
Cc: Trenos Crossing and Ewenny Bridge Working Group <TrenosCrossingWorkingGroup@Llanharancc.co.uk>

Subject: Re: Meeting of the TEC Committee Thursday 27th November 2025

Hi Ryan, happy new year.

The next scheduled meeting of the TEC Committee will be coming up shortly (next week, date to be confirmed tomorrow when I'm back in - I'll be doing the agenda then too).

Have you been able to obtain quotes for the planning and ecology please? In any case could you send an updated decision log and record log please?

Best regards

Leigh

Sent from [Outlook for IQS](#)

From: Ryan James <ryan.james@burroughs.co.uk>
Sent: Wednesday, December 3, 2025 2:18:23 PM
To: The Clerk / Project Officer <project@llanharan-cc.gov.wales>
Cc: Trenos Crossing and Ewenny Bridge Working Group <TrenosCrossingWorkingGroup@Llanharancc.co.uk>
Subject: RE: Meeting of the TEC Committee Thursday 27th November 2025

Good afternoon Leigh.

Apologies – I didn't see the last line of your previous email about cancelling the meeting. We have enough to be getting on with for now thanks – really appreciate the confirmed responses.

So, happy for the meeting on 11th to be cancelled. Also apologies for missing last weeks meeting – got tied up in a work matter that I couldn't get away from.

We can get on with planning and ecology. Planning will determine whether we want to appoint a design team so we shall seek some costs and come back to you, with the aim of getting an LDC in ASAP.

Kind regards



Ryan James
BSc (Hons) IEng MICE NECREg
Senior Project Manager
BURROUGHS

From: The Clerk / Project Officer <project@llanharan-cc.gov.wales>
Sent: 02 December 2025 13:36
To: Ryan James <ryan.james@burroughs.co.uk>
Cc: Trenos Crossing and Ewenny Bridge Working Group <TrenosCrossingWorkingGroup@Llanharancc.co.uk>
Subject: RE: Meeting of the TEC Committee Thursday 27th November 2025

Hi Ryan,

Do you have any further decisions required at our next scheduled meeting on December 11th?

If not the chair has suggested that we postpone/cancel that meeting as we will have no further progress.

Can you let me know your thoughts please?

Published approved scheme of delegation attached.

Best regards

Leigh Smith
Clerk to the Council.
Llanharan Community Council
Clerk@llanharan-cc.gov.wales
project@llanharan-cc.gov.wales
www.llanharan-cc.gov.wales
Tel: 01443 231430 / 07769 266675

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From: The Clerk / Project Officer
Sent: 28 November 2025 15:05
To: Ryan James <ryan.james@burroughs.co.uk>
Cc: Trenos Crossing and Ewenny Bridge Working Group <TrenosCrossingWorkingGroup@Llanharancc.co.uk>
Subject: RE: Meeting of the TEC Committee Thursday 27th November 2025

Hi Ryan,

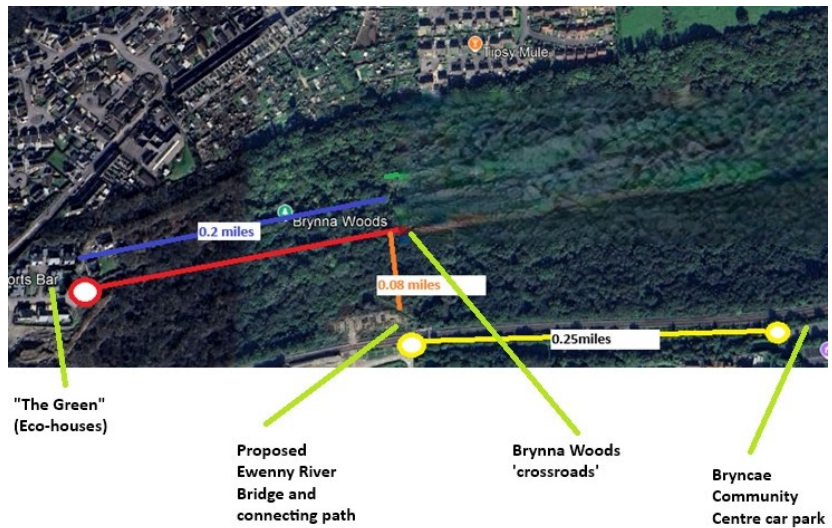
Decisions from last nights meeting.

A1	Planning Requirements	<p>To determine the exact Planning requirements for the project, submitting a Lawful Development Certificate will require the LPA to respond formally.</p> <ul style="list-style-type: none"> Is LCC in agreement to submit an LDC? How does LCC want to submit an LDC? Themselves or appoint a Planning Consultant? If a Planning Consultant, likely to marginally exceed £1500 threshold. Burroughs to obtain 3no. prices if Planning Consultant preferred. 	BUR-RPJ	01.10.2025	10.10.2025
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A1 - Yes LCC agrees with the approach to submit an LDC application and for a planning consultant to be engaged. For Burroughs to obtain 3 quotations.

A2	Extent of Works	Has LCC agreed the extent of the works beyond the bridge, ie. footpaths and MU routes?	BUR-RPJ	01.10.2025	10.10.2025
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A2 - The route of the accessible paths to the North and South of the 2 bridges will be as follows. (Detailed spec obviously to be determined)



That is:

To the south – From Brynnae Community Centre carpark (Leased by LCC) to the Trenos Railway Bridge;

To the north, from the northern end of the Ewenny Bridge to the crossroads of Brynna woods and then west to the western entrance to the woods at 'The Green' (also colloquially known as the Eco-houses).

A3	Stakeholder Engagement	LCC content with Burroughs engaging with LPA (if appropriate), NRW and DCWW.	BUR-RPJ	01.10.2025	10.10.2025
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A3 – Yes please. And the Wildlife Trust of South and West Wales (Duncan Ludlow) and any other groups listed in the tender pack or subsequent correspondence. (I believe I have provided contact details but please let me know if you need anything).
 (Note that RCT's permitted development rights are devolved to Town and Community Councils although I am not sure if that is relevant in this case. I suppose the LDC process will determine this).

A4	Ecology	Burroughs would like to seek ecology advice. Would LCC allow Burroughs to seek 3no. prices for undertaking an ecology survey to the wider area (bridge, pedestrian access and potential contractor accesses)?	BUR-RPJ	01.10.2025	10.10.2025
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A4 – Yes absolutely.

FYI The Council has also resolved a scheme of delegation to allow me to make decisions on certain matters relating to the project up to a value of £4,000. See document attached but with the £2,000 amended to £4,000). – This means you can feel free to come to me directly for decisions (using the logs) and this may help speed things up.

Our next scheduled meeting is on 11th December. The Chair has suggested we have a chat next week as to whether there will be any need for this meeting, otherwise the next scheduled meeting is on 12th January 2026. What are your thoughts on this?

Regards

Leigh Smith
Clerk to the Council.
Llanharan Community Council
Clerk@llanharan-cc.gov.wales
project@llanharan-cc.gov.wales
www.llanharan-cc.gov.wales
Tel: 01443 231430 / 07769 266675

Mae'r neges ar gyfer y person / pobl enwedig yn unig. Gall gynnwys gwybodaeth bersonol, sensitif neu gyfrinachol. Os nad chi yw'r person a enwyd (neu os nad oes gyda chi'r awdurdod i'w derbyn ar ran y person a enwyd) chewch chi ddim ei chopio neu'i defnyddio, neu'i datgelu i berson arall. Os ydych chi wedi derbyn y neges ar gam, rhowch wybod i'r sawl sy wedi anfon y neges ar unwaith. Mae'n bosibl y bydd holl negeseuon yn cael eu cofnodi a/neu fonitro unol â'r ddeddfwriaeth berthnasol.

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From: The Clerk / Project Officer
Sent: 24 November 2025 13:27
To: Ryan James <ryan.james@burroughs.co.uk>
Subject: FW: Meeting of the TEC Committee Thursday 27th November 2025

Hi Ryan,

See below joining details.

Best regards

Leigh Smith
Clerk to the Council.
Llanharan Community Council
Clerk@llanharan-cc.gov.wales
project@llanharan-cc.gov.wales
www.llanharan-cc.gov.wales
Tel: 01443 231430 / 07769 266675

Mae'r neges ar gyfer y person / pobl enwedig yn unig. Gall gynnwys gwybodaeth bersonol, sensitif neu gyfrinachol. Os nad chi yw'r person a enwyd (neu os nad oes gyda chi'r awdurdod i'w derbyn ar ran y person a enwyd) chewch chi ddim ei chopio neu'i defnyddio, neu'i datgelu i berson arall. Os ydych chi wedi derbyn y neges ar gam, rhowch wybod i'r sawl sy wedi anfon y neges ar unwaith. Mae'n bosibl y bydd holl negeseuon yn cael eu cofnodi a/neu fonitro unol â'r ddeddfwriaeth berthnasol.

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From: The Clerk / Project Officer
Sent: 21 November 2025 12:56
To: The Trenos and Ewenni Crossings Project Committee (TEC) <TrenosandEwennicrossingprojectcommittee@Llanharancc.co.uk>
Subject: Meeting of the TEC Committee Thursday 27th November 2025

Members of the TEC Committee.

Following receipt of the Access audit report, the Chair has requested a meeting in order to consider the report and to make a decision on the proposed route of the accessible path to the north of the footbridge.

Burroughs require a decision on this ASAP which will inform the approach to planning.

Agenda attached.

Papers attached.

Join Zoom Meeting
<https://us06web.zoom.us/j/82729836090?pwd=5flG2UNGabMOAGIQiCQOhSuWGLjG8X.1>
Meeting ID: 827 2983 6090
Passcode: 577403

Regards

Leigh Smith
Clerk to the Council.
Llanharan Community Council
Clerk@llanharan-cc.gov.wales
project@llanharan-cc.gov.wales
www.llanharan-cc.gov.wales
Tel: 01443 231430 / 07769 266675

Mae'r neges ar gyfer y person / pobl enwedig yn unig. Gall gynnwys gwybodaeth bersonol, sensitif neu gyfrinachol. Os nad chi yw'r person a enwyd (neu os nad oes gyda chi'r awdurdod i'w derbyn ar ran y person a enwyd) chewch chi ddim ei chopio neu'i defnyddio, neu'i datgelu i berson arall. Os ydych chi wedi derbyn y neges ar gam, rhowch wybod i'r sawl sy wedi anfon y neges ar unwaith. Mae'n bosibl y bydd holl negeseuon yn cael eu cofnodi a/neu fonitro unol â'r ddeddfwriaeth berthnasol.

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QUOTATION

Burroughs
4 Radnor Court
256 Cowbridge Road East
Cardiff
CF5 1GZ
TANISHA.ABURIEKI@BURROUGHS.CO.UK

Date
19 Jan 2026

Expiry
18 Feb 2026

Quote Number
QU-0649

Reference
JM0526

VAT Number
821637635

Just Mammals Limited
Suite 131-136
Plas Y Ffynnon
Cambrian Way
Brecon
LD3 7HP

Site address: Multi User Bridge Project, Brynna Woods, CF72 9QJ

1. Scope of works: Undertake a Preliminary Ecological Appraisal (PEA) of area specified on supplied plan to support the construction of a new bridge over the Ewenni river in Brynna Woods. Outline any further assessments and surveys that may be required.
2. Given the site location within an established nature reserve, additional targeted species surveys may be required e.g. dormouse, bats, otter, nesting birds.
- 3.. Please note that any additional surveys/assessments informed by the PEA will incur additional costs for which a separate quotation will be provided.

Description	VAT	Amount GBP
Preliminary Ecological Appraisal (PEA) & Ground Level Tree Assessment for Bats (including travel time)	20%	700.00
SEWBRc ecological record search - 1km	20%	155.00
PEA report	20%	925.00
Mileage expenses: 94 miles @ 60p/mile	20%	0.60
	Subtotal	1,780.60
	TOTAL VAT 20%	356.12
	TOTAL GBP	2,136.72

Terms

Please see our full Terms of Business document attached with this quotation.

Burroughs

Ecological & Arboricultural Consultancy Services – Ewenni Fach Footbridge, Brynna

Scope & Fee Proposal

19 January 2026

Background & Understanding

Further to receipt of the Site Extents Plan, we are pleased to provide a fee proposal for ecological and arboricultural appraisals of the proposed footpath works and provision of a new pedestrian footbridge within Brynna Woods. The extent of the proposed works as shown on the plan could incorporate selective vegetation clearance/path improvements either side of the existing bridleway/footway and a new bridge crossing of the Ewenni Fach immediately to the west of the existing bridge. The length of the proposed works is approximately 300m.

Ecology

In order to identify any ecological constraints/opportunities associated with the proposals, establishing the baseline site conditions would be recommended to include a desk study and Extended Phase I Habitat survey with the findings set out in a Preliminary Ecological Appraisal (PEA) report.

1) Desk Study

In order to provide some ecological context for the site, a search of available ecological records would be undertaken for an area extending up to 1km from a central point. Sources of information would primarily include the South East Wales Biodiversity Records Centre (SEWBReC) and the LDP evidence base for Rhondda Cynon Taf – Brynna Woods is locally designated as a Site of Importance for Nature Conservation (SINC).

2) Extended Phase I Habitat Survey

In order to describe and map the existing conditions within and immediately adjacent to the proposed works area (dashed red line), a site walkover would be undertaken by a suitably experienced surveyor. Existing features including the trees, scrub, grassland and the Ewenni Fach stream would be described and recorded via site notes/photographs with a habitat map produced. The potential of site features to support protected or notable species – for example nesting birds or foraging/roosting bats would also be noted. The potential of any larger trees to support roosting bats would be recorded via a ground-based appraisal and any stands of invasive plant species (e.g. Japanese Knotweed or Himalayan Balsam) noted.

3) Preliminary Ecological Appraisal - PEA

The findings from the desk study and walkover survey would be set out in a stand-alone report, with supporting habitat plan that would describe the site conditions and identify at an early stage, the opportunities/constraints associated with the development proposal. The requirement (if any) for further targeted survey work which may be required would be set out in the report along with avoidance, mitigation & enhancement measures, appropriate to the site and the proposed footpath/bridge works.

Timescale

There is no particular seasonal constraint on desk study and walkover survey as described above, with broad habitat mapping possible throughout the year although the number of plant species visible/identifiable is reduced over winter. We would be able to undertake the survey work from late January/early February 2026, subject to instruction and confirmation of any site access arrangements.

In the event that further surveys were required – for example bat emergence surveys of trees – seasonal constraints would apply. Typically the window for such surveys is between April and September with May – August the optimal timing of bat emergence surveys. We would be able to advise on the requirement (if any) and scope of further surveys following completion of the baseline appraisal

Fees for baseline survey & reporting

The costs to undertake the specified scope of work are set out below. The costs exclude any task not specifically identified and assume that there are no particular site access, or H&S restrictions.

No allowance has been made for attendance at meetings which, if required, would be time-charged at the appropriate staff grade.

Likely project expenses, including data purchase via SEWBReC¹ & mileage for the site visit have been separately identified as part of the fee. No allowance has been made for purchase of digital OS base mapping – if required this could be purchased and charged at cost.

We have allowed in our fee for producing one draft of the baseline report and supporting Phase I Habitat map prior to producing the final report for issue.

Task no.	Description	Fee Cost
1	Desk study for proposed works area (ca. 300m length) and 1km radius via SEWBReC & site walkover survey.	£475
2	Preparation of baseline ecology report (PEA) based on the findings of Task 1 to include consideration of proposed works and avoidance: mitigation: enhancement.	£895
3	Habitat mapping in QGIS & report QA	£225
	<i>Sub-Total Tasks 1 – 3</i>	<i>£1595</i>
	<i>Project expenses (data purchase & mileage)</i>	<i>£175</i>
	Total Ex VAT	£1770

¹ A standard data search for a 1km search area would be in the order of £155 Ex Vat

Team Meetings

Attendance at team meetings and/or additional services, excluding any appeal action, would be charged using the following practice rates plus expenses and VAT.

<i>Position</i>	<i>Hourly Rates</i>
Director	£140.00
Associate	£92.50
Senior	£85.50
Professional	£75.50

Baseline Tree Survey & Assessment

A baseline tree survey (to BS5837) and Tree Constraints report would be prepared by a suitably experienced surveyor (Arboricultural Technician Services Ltd). This baseline survey would identify and describe individual trees and tree groups within/adjacent to the proposed extent of works and produce a plan to show locations and root protection areas (RPA).

The fee for the specified Arboricultural survey and reporting would be £1110 Ex Vat.

Dependent on the impacts on retained trees, an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) may be required to supplement the baseline – the requirement and fee for this additional work is not included in the quotation above and could be confirmed following the baseline survey.

Attendance at team meetings or additional services relating to Arboriculture would be time-charged as required.

Tanisha Aburieki
Assistant Project Manager
Burroughs

By email only

www.apemltd.com

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A17 Embankment Business Park
Vale Road
Heaton Mersey,
Stockport
SK4 3GN
United Kingdom

+44 (0) 161 442 8938
enquiries@apemltd.co.uk

Registered in England no. 2530851

19th January 2026

APEM Ref: T19909

RE: Multi-User Bridge, Llanharan – Combined Preliminary Ecological Appraisal

Dear Tanisha,

Thank you for inviting us to tender for the above work.

APEM Ltd has extensive experience supporting construction and utility companies across the UK and Ireland, delivering innovative environmental consultancy and technical solutions for the construction and development sectors. We have experience working with major construction and development companies and utilities companies such as Dŵr Cymru Welsh Water and Severn Trent Water, providing expert services across the terrestrial, aquatic and marine sectors.

Specifically, APEM has been involved in projects similar to the above scheme, including the Channel View footbridge which involved providing ecology support to a planning application for the construction of a foot and cycle bridge across the River Taff / Afon Taf in Cardiff Bay, from The Marl Park to Hamadryad Park. For these reasons, we believe that we are well placed to support on the Burroughs Multi-User Bridge scheme.

Background

Site Information

It is understood that Burroughs propose to undertake the installation of a multi-user bridge on behalf of Llanharan Community Council. The proposed works are located in Brynna Woods, Llanharan, Rhondda Cynon Taf, Wales (nearest postcode: CF72 9SN; National Grid Reference (NGR): SS 98757 82926). Brynna a Wern Tarw Site of Special Scientific Interest (SSSI) is located approximately 0.66 km to the west of the Site.

Project Proposals

The proposed works involve the construction of a new multi-user pathway within Brynna Woods and a multi-user bridge over the River Ewenni. The location of the pathway, the bridge and potential construction access routes are shown in Appendix A, Figures 1a-1b.

The proposed works have the potential to damage a variety of habitats and harm protected and / or notable species. It is therefore recommended that a preliminary ecological appraisal (PEA) is initially carried out. We also recommend that a ground level tree assessment (GLTA), a badger (*Meles meles*) survey, an otter (*Lutra lutra*) survey, and a Habitat Suitability Index (HSI) assessment for great crested newt (*Triturus cristatus*) are carried out at this stage.

Proposed Approach

Desk Study

Biological records relating to the Site and a 2 km buffer will be obtained from the local biological records centre (Southeast Wales Biodiversity Records Centre; SEWBReC), to inform the assessment. This search will include information on non-statutory sites, protected / notable habitats and species. Multi Agency Geographical Information for the Countryside (MAGIC) will also be used to supplement the data search.

The cost for obtaining the records is anticipated to be approximately £200 plus VAT¹. This has been included in our fees.

Preliminary Ecological Appraisal – Phase 1 Habitat Survey

During the survey, habitats within the proposed works area and along the potential construction access route, including a buffer of up to 10 m, will be mapped in accordance with industry standard guidance for Phase 1 habitat survey² which is the preferred methodology for schemes requiring planning permission in Wales. Notes on each habitat as well as a broad plant species list will be recorded. The survey will be 'extended' to include an assessment of the potential for the habitats to support protected or otherwise notable species. The time allocated for the PEA includes travel and preparation time. The proposed survey area for the extended Phase 1 habitat survey is indicated in Appendix A, Figure 2.

Please note that we have allowed time (up to one hour) for a project kick-off meeting within our fees for the PEA, if required.

Ground Level Tree Assessment

A ground level tree assessment (GLTA) of all trees within 10 m of the proposed works and the potential construction access route will be undertaken. Following best practice guidance³, trees will be assessed from the ground using binoculars and high-power torches for the presence of potential roosting features (PRFs) such as knot holes, hazard beams, or flaking bark. The aim of the survey is to determine the actual or potential presence of bats, and the need for further survey and / or mitigation.

Trees will be classified as:

- "None" (no PRFs present)
- "PRF" (PRFs present)

¹ <https://www.sewbrec.org.uk/enquiries>

² JNCC (2010). Handbook for Phase 1 habitat survey.

³ Collins (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd ed.)

- “FAR” (Further Assessment Required – where the presence of PRFs cannot be ruled out.

Where trees are classified as “PRF” or “FAR” further surveys such as aerial inspection may be required, although costs for further surveys have not been provided in this proposal.

Costs have been provided for a GLTA of up to 50 trees, which is based on an estimate informed by a review of aerial imagery and the size of the survey area. The proposed survey area for the GLTA survey is indicated in Appendix A, Figure 2.

Badger Walkover Survey

Given the location of the proposed works within a woodland, it is concluded that the Site is likely suitable for badger. Therefore, it is recommended that a badger walkover survey of all suitable habitats within 30 m of the proposed works and the access route (see Appendix A: Figure 2).

Badger walkover surveys can be undertaken at any time of the year but are best undertaken in the winter and / or the spring months when vegetation levels are at their lowest and activity levels are higher.

The aim of the walkover will be to record evidence, if present, of badgers within the survey area according to best practice guidance⁴. The following field signs will be searched for:

- faeces;
- footprints;
- hair, especially at all restricted passageways through undergrowth or fences;
- setts; and
- feeding signs.

If a potentially active sett is found within the survey area, then additional surveys will likely be required. These surveys may include camera trapping for a minimum of 4 weeks to determine the sett activity. These costs are not included in this quote but can be provided at a later date when it is understood what further survey effort (if any) is required.

Otter Survey

The multi-user bridge is planned to be constructed over the River Ewenni. It is therefore recommended that an otter survey is undertaken.

During the survey, the suitability of the watercourse to support otters will be assessed and surveyors will record any evidence of holts (or other resting places), feeding remains, slides, latrines, spraints and footprints, and include these on an annotated map. The survey will follow standard industry guidance⁵ and the survey area will include all habitats within 50 m of the river, extending 250 m up and downstream of the proposed water course crossing (where access allows). This area is shown in Appendix A: Figure 2. Please note that due to safety concerns when working in / near water, a minimum of two surveys will be required to conduct the otter survey.

⁴ Badger Trust (2023). *Badger Protection: Best Practice Guidance for Developers, Ecologists and Planners (Wales)*.

⁵ Chanin, P. (2003) *Ecology of the European Otter*. Conserving Natura 2000 Rivers Ecology Series No.10. English Nature, Peterborough.

All field signs will be noted during surveys, logging type, location, condition and age for later interpretation to distinguish any differences in habitat use and activity. Binoculars may be used to assist in the clear identification of field signs if necessary. Any field signs will be recorded on standard survey forms and will be plotted using a GPS and the results summarised onto an annotated map.

Due to the species' preference for similar habitats, where possible the survey will record any evidence of water vole (*Arvicola amphibius*) such as latrines, burrows and feeding stations.

If potential lay-ups or holts are found within the survey area, then additional surveys will likely be required. These surveys may include camera trapping for a minimum of 4 weeks to determine the level of activity around potential lay-ups / holts. Similarly, if the watercourse is assessed as being suitable for water vole, or if evidence of water vole is recorded, then further survey for water vole may be required. Costs for further survey for otter and / or water vole are not included in this proposal but can be provided at a later date when it is understood what further survey effort (if any) is required.

Habitat Suitability Index Assessment

Suitable great crested newt (GCN) terrestrial habitat may be impacted through the proposed works, including woodland and scrub. It is therefore recommended that an HSI assessment is undertaken on all ponds and ditches within 500 m of the Site. Aerial imagery and OS mapping was reviewed to identify any possible ponds and ditches within this buffer. One potential pond was identified, located at NGR: SS 98736 83015 (see Appendix A: Figure 2).

During the HSI assessment, a suitably qualified and experienced ecologist will assess the suitability of the pond to support GCN. The assessment will be undertaken in line with current best practice guidelines⁶. An HSI score is derived by allocating values to 10 different factors associated with the pond which are known to affect GCN. Some of the factors include the size of the water body, the water quality and macrophyte cover. These scores are used to calculate the overall HSI number between 0 and 1, with 0 being the least suitable to support GCN and 1 being the most suitable.

Please note that a new methodology is currently under development⁷, which may supersede existing guidance. Should this be the case prior to completing the HSI assessment, we will adopt the new methodology.

It appears (from OS mapping) that the pond will likely be accessible from Brynna Bridleway. However, we request that Burroughs confirm this and arrange access to the pond accordingly.

Combined PEA Report

Following completion of the PEA walkover, GLTA, otter and badger surveys and HSI assessment, a report will be produced that summarises the results of the assessments, including any ecological constraints associated with the proposed works, and which includes recommendations for further surveys, licences and ecological mitigation measures, as required.

⁶ ARG (2010). *ARG UK Advice Note 5 – Great Crested Newt habitat Suitability Index*.

⁷ Seccombe, E. & Salguero-Gomez, R. (2024). *An improved habitat suitability index for the great crested newt Triturus cristatus*. *Herpetological Journal* 34(2) p55-67.

The report will include Figures showing the Site location and habitats present, including any target notes recorded during the survey. In addition, the report will include maps which clearly show the results of the GLTA, otter and badger surveys and HSI assessment.

All of the areas shown in Appendix A, Figure 2 will be reported in one combined report. The combined report will not be suitable for planning submission but will be appropriate for internal use to inform further ecological surveys and assessments required, and to outline preliminary mitigation measures.

Personnel

The project will be managed by Principal Ecologist Charlotte Brace BSc MRes, MCIEEM and the survey work will be led by Consultant Ecologist Joshua Thomas MSc. Both Charlotte and Joshua have several years of experience in ecological consultancy, with experience conducting a wide number of habitat surveys, using both Phase 1 and UK Habitat Classification⁸ methodologies. This includes surveys of large areas of agricultural land, woodland, heathland, unmodified grasslands, saltmarsh and watercourses.

Charlotte holds survey licences for GCN and hazel dormouse (*Muscardinus avellanarius*) in Wales and England along with being an accredited agent for disturbance and handling of bats in Wales. Joshua also holds survey licences for GCN in Wales and England. They both have experience conducting a wide range of other protected species surveys, including for badger, otter, water vole (*Arvicola amphibius*), bats and reptiles.

Charlotte and Joshua have extensive experience in the delivery of projects, ensuring that client timeframes are met and that the quality of reported information is to of the highest standard.

All project directorship and report review activities will be carried out by APEM Regional Director Dr Jessica Kent and APEM Associate Director Lorna Rowe. Jessica and Lorna are both highly experienced consultant ecologists and have experience overseeing a large number of projects including large construction and development projects. They also jointly managed the ecology elements of the Channel View Footbridge project in Cardiff Bay. They collectively help to oversee a team of more than 70 ecologists across the UK.

Timescales

We have capacity to undertake the proposed surveys from January 2026. We will aim deliver the associated report within 2 months of the surveys being completed.

Access

It is assumed that Burroughs will arrange land access permission to all survey areas (as shown in Figure 2) and advise on any current risks or hazards that could be associated the accessing the Site.

We would be grateful if someone from Burroughs could accompany the surveyors on the chosen date for the initial PEA walkover to discuss the scheme in more detail.

⁸ UKHab Ltd. (2023). *UK Habitat Classification User Manual Version 2* (at <http://www.ukhab.org>)

Health and Safety

APEM operates a strict Health & Safety policy with clear guidelines for staff undertaking fieldwork. Risk assessments are completed in advance by a team member experienced in the activity. These are reviewed by competent risk assessment reviewers, who will approve once satisfied they are suitable and sufficient.

Operational teams carry out a dynamic risk assessment and briefing upon arrival on Site. Teams are given “start when safe” authority – meaning they will start work only when satisfied that all necessary controls are in place.

APEM’s HSEQ assurance includes both a company and project focus, including business, project and technical quality processes that focus on risk management and continuous improvement. APEM’s HSEQ team conduct regular audits to schedule, and this project may be audited as part of the sampling programme. Audits form part of our IMS and are reviewed by external certification bodies. APEM is also annually audited by Achilles UVDB to Category B2 in accordance with the Verify scheme. An evaluation of compliance programme is in place to review compliance with identified legislative requirements.

Due to safety concerns when working in / near water, a minimum of two surveyors will be required to conduct any surveys which involve approaching within 3 m of a waterbody.

All documentation can be provided on request.

Pricing Schedule

A breakdown of our fees is provided in Table 1. Costs exclude VAT which would be added at the applicable rate.

Table 1: Fees

Item No.	Item Description	Total
1	PEA Walkover Survey and GLTA (up to a maximum of 50 trees)	£1,303.45
3	Otter Survey, Badger Survey & HSI Assessment	£1,303.45
4	Combined PEA Report	£2,328.09
Cost (Ex. VAT)		£4,934.99

Caveats and Assumptions

- Costs exclude VAT, which will be charged at the prevailing rate.
- We can share our Site Risk Assessment prior to conducting the field visit upon request. It is assumed that no other health and safety documentation will be required.
- Any deviations from the proposed route for the multi-user bridge, pathway, or construction access (as provided in Figures 1a-1b) because of design changes may incur additional fees.
- The costs that have been provided for the GLTA include up to 50 trees. If more trees are required to be surveyed, then this will incur additional costs.
- A minimum of two surveyors will be required to conduct the otter survey and the HSI assessment due to safety concerns when working in /near water.
- Fees have been provided assuming that the PEA walkover and GLTA can be undertaken simultaneously (by two surveyors), and that access will have been arranged so that the otter, badger and HSI surveys can be undertaken on the same day. Should this not be possible further fees will be required to conduct any additional site visits.
- Please note that the fee table does not include costs for any further surveys, licensing or mitigation / ecological watching briefs which may be recommended in the combined PEA report. Depending on

the results of the PEA, the final design and method of works, the following surveys (which are not included in these fees) may be required⁹:

- Bat PRF inspections or emergence surveys;
 - Dormouse surveys;
 - Great crested newt surveys;
 - Fish surveys;
 - Breeding bird surveys;
 - Crayfish surveys; and,
 - Botanical surveys.
- It is understood that planning permission is required for this project. Therefore, an ecological impact assessment (EclA), green infrastructure statement (GIS) and a net benefit for biodiversity (NBB) assessment will be required for submission to the Llanharan Community Council for approval. These items have not been costed for here; however we can provide costs for these elements once the PEA survey has been completed, and we have a detailed understanding of the likely ecological constraints and impacts.
 - As the River Ewenni is a main river and the works involve constructing a permanent structure within / over the channel, a Flood Risk Activity Permit (FRAP) and Water Framework Directive Assessment may also be required prior to the commencement of the works. Costs for this assessment have not been provided as part of the fees, but APEM have experts available to support with these elements if needed.
 - A preliminary review of European designated sites present in the surrounding area has been conducted to inform this tender. It is not considered that a Habitat Regulations Assessment (HRA) is likely to be required for the proposed works. However, this will be confirmed following completion of the PEA when a comprehensive desk study has been undertaken and likely effects from the proposed works has been more thoroughly assessed.

⁹ Please note that this is not necessarily a comprehensive list, and all further survey effort will be identified in the combined PEA report.

Next steps

I trust that the information above provides a complete understanding of the proposed activities and project requirements. If you have any questions or would like to discuss any aspect of this project further, then please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C. Brace'.

Charlotte Brace
Principal Ecologist
c.brace@apemltd.co.uk

Unless otherwise agreed before the commencement of the project, APEM will provide its services under our Terms and Conditions of Business, copies of which are available on a request or via the APEM website www.apemltd.com

Appendix A

Figure 1a: Site Layout¹⁰

Figure 1b: General Arrangement: Site Extents¹¹ (overleaf)

Figure 2: Survey Area Map (overleaf)

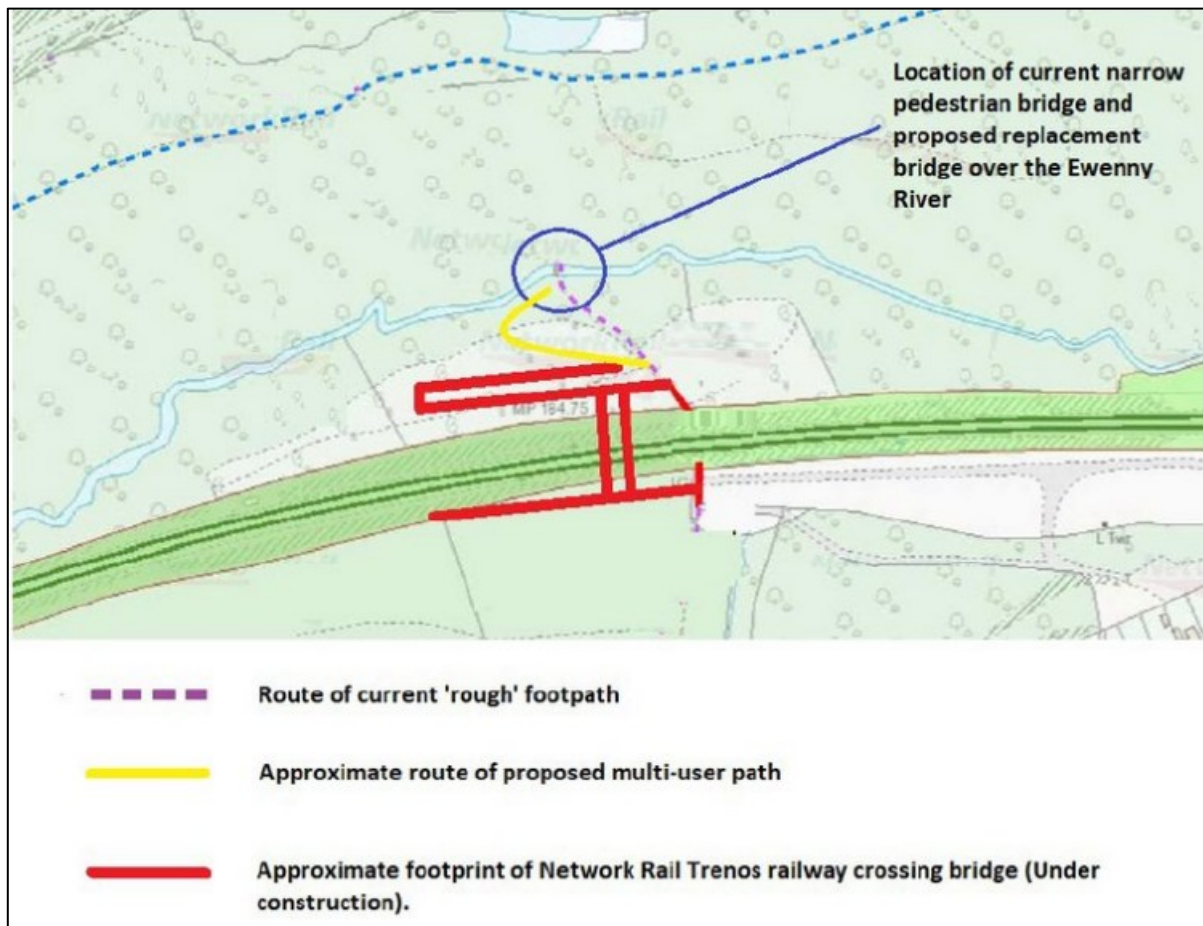
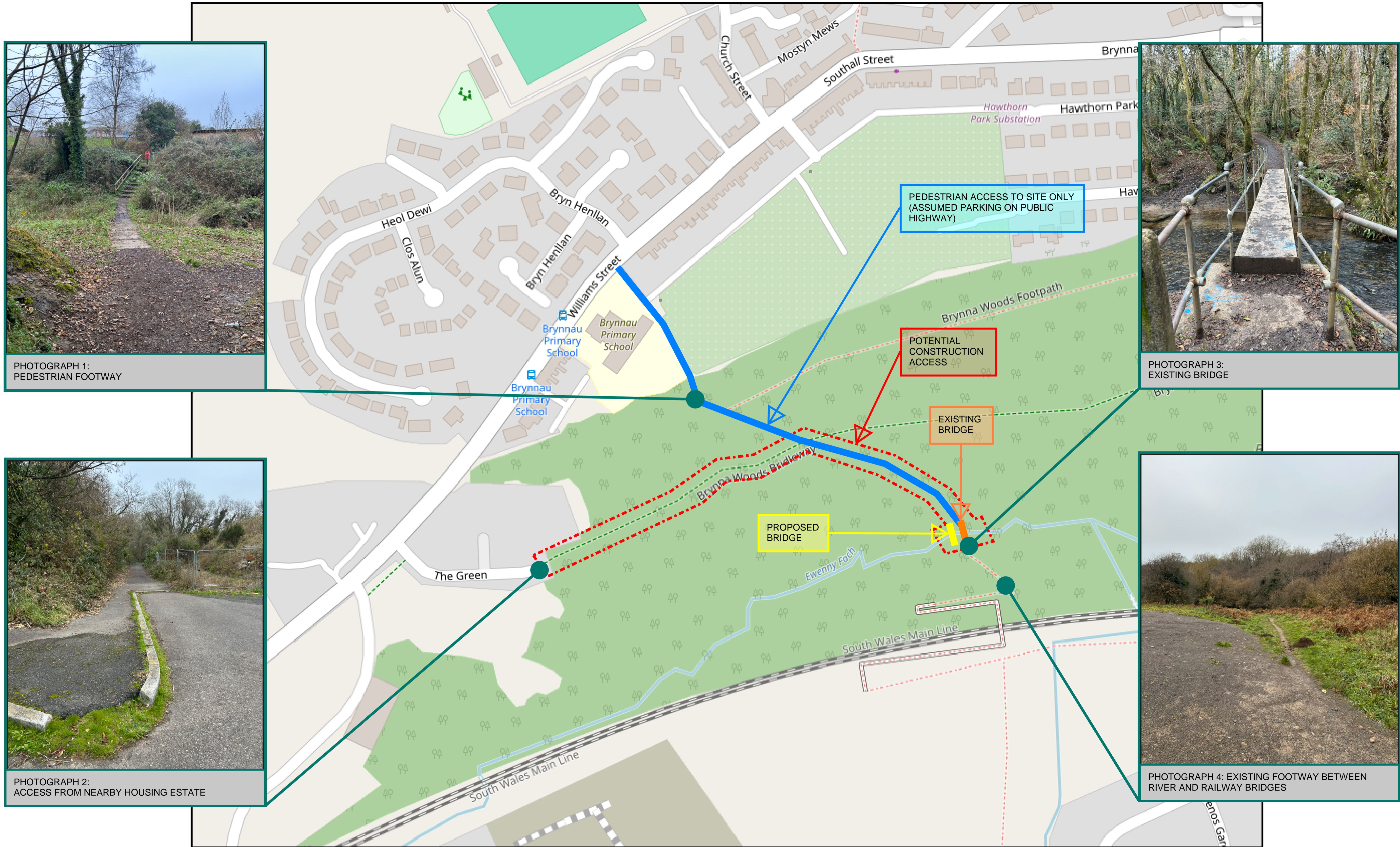


Figure 1 – Site Layout

¹⁰ Provided via email by Burroughs on 12/01/2026.

¹¹ Provided via email by Burroughs on 16/01/2026. File name '51312-BUR-XX-XX-SK-P-00002-P1.0 - Site Extents'.



PHOTOGRAPH 1:
PEDESTRIAN FOOTWAY

PHOTOGRAPH 3:
EXISTING BRIDGE

PHOTOGRAPH 2:
ACCESS FROM NEARBY HOUSING ESTATE

PHOTOGRAPH 4: EXISTING FOOTWAY BETWEEN RIVER AND RAILWAY BRIDGES

Title
**GENERAL ARRANGEMENT:
SITE EXTENTS**

Project	EWENNI MULTI-USER BRIDGE	Date	22.12.2025
Job No.	51312	Scale	NTS
Drg No.	51312-BUR-XX-XX-SK-P-00002	Rev	P1.0

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 • BURROUGHS SKETCH DRAWINGS SHOULD BE READ WITH CAUTION. THE DETAILS SHOWN REPRESENT DESIGN INTENT AND THE INFORMATION IS FOR COMMENT/REVIEW AND SHOULD NOT BE USED FOR CONSTRUCTION.
 • THE DRAWING REPRESENTS AN INSTANTANEOUS SNAPSHOT OF AN OTHERWISE DYNAMIC BUILDING INFRASTRUCTURE MODEL AND ONCE CREATED MANY BECOME OUT OF DATE. PLEASE ALWAYS REFER TO THE ORIGINAL DATA SOURCE.
 • UNCONTROLLED ONCE PRINTED.

Multi-User Bridge, Llanharan P19909

Survey Area Map

Legend

- Ewenni River
- Proposed works**
- Multi-user Bridge
- Multi-user Pathway
- Potential Construction Access Route
- Proposed Survey Buffers**
- Extended Phase 1 Survey
- Badger Survey Buffer
- Otter Survey Buffer
- HSI Survey Buffer (Pond Location)



Notes
 Basemap: Bing Maps (Satellite),
 Map data © 2024 Microsoft ®
 Bing™ Maps

Coordinate System:
 OSGB36 / British National Grid

0 0.09 0.18 km

0 0.02 0.04 NM

Scale: 1:3000 @ A4 Date: 19/01/2026 Drawn by: TG Checked by: CB Approved by: JK

Riverview
 A17 The Embankment Business Park
 Heaton Mersey
 Stockport
 SK4 3GN
<http://www.apemltd.com>
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Figure 2

#	Activity	TOTAL
Phase A PRELIMINARY ECOLOGICAL APPRAISAL		
A1	Project Management	£261.00
A2	Risk Assessments	£125.25
A3	Progress Meetings	£366.00
A4	Design Team Meetings	£390.00
A5	Record search - (Sewbrec) - Package C (2km buffer)	£440.00
A6	Site assessment	£645.11
A7	Preliminary Ecological Appraisal (PEA) Report	£1,642.50
		£3,869.86
PHASE B SURVEY, ASSESSMENT AND PLANNING APPLICATION		
B1	Project Management	£2,871.00
B2	Risk Assessments	£522.00
B3	Monthly Progress Meetings	£2,013.00
B4	Design Team Meetings	£6,264.00
B5	Combined Otter/Water vole Survey	£1,267.02
B6	Habitat Suitability Index (HSI) Survey (Great Crested Newt)	£717.02
B7	Dormouse Habitat Suitability Survey	£717.02
B8	Ground Level Tree Assessment (GLTA)	£1,247.02
B9	Arboricultural Survey	£1,761.11
B10	Fungi Survey	£769.61
B11	Otter/Water vole Survey Report	£1,026.50
B12	Great Crested Newt HSI Report	£1,026.50
B13	Dormouse Habitat Suitability Report	£954.50
B14	Fungi Survey Report	£1,025.50
B15	Arboricultural Report	£1,882.50
B16	GLTA Report	£1,026.50
B17	Arboricultural Impact Assessment (AIA)	£1,645.00
B18	Ecological Impact Assessment (ECLA)	£1,637.00
B19	Planning Application Support	£366.00
B20	Green Infrastructure Statement	£1,149.00
B21	Shadow Habitat Regulations Assessment (HRA)	£1,085.00
B22	Outline Construction Environmental Management Plan	£2,081.00
B23	Outline Series 3000 Landscape and Ecology Design	£2,597.00
B24	Pre-application meetings	£732.00
B25	Stakeholder consultation	£1,588.00
		£37,970.80
PHASE C DETAILED DESIGN		
C1	Construction Environmental Management Plan	£2,217.00
C2	Series 3000 Landscape and Ecology Appendices	£1,573.00
C3	Series 3000 Landscape and Ecology Drawings	£1,853.00
C4	Stakeholder consultation	£533.00
		£6,176.00
PHASE D CONSTRUCTION DESIGN SUPPORT		
D1	Technical Queries	£1,068.00
D2	Inspections	£1,728.00
D3	Series 3000 Landscape and Ecology As Built	£1,158.00
		£3,954.00

This is based on the following assumptions and limitations

- 1 All costs exc. VAT
 - 2 Preparation for and support during aftercare excluded
- Phase A**
- 3 Start 01/03/2026
 - 4 Phase A Programme duration 2 months
 - 5 A3 Includes two client progress meetings
 - 6 A4 Includes design team meetings every two weeks
 - 7 A5 Record search - (Sewbrec) - Package C (2km buffer) - includes analysis of results
 - 8 Land access to be arranged by Burroughs
 - 9 Phase A survey scope prepared in accordance with figure 51312-BUR-XX-XX-SK-P-00002-P1.0 - Site Extents
 - 10 Surveys prior to April would be sub-optimal
- Phase B**
- 11 Phase B1/B2 Programme duration 11 months
 - 12 Phase B survey scope prepared in accordance with figure 51312-BUR-XX-XX-SK-P-00002-P1.0 - Site Extents
 - 13 Commencing ecological surveys in April 2026 would reduce overall programme risk
 - 14 Phase B activities and costs are estimates dependant on phase A outcomes (Phase B2 costs will need further refining following conclusion of Phase A)
 - 15 B3 Includes 1 progress meeting per month
 - 16 B4 Includes design team meetings every two weeks
 - 17 B5 - 1 visit assumed
 - 18 B6 - 1 visit assumed
 - 19 B7 - 1 visit assumed
 - 20 B8 - 1 visit assumed
 - 21 B9 - 2 days required due to density of woodland
 - 22 B17 - level of assessment (AIA or BS5837) to be determined by LPA. Fee may need renewal dependant on liaison with LPA
 - 23 Landscape and Visual Impact Assessment (LVIA) excluded based on preliminary design proposals shown in tender document
 - 24 Should Local Planning Authority require LVIA- an additional fee will be submitted
 - 25 Lighting surveys and assessments excluded - may be required to inform LVIA
 - 26 B19 - two pre-application meetings assumed
 - 27 Assumption made that EIA not required
 - 28 Assessment reports to be submitted individually - Environmental Summary Report not included

Phase C

- 29 Phase C costs prepared in accordance with figure 51312-BUR-XX-XX-SK-P-00002-P1.0 - Site Extents
- 30 Project management of Phase C excluded until programme is confirmed
- 31 All Phase C activities and costs are estimates dependant on phase A and B1/B2 outcomes
- 32 Phase C programme assumed to run concurrently with Phases B
- 33 Environmental licence applications - including Protected Species Licences - excluded

Phase D

- 34 Phase D costs prepared in accordance with figure 51312-BUR-XX-XX-SK-P-00002-P1.0 - Site Extents
- 35 Project management of Phase D excluded until programme is confirmed
- 36 Phase D programme duration 12 months
- 37 All Phase D activities and costs are estimates dependant on phase A, B and C outcomes
- 38 D2 - two inspections assumed
- 39 No ecological/environmental site support included
- 40 Site documents (may be required to discharge planning conditions) - e.g. CEMP / method statements etc. - excluded
- 41 D3 - two landscape and two ecology TQs assumed